

COLLIER COUNTY LAND DEVELOPMENT CODE STAFF CLARIFICATION

ZONING & LAND DEVELOPMENT STAFF CLARIFICATION # SC 2004-03

DATE: July 21, 2004

LDC SECTION: 2.6.2. Accessory Buildings and Structures

SUBJECT: Measurement of Distance Between Structures

INITIATED BY: Zoning Department Staff

BACKGROUND/CONSIDERATIONS: An applicant has requested clarification of whether the distance between two multi-family residential structures, each consisting of a high-rise tower surrounded by an attached, one-story garage, is measured between the garages or the central residential towers.

DETERMINATION (CLARIFICATION): It is my determination that, when principal structures have attached accessory structures, the distance between principal structures will be measured between the principal structures only, not including the attached accessory structures.

To determine distance between structures, the principal and accessory structures will be addressed separately. When principal structures have attached accessory structures, the distance between the principal structures will be measured between the principal structures only, not including the attached accessory structures. Where a principal structure is adjacent to an accessory structure, and the governing ordinance (LDC or PUD) does not directly address the situation under development standards for the zoning district, the minimum separation required is that dictated by LDC Section 2.6.2. Where language in the governing ordinance does not discriminate between principal and accessory structures in addressing distance between structures, the distance will be measured between the most restrictive points of adjacent structures.

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cc: Tom Kuck, Engineering Director
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