



Sec. 2.2.20. Planned unit development district (PUD).

2.2.20.1 Purpose and intent. The purpose and intent of establishing the planned unit development district (PUD) is to provide procedures and standards to encourage mixed use planned developments that may be situated at appropriate locations, or planned developments that may or may not be mixed use in the urban fringe areas, all in accordance with the planning and development objectives of the county under the code and growth management plan. It is further the purpose and intent of these PUD regulations to encourage ingenuity, innovation and imagination in the planning, design, and development or redevelopment of relatively large tracts of land under unified ownership or control. PUDs produced in compliance with the terms and provisions of this code and the growth management plan may depart from the strict application of setback, height, and minimum lot requirements of conventional zoning districts while maintaining minimum standards by which flexibility may be accomplished, and while protecting the public interest, in order to:

1. Provide a creative, economical approach to improve the quality of the built environment of contiguous tracts of land which will encourage development of infill parcels of contiguous tracts of land in certain circumstances.
2. A desirable environment providing for consistency and visual harmony than that which would be possible through strict application of the minimum requirements of this code.
3. Encourage patterns of land use that support economical provisions of infrastructure resulting in smaller networks of utilities and streets with consequent lower construction and future maintenance costs.
4. Evaluate the impact of a particular PUD on the present and projected population, economy, land use pattern, tax base, street system, and public facility networks(s) of the county relative to the various costs and benefits associated with such development.
5. Assure that the development employs techniques featuring amenities and excellence in the form of variations in siting, mixed land uses and/or varied dwelling types, as well as adaptation to and conservation of the topography and other natural characteristics of the land involved. Exceptions to variations in siting, mixed land uses and/or varied dwelling types may be granted on PUD infill development.

The maximum density permissible in the PUD 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 a PUD a district shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element. Anything to the contrary notwithstanding, all PUD development shall be consistent with the Collier County growth management plan.

2.2.20.2. General.

2.2.20.2.1. Relation of planned unit development regulations to the growth management plan, zoning, subdivision, or other applicable regulations. All applications for PUDs shall be in full compliance with the future land use element and the goals, objectives, and policies of all elements of the growth management plan. Proposed PUD developments shall demonstrate consistency with "Smart Growth" principles as adopted in the most recent policy guide on smart growth by the American Planning Association (APA). All development regulations, including overlay districts or special development standards for specific land use types, or the like, supplemental regulations and other applicable provisions of all county ordinances such as but not limited to, all provisions of the Collier County land development code, as may be amended, shall apply unless specifically modified by the approved PUD document and PUD master plan. Where the application for a PUD proposes to modify any of the regulations set forth in the land development code, the application, the PUD document and the PUD master plan shall specifically identify the code section

number, the specific regulation and the proposed modification to such regulation, in a standard format established by the planning services director. An applicant for a PUD rezoning shall indicate on the official PUD rezoning application and within the PUD document the code section numbers, the specific regulation and the proposed modification to such regulation, in a standard format established by the planning services director. PUD site development plans and final plats shall be in compliance with all applicable regulations in force at the time of their approval.

2.2.20.2.2. Establishment of planned unit development districts. PUD districts shall hereafter be established by amendment of the official zoning atlas according to the procedures established in division 2.7 and requirements established herein.

2.2.20.2.3. Planned unit development districts application processing. An application for a planned development rezoning, amendment or change will be considered "open" when the determination of "sufficiency" has been made and the application is assigned a petition processing number. An application for a planned development rezoning, amendment or change will be considered "closed" when the petitioner withdraws the subject application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the rezoning, for a period of six months. An application deemed "closed" will not receive further processing and an application "closed" through inactivity shall be deemed withdrawn. The planning services department will notify applicant of closure, however, failure to notify by the county shall not eliminate the "closed" status of a petition. An application deemed "closed" may be re-opened by submitting a new application, repayment of all application fees and granting of a determination of "sufficiency". Further review of the project will be subject to the then current code.

2.2.20.2.4. Unified control. All land included for purposes of rezoning to a PUD zoning district shall be owned or under the control of the applicant, whether that applicant be an individual, partnership or corporation, or a group of individuals, partnerships or corporations. The applicant shall present competent substantial evidence of the unified control of the entire area within the proposed PUD district and shall state agreement that if he proceeds with the proposed development, he will:

1. Notify the planning services department in writing of any change in ownership, control and/or name of the development.
2. Do so in accordance with:
 - a. The PUD master plan of development officially adopted for the district;
 - b. Regulations and development standards as set forth in the PUD document and PUD master plan;
 - c. Such other conditions or modifications as may be attached to the rezoning of land to the PUD classification; and
 - d. The Collier County growth management plan and land development code.
3. Provide written agreements, contracts, deed restrictions, or sureties acceptable to the county for completion of the undertaking in accord with the adopted PUD master plan as well as for the continuing operation and maintenance of such areas, functions and facilities that are not to be provided, operated or maintained at general public expense; and
4. Bind his successors in title to any commitments made under section 2.2.20.

2.2.20.2.5. Minimum area required. The minimum area required for a PUD shall be ten contiguous acres except as otherwise provided for within a specific zoning or overlay district, or when located within an activity center or within the urban fringe areas as designated on the future land use map of the growth management plan where no minimum acreage requirements must be met. For infill parcels, as defined in

article 6 and the growth management plan, the minimum area required for a PUD shall be two contiguous acres. For purposes of the planned unit development district only, the term "contiguous" shall include properties separated by either an intervening planned or developed public street right-of-way; provided, however, no portion of such separated properties shall be less than five acres.

2.2.20.2.6. Development planning--External relationships. Development within a PUD district shall be compatible with established or planned uses of surrounding neighborhoods and property. The PUD shall provide protection of the development from potentially adverse surrounding influences and protection of the surrounding area from potentially adverse influences generated by or within the PUD. Such protection shall include, but is not limited to, adequate buffering and screening as follows: fences, walls, or vegetative screening at the boundaries of PUD districts shall be provided at a minimum, in accordance with the landscaping/buffering requirements of division 2.4 to protect residents from undesirable views, lighting, noise or other adverse off-site influences, or to protect residents of adjoining districts from similar possible influences from within the PUD district. In all cases, screening shall at a minimum, be designated to protect existing or potential first-floor residential occupant window levels. Off-street parking areas for five or more cars, service areas for loading or unloading vehicles other than passengers, and areas for storage and collection of trash and garbage shall be so screened.

2.2.20.2.7. Development planning--Internal relationships. The development plan for a PUD district shall provide for safe, efficient, convenient, and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.

2.2.20.3 Development standards. In addition to all general provisions and procedures established in section 2.2.20.2, the following specific requirements, limitations and standards shall apply to all PUD districts except that section 2.2.20.3.1 shall not apply when there is no residential component within the PUD and section 2.2.20.4.5. shall not apply when there is no industrial component in the PUD.

2.2.20.3.1. Maximum intensities and residential densities.

1. Maximum residential density permissible for the overall PUD shall be guided, in part, by the density rating system contained in the future land use element of the growth management plan. The overall maximum residential density permissible or permitted in a PUD shall be calculated by dividing the total number of dwelling units by the total of gross acreage of the proposed PUD excluding the acreage of the areas designated for commercial, industrial, or other land use having an established equivalent residential density in this Land Development Code. The maximum density permissible or permitted in a PUD shall not exceed the density permissible under the density rating system, or applicable policies contained in the future land use element. Land use intensities for nonresidential uses shall be governed by provisions of the most similar use district or as otherwise provided in these regulations.
2. *Maximum density.* The maximum residential density permissible shall be guided, in part, by the density rating system contained in the future land use element of the growth management plan. The maximum density permissible or permitted shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element.
3. The board of county commissioners may lessen density or intensity of development when it has been determined that development to the maximum density or intensity permissible in section 2.2.20.3.1.1 would:
 - a. Create inconvenient or unsafe access to the PUD; or
 - b. Create traffic congestion in the streets which adjoin or lead to the PUD; or
 - c. Place a burden on parks, recreational areas, schools, and other facilities which

- serve or are proposed to serve the PUD; or
- d. Be in conflict with the intent or provisions of the growth management plan; or
- e. Create a threat to property or incur abnormal public expense in areas subject to natural hazards; or
- f. Be incompatible or inconsistent with surrounding neighborhoods or areas; or
- g. Otherwise be inappropriate.

2.2.20.3.2. *Reserved.*

2.2.20.3.3. *Minimum dimensional standards within a PUD.* Except as provided for within the industrial and neighborhood village center component of this section, dimensional standards within any tract or increment of the proposed PUD shall conform to the minimum dimensional and other standards of the zoning district to which it most closely resembles in type, density, and intensity of use. Where there is uncertainty, the more restrictive standards shall apply. Variation from these minimum dimensional standards may be approved if the PUD demonstrates unique or innovative design. For purposes of this section, examples of unique and innovative design may include, but are not limited to:

1. Providing usable common open space within individual tracts or increments to offset and compensate for decreases in typical lot sizes or yard requirements.
2. Providing for public access to open space areas beyond the boundaries of the property.
3. The use(s) occurring within the PUD are such that compatibility with surrounding uses can be assured by applying different requirements than would be applicable under another zoning district.
4. Providing places for public assembly such as parks and plazas which are linked together and centrally located to ensure accessibility.
5. Siting buildings and dwelling units to provide optimum access to open space areas.
6. Providing for the integration and preservation of natural resources with development, through conservation of natural resources such as streams, lakes, floodplains, groundwater, wooded areas and areas of unusual beauty or importance to the natural ecosystem.
7. Providing certain personal services, offices and convenience shopping goods to residents of the PUD having the effect of reducing the number of vehicular trips for these purposes to destinations outside of the PUD.

Submission of schematic architectural drawings, site plans, floor plans, elevations, and perspectives which shall graphically demonstrate the proposed reduction in dimensional standards for all proposed land use types and their accessory uses within the PUD shall also be required to provide support documentation for reduction in the minimum standards of the zoning code.

Where required side yard setbacks are permitted to be zero, a site improvement plan, pursuant to section 3.3.8, of this Code shall be approved prior to issuance of a building permit.

2.2.20.3.4. *Off-street parking and off-street loading requirements.* Off-street parking and off-street loading requirements shall be as for comparable type, density and intensity of uses established in section 2.2.20.3.3. No parking spaces on or within any public or private road or travelway shall be counted in fulfilling the required number of spaces. Landscaping for vehicular areas shall be as established in division 2.4.

2.2.20.3.5. Usable open space requirements. Within PUD districts composed entirely of residential dwelling units and accessory uses, at least 60 percent of the gross area shall be devoted to usable open space. Within PUD districts containing commercial, industrial and mixed use including residential, at least 30 percent of the gross area shall be devoted to usable open space. Usable open space shall include active and passive recreation areas such as playgrounds, golf courses, lakes, both natural and manmade, beach frontage, waterways, lagoons, floodplains, nature trails, and similar open spaces. Open water areas beyond the perimeter of the site, internal street rights-of-way, driveways, off-street parking areas, and off-street loading areas shall not be counted in determining usable open space.

2.2.20.3.6. Dedication of usable open space. An appropriate percentage of the gross project area shall be required to be dedicated to public use as usable open space for all development after a determination by the board of county commissioners that a public need exists for such public facilities and that the amount of area dedicated is directly related to the impacts or needs created by the proposed development.

2.2.20.3.7. Dedication of the public facilities and development of prescribed amenities.

Public facility dedication. The board of county commissioners may, as a condition of approval and adoption of a PUD rezoning and in accordance with the approved master plan of development, require that suitable areas for streets, public rights-of-way, schools, parks, and other public facilities be set aside, improved, and/or dedicated for public use. Where impact fees are levied for one or more required public facilities, the market value of the land set aside for the public purpose may be credited towards such impact fees to the extent authorized by the County's Consolidated Impact Fee Ordinance. Said credit shall be based on a negotiated amount no greater than the market value of the set aside land prior to the rezoning action, as determined by an accredited appraiser from a list approved by Collier County. Said appraisal shall be submitted to the county attorney's office and the real property office within 90 days of the date of approval of the rezoning, or as otherwise extended in writing by the county manager, so as to establish the amount of any impact fee credits resulting from said dedication. Failure to provide said appraisal within this time frame shall automatically authorize the county to determine the market value of the set aside property. Impact fee credits shall only be effective after recordation of the document conveying the dedicated property to Collier County. Where the term Collier County is used in this section, it shall be construed to include the Collier County Water and Sewer District or other agency or dependent district of Collier County Government.

Land set aside and/or to be improved as committed in the PUD document, or master plan, as the case may be, shall be deeded or dedicated to Collier County within 90 days of receipt of notification by the county that the property is needed for certain pending public improvements or as otherwise approved by the board of county commissioners during the PUD rezoning approval process. In any case, however, the county shall take title to the set aside property, at the latest, by a date certain established during, and conditioned on, the approval of the PUD zoning. At no cost to the county, the land set aside and/or to be improved shall be made free and clear of all liens, encumbrances and improvements, except as otherwise approved by the board. Failure to convey the deed or complete the dedication within the appropriate time frame noted above may result in a recommendation to the board for consideration of rezoning the subject parcel from its current PUD zoning district to an appropriate zoning district and may result in a violation of this Code pursuant to subsection 1.9.2.

Should said dedication of land also include agreed upon improvements, said improvements shall be completed and accepted by the Collier County Board of Commissioners at the development phase which has infrastructure improvements available to the parcel of land upon which said improvements are to be made, or at a specified time provided for within the PUD document.

2.2.20.3.8. Common open space or common facilities. Any common open space or common facilities established by an adopted master plan of development for a PUD district shall be subject to the following:

1. The PUD shall provide for and establish an organization for the ownership and maintenance of any common open space and/or common facilities, and such organization shall not be dissolved nor shall it dispose of any common open space or common facilities, by sale or otherwise, except to an organization conceived and established to own and maintain the common open space or common facilities. However, the conditions of transfer shall conform to the adopted PUD master plan.
2. In the event that the organization established to own and maintain common open space or common facilities, or any successor organization, shall at any time after the establishment of the PUD fail to meet conditions in accordance with the adopted PUD master plan of development, the development services director may serve written notice upon such organization and/or the owners or residents of the planned unit development and hold a public hearing. If deficiencies of maintenance are not corrected within 30 days after such notice and hearing, the development services director shall call upon any public or private agency to maintain the common open space for a period of one year. When the development services director determines that the subject organization is not prepared or able to maintain the common open space or common facilities, such public or private agency shall continue maintenance for yearly periods.
3. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the PUD that have a right of enjoyment of the common open space or common facilities and shall become a lien on said properties.

2.2.20.3.9. *Preservation and protection of desirable natural historic or archaeological features.* The desirable natural, historic, or archaeological features of the site including trees and other vegetation of consequence of a PUD district shall be preserved and protected. The disturbance of terrain or vegetation in a manner likely to significantly increase either wind or water erosion within or adjacent to the PUD district is prohibited.

2.2.20.3.10. *Utilities.* Within [the] residential portion of a PUD district, all utilities, including telephone, television cable, and electrical systems, shall be installed underground; provided, however, appurtenances to these systems which require aboveground installation must be opaquely screened and thereby may be exempted from these requirements; and primary facilities providing service to the site of the development or necessary to service areas outside the district may be exempted from this requirement.

2.2.20.3.11. *Streets, drives, parking and service areas.* Streets, drives, parking, and service areas shall provide safe and convenient access to dwelling units and project facilities, and for service and emergency vehicles and shall be otherwise consistent with the Collier County Functional Classification and Future Roadway Plans, as may be amended from time to time. Streets shall not be so laid out and constructed so as not to require excessive cuts or fills or to interfere with desirable drainage in or adjacent to the district. In addition, all major arteries as shown on the master plan of development shall be limited access facilities and the only vehicular access thereto shall be public streets unless otherwise provided for within the approved PUD master plan.

1. Principal vehicular access points shall be designed to encourage smooth traffic flow and minimize hazards to vehicular or pedestrian traffic. Merging and turn lanes and/or traffic dividers shall be required where existing or anticipated heavy traffic flows indicate need. The interconnection of collector and local streets within the PUD to adjacent lands or developments shall be required except where determined by the transportation services department director that an interconnection is not feasible or warranted due to existing development patterns, transportation network needs, or the like. Interconnection of local streets shall be designed to discourage through traffic, and not adversely impact local streets in the neighboring residential areas. Where streets within the district intersect adjoining streets, a visibility triangle shall be maintained.
2. All streets or roads within the PUD shall be public unless specifically identified and

approved as private on the PUD master plan, and shall comply with all requirements for streets and roads as contained in division 3.2.

2.2.20.3.12. *Signs, limitations.* Signs shall be in accordance with division 2.5.

2.2.20.4. *PUD districts:* The purpose and intent of establishing and identifying the following classifications is to identify a relationship between a proposed PUD and the other zoning districts within this Code. The goal is to relate the purpose and intent of the PUD zoning district and the uses permitted within a PUD to defined zoning districts within this code and to establish appropriate uses and performance standards within this PUD, which are similar to those allowed by the most similar district(s). PUDs shall hereafter be defined by the following districts and shall be referenced as such within the PUD document as follows:

2.2.20.4.1. *Residential planned unit development district.* This district is intended to further the general purpose of a planned unit development district set forth in section 2.2.20 as it relates to residential areas. The principal use of any residential planned unit development is for human habitation in permanent and/or seasonal year-round dwelling units. The RPUD district shall be construed to include the following zoning districts: RSF-1, RSF-2, RSF-3, RSF-4, RSF-5, RSF-6, RMF-6, RMF-12, RMF-16, RT, VR, AND MH.

2.2.20.4.2. *Community facilities planned unit development district.* This district is intended to accommodate public facilities, institutional uses, open space uses, recreational uses, water-related or dependent uses, and other governmental, religious and community service activities which complement and are necessary to serve other zoning districts.

2.2.20.4.3. *Commercial planned unit development district.* This district shall be construed to include the following districts: C-1, C-2, C-3, C-4, C-5 and TTRVC. Accessory uses which may be permitted in the commercial planned unit development district include permanent and/or seasonal human habitation in multiple-family buildings and townhouses, transient housing in hotel or motel rooms, health care facilities, and other limited institutional uses.

2.2.20.4.4. *Industrial planned unit development district.* This district is intended to accommodate industrial development. The principal use of any industrial planned unit development is the manufacture of goods, materials and the storage/wholesale distribution of such goods or materials.

2.2.20.4.5. *Special requirements for industrial planned unit developments.* Industrial PUDs are intended to implement the industrial under criteria subdistrict as provided for in urban designated areas on the future land use map. The boundaries of the proposed PUD must be transitional, therefore, requiring uses along the perimeter to be compatible with nonindustrial uses. The project must have direct access to an arterial or collector level street or higher designation roadway, with an internal circulation system that prohibits industrial traffic from traveling through predominantly residential areas. The PUD must have central water and sewer, and shall not generate light, noise or odors so as to be incompatible with surrounding land uses. Minimum development standards shall be as described within this section, special requirements for industrial planned unit developments. In industrial PUDs, no building or structure, or part thereof shall be erected, altered or used, or land or water used, in whole or in part, for other than as described below.

1. *Permitted principal uses and structures.*
 - a. Corporate headquarters.
 - b. Laboratories.
 - c. Light manufacturing, processing and packaging.
 - d. Medical laboratories, clinics, treatment facilities and research and rehabilitative centers.

- e. Printing, lithographing and publishing.
- f. Technological research, design and product development.

2. *Permitted accessory uses and structures.*

- a. Accessory uses and structures customarily associated with the uses permitted in this district.
- b. Recreational facilities such as a health spa, handball courts courses, or other similar recreational activities.
- c. Restaurants, or offices available for use by the public or by employees of businesses located within the permitted and accessory use buildings.
- d. Child care centers.
- e. Wholesale and storage as accessory to the principal use.
- f. Retail sales and/or display areas as accessory to the principal use, not to exceed an area greater than ten percent of the gross floor area of the permitted principal structure.

3. *Development standards.*

- a. Minimum PUD area. Ten acres, except that a PUD less than ten acres but not less than two acres in size may be considered if it meets the requirements for infill parcels in this Code and the growth management plan and is compatible with surrounding land uses.
- b. Minimum lot area. One acre.
- c. Minimum lot width. 150 feet.
- d. Minimum yard requirements.
 - (1) Front yard: 50 feet.
 - (2) Side yard: 20 feet, except when abutting residentially zoned property then 50 feet.
 - (3) Rear yard: 50 feet.
- e. Maximum height of structures. 65 feet, except when abutting residentially zoned property then 35 feet.
- f. Landscape buffer areas. As required in division 2.4.
- g. Fence requirements. When required, a fence shall be of masonry, wood, concrete block, or decorative iron or steel.
- h. Outside storage or display. No outside storage or display shall be permitted. All manufacturing, processing and packing shall be conducted within a fully enclosed building.
- i. Usable open space requirements. 30 percent of the gross PUD area.

- j. Performance standards. Environmental controls, sound-proofing, lighting and emission controls shall be required to mitigate impacts of the development on surrounding residential property.

2.2.20.4.6. Airport operations planned unit development district (AOPUD). This district is intended to accommodate and regulate those lands on which public airports and ancillary facilities are to be located.

2.2.20.4.7. Mixed use planned unit development district (MPUD). This district is intended to accommodate a planned unit development with more than one type of PUD district. The PUD document shall define the mixture of PUD districts as set forth in this section.

2.2.20.4.7.1. Special requirements for mixed use planned unit developments containing commercial component. When a mixed use PUD containing a commercial tract or increment is located outside of an activity center, and is intended as a neighborhood village center offering personal services, offices and convenience goods for residents of the PUD, as provided for in the PUD Neighborhood Village Center subdistrict of the Future Land Use Element of the growth management plan, the following list of uses, regulations, development standards, and design guidelines shall apply.

- 1. *Land area requirement.* The gross acreage of the neighborhood village center shall be sized in proportion to the number of housing units authorized in the PUD as follows. The maximum size shall be 15 contiguous acres.

No. of Dwelling Units	Maximum Size of Neighborhood Village Center (Acres)
250 through 400	1.5
401 through 550	2.5
551 through 700	3.5
701 through 850	4.5
851 through 1,000	5.5
1,001 through 1,150	6.75
1,151 through 1,300	8
1,301 through 1,450	9.5
1,451 through 1,700	11
1,701 through 1,850	12.5
1,851 through 2,000	14
2,001+	15

- 2. *Maximum floor area ratio:* 0.25 for the commercial component

- 3. *Permitted uses:*

- 1. *Commercial uses:*

Major Category	Specific uses:
a. Groups 6021--6029	Commercial banks--Drive-through facilities are prohibited.
b. Group 6531	Real estate agents and managers for property within PUD only.
c. Group 5251	Hardware store only--2,500 sq. ft. maximum floor area.
d. Group 5331	Variety stores--2,500 sq. ft. maximum floor area.

e. Group 5399	Miscellaneous general merchandise stores, except catalog showrooms--2,500 sq. ft. maximum floor area.
f. Group 5411	Grocery stores, except frozen food and freezer plan[t]s 10,000 sq. ft. maximum floor area.
g. Group 5421	Fish, meat, and seafood markets only.
h. Group 5431	Fruit and vegetable markets.
i. Group 5461	Retail bakeries.
j. Group 5499	Health food store only--2,500 sq. ft. maximum floor area.
k. Group 5541	Gasoline service stations, except truck stops.
l. Groups 5611--5661	Apparel and accessory stores--2,500 sq. ft. maximum floor area.
m. Group 5735	Record and prerecorded tape stores.
n. Group 5812	Eating places, except caterers and industrial and institutional food service establishments, dinner theaters, drive-in restaurants and restaurants with drive-through facilities.
o. Group 5921	Liquor stores.
p. Group 5947	Gift, novelty, and souvenir shops.
q. Group 5949	Sewing, needlework, and piece goods stores.
r. Group 5992	Florists
s. Group 7212	Agents for laundries and drycleaners only.
t. Group 7215	Coin-operated laundries and drycleaning.
u. Group 7219	Diaper service, and garment alteration and repair shops only.
v. Group 7231	Beauty shops, except beauty schools and cosmetology schools.
w. Group 7241	Barber shops, except barber colleges.
x. Group 7299	Depilatory salon, electrolysis, massage parlor, shopping service for individuals, and tanning salons only.
y. Group 7349	Housekeeping and maid service only.
z. Group 7841	Video tape rental.
aa. Group 7991	Physical fitness facilities.
bb. Groups 8011--8021	Offices and/or clinics of physicians, and offices and/or clinics of dentists.

cc. Group 8041	Offices and clinics of chiropractors.
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2. *Non-commercial uses:* In addition to the above commercial uses, the neighborhood village center may also contain recreational facilities and other amenities of the PUD, such as a clubhouse, community center or day care center.
4. *Unified plan of development and common ownership.* The neighborhood village center shall be a unified, and architecturally integrated, plan of development with common ownership of all of the property that comprises the neighborhood village center.
5. *Locational criteria and functional operation.* The following locational criteria and functional operating characteristics shall characterize the neighborhood village center:
 - a. The neighborhood village center must be internally located within the PUD such that the site has no direct access to roads external to the PUD. The center must be located a minimum of 660 feet from the nearest external roadway providing access to the PUD. The center must be located a minimum of 330 feet from the perimeter boundaries of the PUD.
 - b. The neighborhood village center shall be located within a 1,760 foot radius (1/3 mile) of at least 80 percent of the total number of approved residential units.
 - c. The neighborhood village center shall be pedestrian-friendly meaning minimal dependency upon access by automobiles and with location and design to encourage pedestrian access, which shall be reflected in the pedestrian walkway system for the entire PUD.
6. *Off-street parking and design.* In recognition of the pedestrian-friendly design of the neighborhood village center, as required in section 2.2.20.14.5.c., the number of required off-street parking spaces shall only be 50 percent of that required by section 2.3.16 of the Land Development Code. However, the number of off-street parking spaces provided shall not exceed 75 percent of that required by section 2.6.13. In all other respects, off-street parking areas shall be designed in accordance with the provisions of divisions 2.3 and 2.4 of this Code.
7. *Design guidelines.* The neighborhood village center shall be subject to, and in compliance with, the design guidelines identified in division 2.8 of this Code except as otherwise excepted or required herein.
8. *Signs.* A unified sign plan shall be submitted and made a part of the approval for the neighborhood village center site development plan. The approved unified sign plan will establish signage specifications and will therefore become the sign regulations that will apply to the neighborhood village center. The unified sign plan shall adhere to section 2.8.3.6.2.1. of this Code, except that pole signs are prohibited. Signs shall be designed so that their size and location are pedestrian-oriented.
9. *Phasing of development.* No commercial building construction in the neighborhood village center shall be allowed until building construction has commenced on at least 30 percent of the residential dwelling units in the PUD.

2.2.20.4.8. Research and technology park planned unit development district. This district is intended to

accommodate a planned unit development with a mixture of targeted industry uses - aviation/aerospace, health technology industry, information technology industry, and light, low environmental impact manufacturing industry and non-industrial uses, in accordance as set forth in this section 2.2.20.2.2.1 of this Code and the growth management plan research and technology park subdistrict.

1. Type A - Research and technology park in the urban-mixed use district of the future land use element of the growth management plan.
2. Type B - Research and technology park in the urban commercial district of the future land use element of the growth management plan.
4. Type C - Research and technology park in the urban industrial district of the future land use element of the growth management plan.
5. At a minimum, 60 percent of the total park net acreage shall be devoted to target industry uses as defined in section 2.2.20.5.1 of this Code, use regulations table.
6. Non-target industries, as defined in section 2.2.20.5.1 of this Code, use regulations table, and workforce housing, shall be permitted to include up to 20 percent of the total park net acreage.
7. Access to arterial and collector road systems shall be in accordance with the Collier County Access Management Policy and consistent with objective 7 and policy 7.1 of the transportation element of the growth management plan.

2.2.20.5. Use regulations table. Use regulations for research and technology park planned development districts are as follows:

USE REGULATIONS FOR RESEARCH AND TECHNOLOGY PARK PLANNED UNIT DEVELOPMENT DISTRICTS

Identified Use	Special Notes or Regulation	RTPPUD
Accessory uses and structures	§ 2.6	P
Accounting 8721, 7521, 7231, 7241		NT
Administrative offices		P(2)
Aircraft & parts 3721--3728 Aviation/aerospace industries		T
ATM (automatic teller machine)		P
Automobile service station	§ 2.6.28	NT
Banks and financial establishments		
Group I 6011--6062		NT
Group II 6081--6173		NT
Bar or cocktail lounge		
Barber shops 7241		NT
Beauty shops 7231		NT
Boats:		NT
Boat ramps and dockage (not marinas)	§ 2.6.12	
Boat rental	§ 2.6.21	
Boat repair and service	§ 2.6.22	
Boat sales		NT

Broadcast studio, commercial radio and television		T
Business services 7311--7352, 7359--7389		NT
Cable and other pay television services 4841		T
Call center and customer support activities		T
Car wash		NT
CD-ROM development		T
Clothing stores, general		NT
Communication groups 4812-4841		T
Communication towers:		
75 feet or less in height	§ 2.2.15.3	P
More than 75 feet in height	§ 2.6.35	CU
Computer and data processing services, computer related services, not elsewhere classified		T
Consumption on premises		NT
Convenience food and beverage store		NT
Day care center, adult & child services		P/NT
Data and information processing		T
Development testing and related manufacturing		T
Drive-through facility for any permitted use		P
Drugs, medicine 2833--2836		T
Drugstore, pharmacy 5912		NT
Dwelling unit:		
Single-family, duplex		P
Two-family attached		P
Townhouse, multiple-family building		P
Educational, scientific and research organizations		T
Engineering 0781, 8711--8713, 8748		NT
Export based laboratory research or testing activities		T
Fences, walls	§ 2.6.11	P
Food and beverage service, limited		NT
Food stores 5411--5499		NT
Gasoline dispensing system, special		NT
General merchandise 5331--5399		NT
General contractors 1521--1542		NT
Gift and souvenir shop		NT
Hardware store 5251		NT

Health care facilities:		
8011--8049		NT
8051--8099		NT
Health technologies		T
Heliport or helistop		P
Hobby, toy and game shops		NT
Hotel/motel: 7011, 7021, 7041		NT
Housing units for employees only	§ 2.6.25	P
Insurance companies 6311--6399, 6411		NT
Information technologies		T
Laboratories 5047, 5048, 5049, 8071, 8731, 8734		T
Laundry or dry cleaning		NT
Legal offices 8111		NT
MANUFACTURING OF:		
1. Electronics 3612--3699		T
2. Measuring, analyzing & controlling instruments, 3812--3873		T
3. Novelties, jewelry, toys and signs		NT
Management 8741--8743, 8748		NT
Medical laboratory 8071, 8072, 8092, 8093		T
Membership organization 8611--8699		NT
Motion picture production studio 7812--7819		NT
Multimedia activities		T
Parks		P
Parking lot:		
Accessory		P
Garage, public parking		P
Personal services 7211--7299		NT
Pharmacy		NT
Photo finishing laboratory		T
Photographic studios 7221		NT
Physical fitness 7991		NT
Play ground		P
Printing and publishing 2752		T
Production facilities and operations/technology based		T
Professional office		NT
Research, development laboratories & technology parks:		
8071, 8731, 8734	See Note (3)	P
All others		P

Residential development including care units, family care facilities and group care facilities		P
Residential accessory uses		NT
Restaurant, fast food		NT
Restaurants 5812--5813		NT
Schools:		
Commercial 8243--8299		NT
Security & commodity brokers 6211--6289		NT
Self-service fuel pumps		NT
Signs in accordance with Div. 2.5	§ 2.5 Signs	P
Storage:		
Indoor only.		P
Studios		NT
Telephone communications 4813		T
Travel agency 4724		NT

TABLE 2.2.20.5.1

LEGEND: (-) NOT PERMITTED, (P) PERMITTED, (CU) CONDITIONAL USE (T) TARGET INDUSTRY [RTPPUD ONLY], (NT) NON-TARGET INDUSTRY [RTPPUD ONLY]

Notes:

- (1) Subject to limitations for commercial uses set forth in section 2.2.13. of this Code.
- (2) Accessory uses only.
- (1) Subject to Ordinance 02-24 (Growth Management Plan Amendment).

2.2.20.6. Special requirements for research and technology park planned unit development districts:

1. Minimum lot area. 20,000 square feet.
2. Minimum lot width. 100 feet except lots abutting arterial or collector roads shall have a minimum frontage width of 250 feet.
3. Minimum yard requirements:
 - a. Front yard: 25 feet.
 - b. Side yard: 15 feet, except when abutting residentially zoned property, then 25 feet.
 - c. Rear yard: 15 feet.
 - d. Minimum yard requirement from any residentially zoned or used property: 25 feet.

(Ord. No. 92-73, § 2; Ord. No. 93-89, § 3; Ord. No. 94-58, § 3; Ord. No. 95-31, § 3; Ord. No. 97-26, § 3.B.; Ord. No. 99-6, § 3.A.; Ord. No. 00-43, § 3.B.; Ord. No. 01-34, § 3.B.; Ord. No. 02-3, §§ 3.B, 3.L.; Ord. No. 02-31, § 3.B.; Ord. No. 03-01, § 3.B.)