



### **Sec. 2.2.8. Residential tourist district (RT).**

**2.2.8.1. Purpose and intent.** The purpose and intent of the residential tourist district (RT) is to provide lands for tourist accommodations and support facilities, and multiple-family uses. The RT district corresponds with and implements the urban mixed use district and the activity center district in the urban designated area on the future land use map of the Collier County growth management plan.

**2.2.8.2. Permitted uses.** The following uses are permitted as of right, or as uses accessory to permitted uses, in the residential tourist district (RT).

#### **2.2.8.2.1. Permitted uses.**

1. Hotels and motels.
2. Multiple-family dwellings.
3. Family care facilities, subject to section 2.6.26.
4. Timeshare facilities.
5. Townhouses subject to section 2.6.36.

#### **2.2.8.2.2. Uses accessory to permitted uses.**

1. Uses and structures that are accessory and incidental to the uses permitted as of right in the RT district.
2. Shops, personal service establishments, eating or drinking establishments, dancing and staged entertainment facilities, and meeting rooms and auditoriums where such uses are an integral part of a hotel or a motel and to be used by the patrons of the hotel/motel.
3. Private docks and boathouses, subject to sections 2.6.21 and 2.6.22.
4. Recreational facilities that serve as an integral part of the permitted use designated on a site development plan or preliminary subdivision plat that has been previously reviewed and approved which may include, but are not limited to, golf course, clubhouse, community center building and tennis facilities, parks, playgrounds and playfields.

**2.2.8.3. Conditional uses.** The following uses are permitted as conditional uses in the residential tourist district (RT), subject to the standards and procedures established in division 2.7.4:

1. Churches and other places of worship.
2. Marinas, subject to section 2.6.22.
3. Noncommercial boat launching facilities, subject to the applicable review criteria set forth in section 2.6.21.
4. Group care facilities (category I and II); care units; nursing homes; assisted living facilities pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section 2.6.26.
5. Private clubs.
6. Yacht clubs.

7. Permitted uses not to exceed 125 feet in height.
8. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, LDC 2.6.33.4. as it may be amended.

**2.2.8.4. Dimensional standards.** The following dimensional standards shall apply to all permitted, accessory, and conditional uses in the residential tourist district (RT).

**2.2.8.4.1. Minimum lot area.** One acre.

**2.2.8.4.2. Minimum lot width.** 150 feet.

**2.2.8.4.3. Minimum yard requirements.**

1. Front yard--One-half the building height as measured from each exterior wall or wing of a structure with a minimum of 30 feet.
2. Side yards--One-half the building height as measured from each exterior wall with a minimum of 15 feet.
3. Rear yard--One-half the building height as measured from each exterior wall with a minimum of 30 feet.

**2.2.8.4.4. Maximum height.** Ten stories for a maximum height of 100 feet.

**2.2.8.4.5. Maximum density permitted.** For properties located within an activity center or if the RT zoning was in existence at the time of adoption of this Code: 26 units per acre for hotels and motels, and 16 units per acre for timeshares and multifamily uses. For properties located outside an activity center or if the RT zoning was not in existence at the time of adoption of this Code: Density shall be determined through application of the density rating system as set forth in the growth management plan, up to a maximum of 16 units per acre. The calculation of density shall be based on the land area defined by a lot(s) of record. Any project, which received approval at a public hearing prior to July 1, 2000, shall not be deemed to be nonconforming as a result of inconsistency with density limitations.

**2.2.8.4.6. Distance between structures.** Between any two principal buildings on the same parcel of land, there shall be provided a distance equal to 15 feet or one-half of the sum of their heights, whichever is greater. For accessory structure yards, see section 2.6.2.

**2.2.8.4.7. Floor area requirements.**

**2.2.8.4.7.2.1.** Three hundred (300) square foot minimum with a five hundred (500) square foot maximum for hotels and motels, except that twenty percent (20%) of the total units may be utilized for suites.

**2.2.8.4.7.2. square foot minimum for hotels and motels.**

**2.2.8.4.8. (Reserved)**

**2.2.8.4.9. Maximum lot coverage. (Reserved.)**

**2.2.8.4.10. Off-street parking and off-street loading.** As required in division 2.3.

**2.2.8.4.11. Landscaping requirements.** As required in division 2.4.

**2.2.8.5. Signs.** As required in division 2.5.

(Ord. No. 92-73, § 2; Ord. No. 93-89, § 3; Ord. No. 95-58, § 3; Ord. No. 96-21, § 3; Ord. No. 97-26, § 3.B.; Ord. No. 00-43, § 3.B.; Ord. No. 01-34, § 3.B.; Ord. No. 03-27, § 3.C.)