



## **Sec. 2.2.9. Village residential district (VR).**

**2.2.9.1. Purpose and intent.** The purpose and intent of the village residential district (VR) is to provide lands where a mixture of residential uses may exist. Additionally, uses are located and designed to maintain a village residential character which is generally low profile, relatively small building footprints as is the current appearance of Goodland and Copeland. The VR district corresponds to and implements the mixed residential land use designation on the Immokalee future land use map of the Collier County Growth Management Plan. It is intended for application in those urban areas outside of the coastal urban area designated on the future land use map of the Collier County growth management plan, though there is some existing VR zoning in the coastal urban area. The maximum density permissible in the village residential district and the urban mixed use land use designation shall be guided, in part, by the density rating system contained in the future land use element of the Collier County growth management plan. The maximum density permissible or permitted in the VR district shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element, or as designated on the Immokalee future land use map of the growth management plan.

**2.2.9.2. Permitted uses.** The following uses are permitted as of right, or as uses accessory to permitted uses, in the village residential district (VR).

### **2.2.9.2.1. Permitted uses.**

1. Single-family dwellings.
2. Duplexes.
3. Multiple-family dwellings.
4. Mobile homes.
5. Family care facilities, subject to section 2.6.26.

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

1. Uses and structures that are accessory and incidental to the uses permitted as of right in the VR district.
2. Private docks and boathouses, subject to sections 2.6.21 and 2.6.22.
3. Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or preliminary subdivision plat for that development. Recreational facilities may include, but are not limited to, golf course, clubhouse, community center building and tennis facilities, parks, playgrounds and playfields.
4. Storage, repair and maintenance areas and structures for fishing and farming equipment, when used by the residents of the permitted use.

**2.2.9.3. Conditional uses.** The following uses are permissible as conditional uses in the village residential district (VR), subject to the standards and procedures established in division 2.7.4:

1. Boatyards, subject to the applicable review criteria set forth in section 2.6.21, and marinas.
2. Child care centers and adult day care centers.
3. Churches and other houses of worship.

4. Civic and cultural facilities.
5. Cluster housing, subject to section 2.6.27.
6. Fraternal and social clubs.
7. Schools, public and private.
8. 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.
9. Recreational facilities intended to serve an existing and/or developing residential community as represented by all of the properties/lots/parcels included in an approved preliminary subdivision plat, PUD or site development plan. The use of said recreational facilities shall be limited to the owners of property or occupants of residential dwelling units and their guests within the area of approved preliminary subdivision plat, or site development plan.
10. 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.

**2.2.9.4. Dimensional standards.** The following dimensional standards shall apply to all permitted, accessory, and conditional uses in the village residential district (VR).

		Single-Family Dwelling and Mobile Home	Duplex	Multiple-Family Dwelling	Accessory Uses	Conditional Uses
1.	Minimum lot area	6,000 square feet	10,000 square feet	1 acre	N/A	1 acre
2.	Minimum lot width	60 feet	100 feet	150 feet	N/A	100 feet
3.	Minimum yard requirement:					
	Front yard	20 feet	35 feet	35 feet	Section 2.6.2	35 feet
	Side yard	5 feet*	15 feet	15 feet	Section 2.6.2	15 feet
	Rear yard	20 feet	30 feet	30 feet	Section 2.6.2	30 feet
	*Waterfront: 10 feet.					
4.	Maximum height*	30 feet	30 feet	35 feet	15 feet	50 feet
5.	Maximum density**	7.26 units/gross	8.71 units/gross	14.52 units/gross	N/A	N/A
6.	Distance between structures	N/A	N/A	1/2 sum of the building height	N/A	
7.	Minimum floor area. (Reserved.)					
8.	Maximum lot coverage. (Reserved.)					
9.	Off-street parking and loading. As required in division 2.3.					
10.	Landscaping. As required in division 2.4.					

\* No building may contain more than three levels of habitable space.

\*\* Actual maximum density shall be determined through the application of the density rating system, or applicable policies contained in the future land use element, or the Immokalee future land use map established in the Collier County Growth Management Plan, not to exceed the above specified density for each use.

**2.2.9.5. Signs.** As required in division 2.5.  
(Ord. No. 92-73, § 2; Ord. No. 95-31, § 3; Ord. No. 95-58, § 3; Ord. No. 96-21, § 3; Ord. No. 97-26, § 3.B.;

Ord. No. 99-6, § 3.A.; Ord. No. 99-46, § 3.A.; Ord. No. 03-27, § 3.C.)