

Attachment C

Collier County RLSA Overlay

Stewardship Receiving Area Characteristics

Typical Characteristics	Town*	Village	Hamlet	Compact Rural Development	
				100 Acres or less**	Greater Than 100 Acres**
Size (Gross Acres)	1,000-4,000 acres	100-1,000 acres**	40-100 acres**	100 Acres or less**	Greater Than 100 Acres**
Residential Units (DUs) per gross acre base density	1-4 DUs per gross acre***	1-4 DUs per gross acre***	1/2 -2 DU per gross acre***	1/2 -2 DU per gross acre***	1-4 DUs per gross acre***
Residential Housing Styles	Full range of single family and multi-family housing types, styles, lot sizes	Diversity of single family and multi-family housing types, styles, lot sizes	Single Family and <u>limited multi-family</u>	<u>Single Family and limited multi-family</u> ****	<u>Single Family and limited multi-family</u> ****
Maximum Floor Area Ratio or Intensity	Retail & Office - .5 Civic/Governmental/Institution - .6 <u>Manufacturing/Light Industrial</u> - .45 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 Civic/Governmental/Institution - .6 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 <u>Civic/Governmental/Institution</u> - .6 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 <u>Civic/Governmental/Institution</u> - .6 Group Housing - .45 Transient Lodging - 26 upa net	Retail & Office - .5 <u>Civic/Governmental/Institution</u> - .6 Group Housing - .45 Transient Lodging - 26 upa net
Goods and Services	Town Center with Community and Neighborhood Goods and Services in Town and Village Centers: Minimum 65 SF gross building area per DU; <u>Corporate Office, Manufacturing and Light Industrial</u>	Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 SF gross building area per DU	Convenience Goods and Services: Minimum 10 SF gross building area per DU	Convenience Goods and Services: Minimum 10 SF gross building area per DU	Village Center with Neighborhood Goods and Services in Village Centers: Minimum 25 SF gross building area per DU
Water and Wastewater	Centralized or decentralized community treatment system <u>Interim Well and Septic</u>	Centralized or decentralized community treatment systems <u>Interim Well and Septic</u>	Individual Well and Septic System; <u>Centralized or decentralized community treatment system</u>	Individual Well and Septic System; <u>Centralized or decentralized community treatment system</u>	Centralized or decentralized community treatment systems <u>Interim Well and Septic</u>
Recreation and Open Spaces	Community Parks (200 SF/DU) Parks & Public Green Spaces w/n Neighborhoods <u>Active Recreation/Golf Courses</u> Lakes Open Space Minimum 35% of SRA	Parks & Public Green Spaces w/n Neighborhoods (minimum 1% of gross area) <u>Active Recreation/Golf Courses</u> Lakes Open Space Minimum 35% of SRA	Public Green Space for Neighborhoods (minimum 1% of gross acres)	Public Green Space for Neighborhoods (minimum 1% of gross acres)	Parks & Public Green Spaces w/n Neighborhoods (minimum 1% of gross area) <u>Active Recreation/Golf Courses</u> Lakes Open Space Minimum 35% of SRA
Civic, Governmental and Institutional Services	Wide Range of Services - minimum 15 SF/DU <u>Full Range of Schools</u>	Moderate Range of Services - minimum 10 SF/DU; <u>Full Range of Schools</u>	<u>Limited Services</u> <u>Pre-K through Elementary Schools</u>	<u>Limited Services</u> <u>Pre-K through Elementary Schools</u>	<u>Moderate Range of Services - minimum 10 SF/DU</u> <u>Pre-K through Elementary Schools</u>
Transportation	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system County Transit Access	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system <u>Equestrian Trails</u> <u>County Transit Access</u>	Auto - interconnected system of local roads Pedestrian Pathways <u>Equestrian Trails</u>	Auto - interconnected system of local roads Pedestrian Pathways <u>Equestrian Trails</u>	Auto - interconnected system of collector and local roads; required connection to collector or arterial Interconnected sidewalk and pathway system <u>Equestrian Trails</u> <u>County Transit Access</u>

* - Towns are prohibited within the ACSC, per policy 4.7.1 of the Goals, Objectives, and Policies.

** - Villages, Hamlets, and Compact Rural Developments within the ACSC are subject to location and size limitations, per policy 4.21, and are subject to Chapter 28-25, FAC.

*** - Density can be increased beyond the base density through the Affordable Housing Density Bonus or through the density blending provision, per policy 4.7.

**** Those CRDs that include single or multi-family residential uses shall include proportionate support services.

Underlined uses are not required uses.