



Sec. 2.2.15. General commercial district (C-4).

2.2.15.1. Purpose and intent. The general commercial district is intended to provide for those types of land uses that attract large segments of the population at the same time by virtue of scale, coupled with the type of activity. The purpose and intent of the C-4 district is to provide the opportunity for the most diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions, at a larger scale than the C-1 through C-3 districts. As such, all of the uses permitted in the C-1 through C-3 districts are also permitted in the C-4 district. The outside storage of merchandise and equipment is prohibited, except to the extent that it is associated with the commercial activity conducted on-site such as, but not limited to, automobile sales, marine vessels, and the renting and leasing of equipment. Activity centers are suitable locations for the uses permitted by the C-4 district because most activity centers are located at the intersection of arterial roads; therefore the uses in the C-4 district can most be sustained by the transportation network of major roads. The C-4 district is permitted in accordance with the locational criteria for commercial and the goals, objectives and policies as identified in the future land use element of the Collier County growth management plan. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system.

2.2.15.2. Permitted uses. The following uses, as identified within the Standard Industrial Classification Manual, or as otherwise provided for within this section, are permitted as of right, or as uses accessory to permitted uses in the general commercial district (C-4).

2.2.15.2.1. Permitted uses.

1. Unless otherwise provided for in this Code, all permitted uses in the C-3 commercial intermediate district.
2. Agricultural services (groups 0741 except outdoor kenneling, 0742 except outdoor kenneling, 0752, except outdoor kenneling, 0783).
3. Amusements and recreation services, indoor (groups 7911--7941, 7991--7993, 7997, 7999), outdoor (7999), including only fishing piers and lakes operation, houseboat rental, pleasure boat rental, operation of party fishing boats, canoe rental.
4. Automotive dealers and gasoline service stations (groups 5511, 5531, 5541 with services and repairs as described in section 2.6.28, 5571, 5599 new vehicles only).
5. Automotive repair, services, parking (groups 7514, 7515, 7521 except that this shall not be construed to permit the activity of "tow-in parking lots"), and carwashes (group 7542), provided that carwashes abutting residential zoning districts shall be subject to the following criteria:
 - a. *Size of vehicles.* Carwashes designed to serve vehicles exceeding a capacity rating of one ton shall not be allowed.
 - b. *Minimum yards.*
 1. *Front yard setback:* 50 feet.
 2. *Side yard setback:* 40 feet.

3. *Rear yard setback:* 40 feet.
 - c. *Minimum frontage.* A carwash shall not be located on a lot with less than 150 feet of frontage on a dedicated street or highway.
 - d. *Lot size.* Minimum 18,000 square feet.
 - e. *Fence requirements.* If a carwash abuts a residential district, a masonry or equivalent wall constructed with a decorative finish, six feet in height shall be erected along the lot line opposite the residential district and the lot lines perpendicular to the lot lines opposite the residential district for a distance not less than 15 feet. The wall shall be located within a landscaped buffer as specified in section 2.4.7. All walls shall be protected by a barrier to prevent vehicles from contacting them.
 - f. *Architecture.* The building shall maintain a consistent architectural theme along each building facade.
 - g. *Noise.* A carwash shall be subject to Ordinance No. 90-17, Collier County Noise Control Ordinance [Code ch. 54, art. IV].
 - h. *Washing and polishing.* The washing and polishing operations for all car washing facilities, including self-service car washing facilities, shall be enclosed on at least two sides and shall be covered by a roof. Vacuuming facilities may be located outside the building, but may not be located in any required yard area.
 - i. *Hours of operation.* Carwashes abutting residential districts shall be closed from 10:00 p.m. to 7:00 a.m.
6. Building materials, hardware and garden supplies (groups 5231--5261).
 7. Business services (groups 7311--7352, 7359 except airplane, industrial truck, portable toilet and oil field equipment renting and leasing, 7361, 7381, except armored car and dog rental, 7382--7389 except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories - telephone, drive-away automobile, exhibits-building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, texture designers, textile folding, tobacco sheeting and window trimming service).
 8. Commercial printing (2752, excluding newspapers).
 9. Communications (groups 4812--4841) including communications towers up to specified height, subject to section 2.6.35.
 10. Eating and drinking establishments (5812, 5813) excluding bottle clubs. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 2.6.10.
 11. Educational services (8221, 8222)

12. Engineering, accounting, research, management and related services (groups 8711--8748).
13. Food stores (groups 5411--5499).
14. General merchandise stores (5311).
15. Group care facilities (category I and II, except for homeless shelters); care units, except for homeless shelters; 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.
16. Health services (groups 8051--8059, 8062-8069, 8071--8072 and 8092--8099).
17. Hotels and motels (groups 7011, 7021, 7041 when located within an activity center).
18. Marinas (4493, 4499 except canal operation, cargo salvaging, ship dismantling, lighterage, marine salvaging, marine wrecking, steamship leasing), subject to section 2.6.22.
19. Miscellaneous repair services (groups 7622--7641, 7699 except agricultural equipment repair, awning repair, beer pump coil cleaning and repair, blacksmith shops, catch basin, septic tank and cesspool cleaning, coppersmithing, farm machinery repair, fire equipment repair, furnace and chimney cleaning, industrial truck repair, machinery cleaning, repair of service station equipment, boiler cleaning, tinsmithing, tractor repair).
20. Miscellaneous retail (groups 5912-5963, 5992-5999).
21. Motion picture theaters (7832).
22. Public or private parks and playgrounds.
23. Personal services (groups 7215, 7217, 7219, 7261 except crematories, 7291--7299).
24. Real estate (group 6512).
25. Social services (groups 8322--8399, except for homeless shelters and soup kitchens).
26. [Reserved.]
27. Vocational schools (groups 8243--8299).

2.2.15.2.2. *Uses accessory to permitted uses for C-4 lands.*

1. Uses and structures that are accessory and incidental to the uses permitted as of right in the C-4 district.
2. Caretaker's residence, subject to section 2.6.16.

2.2.15.3. *Conditional uses for C-4.* The following uses are permitted as conditional uses in the general commercial district (C-4), subject to the standards and procedures established in division 2.7.4.

1. Agricultural services (groups 0741--0742, 0752, with outdoor kenneling).
2. Amusement and recreation services, outdoor (groups 7948, 7992, 7996, 7999).

3. Auctioneering services, auction rooms (7389, 5999).
4. Automotive dealers and gasoline service stations (groups 5521, 5551, 5561, 5599 outdoor display permitted).
5. Automotive rental and leasing, outdoor display permitted (groups 7513, 7519).
6. Bottle clubs. (All establishments engaged in the retail sale of alcoholic beverages for the on-premise consumption are subject to the locational requirements of section 2.6.10.)
7. Fishing, hunting and trapping (groups 0912--0919).
8. Fuel dealers (groups 5983--5989).
9. Homeless shelters, as defined by this Code.
10. Hotels and motels (groups 7011, 7021, 7041 when located outside an activity center).
11. Justice, public order and safety (groups 9221, 9222, 9224, 9229).
12. Kiosks.
13. Local and suburban transit (groups 4111--4121, bus stop and van pool stop only).
14. Motion picture theaters (7833).
15. Communication towers above specified height, subject to section 2.6.35.
16. Permitted use with less than 700 square feet of gross floor area in the principal structure.
17. Soup kitchens as defined by this Code.
18. Motor freight transportation and warehousing (4225 air conditioned and mini-and self storage warehousing only).
19. Any other general commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with the permitted uses and purpose and intent statement of the district, as determined by the board of zoning appeals.

2.2.15.4. Dimensional standards. The following dimensional standards shall apply to all permitted, accessory and conditional uses in the general commercial district (C-4). Where specific development criteria and standards also exist in the Golden Gate Master Plan, Immokalee Master Plan or the future land use element of the Collier County growth management plan, they shall supersede any less stringent requirement or place additional requirements on development.

2.2.15.4.1. Minimum lot area. 10,000 square feet.

2.2.15.4.2. Minimum lot width. 100 feet.

2.2.15.4.3. Minimum yard requirements.

1. *Front yard.* 25 feet or one-half of the height of the building as measured from grade whichever is the greater. Structures 50 feet in height or greater shall maintain a minimum of a 25 foot front yard setback and shall be required to provide an additional one foot of setback for each foot of building height in excess of 50 feet.

2. *Side yard.* 15 feet or one-half of the building height as measured from grade.
3. *Rear yard.* 15 feet or one-half of the building height as measured from grade, whichever is greater.
4. *Any yard abutting a residential parcel.* 25 feet.
5. *Railroad ROW.* No setback is required from a railroad siding easement for railroad right-of-way.
6. *Waterfront.* 25 feet, except none for marinas.

2.2.15.4.4. *Maximum height.* 75 feet.

2.2.15.4.5. *Minimum floor area.* 700 square feet gross floor area for each building on the ground floor.

2.2.15.4.6. *Minimum lot coverage.* (Reserved.)

2.2.15.4.7. *Floor area ratio.* The maximum floor area ratio for hotels and motels shall not exceed a factor of 0.60, except for destination resort hotels as defined in article 6.3 where a floor area ratio of 0.80 is permitted.

2.2.15.4.8. *Maximum density.* (Reserved.)

2.2.15.4.9. *Minimum off-street parking and off-street loading.* As required in division 2.3.

2.2.15.4.10. *Landscaping.* As required in division 2.4.

2.2.15.4.11. *Distance between structures.* If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15 feet or a distance equal to one-half the sum of their heights, whichever is the greater.

2.2.15.5. *Merchandise storage and display.* Unless specifically permitted for a use, outside storage or display of merchandise is prohibited.

2.2.15.6. *Lighting.* Lighting shall be located so that no light is aimed directly toward a property designated residential if lighting is located within 200 feet of residential property.

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

2.2.15.8. *Architectural and site design standards.* All commercial buildings and projects shall be subject to the provisions of division 2.8.

(Ord. No. 92-73, § 2; Ord. No. 93-89, § 3; Ord. No. 94-27, § 3; Ord. No. 95-58, § 3; Ord. No. 96-66, § 3.B.; Ord. No. 97-26, § 3.B.; Ord. No. 97-83, § 3.B.; Ord. No. 98-63, § 3.A.; Ord. No. 99-46, § 3.A.; Ord. No. 00-43, § 3.B.; Ord. No. 01-34, § 3.B.; Ord. No. 01-60, § 3.A.; Ord. No. 02-3, § 3.B.; Ord. No. 02-31, § 3.B.; Ord. No. 03-01, § 3.B.)