

COLLIER COUNTY LAND DEVELOPMENT CODE STAFF CLARIFICATION

CURRENT PLANNING STAFF CLARIFICATION SC 00-01

DATE: 1 March 2000

LDC SECTION: 2.6.2.

INITIATED BY: Staff

BACKGROUND/CONSIDERATIONS: 1. Building Department customer service agents have requested clarification of the status of roofed, screened porches with regard to setback requirements. 2. They have also expressed concern that the LDC does not require a separation between screened enclosures and other structures, and that this could result in a conflict with Fire Code requirements.

DETERMINATION (CLARIFICATION): 1. Roofed, screened porches attached to a principal structure are accessory structures, and are not part of the principal structure. They are therefore not required to meet principal structure setbacks. Should the owner wish to enclose such structures to create living/air conditioned space, the resulting area would then become part of the principal structure, and would then have to meet principal structure setbacks. 2. The assumption made by the LDC is that a screened enclosure will virtually always be attached to a principal structure, and a screened enclosure will **not** normally be attached to another accessory structure, such as a utility building. In any case, for any unattached structures, a minimum separation of ten feet between these structures would be required. It would, however, still be possible to attach a screened enclosure to another accessory structure if desired. All scenarios would meet current Fire Code requirements. Where there is a question as to whether structures are "attached," the Building Department would make the decision according to Building Code structural standards or Building Department policy.

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