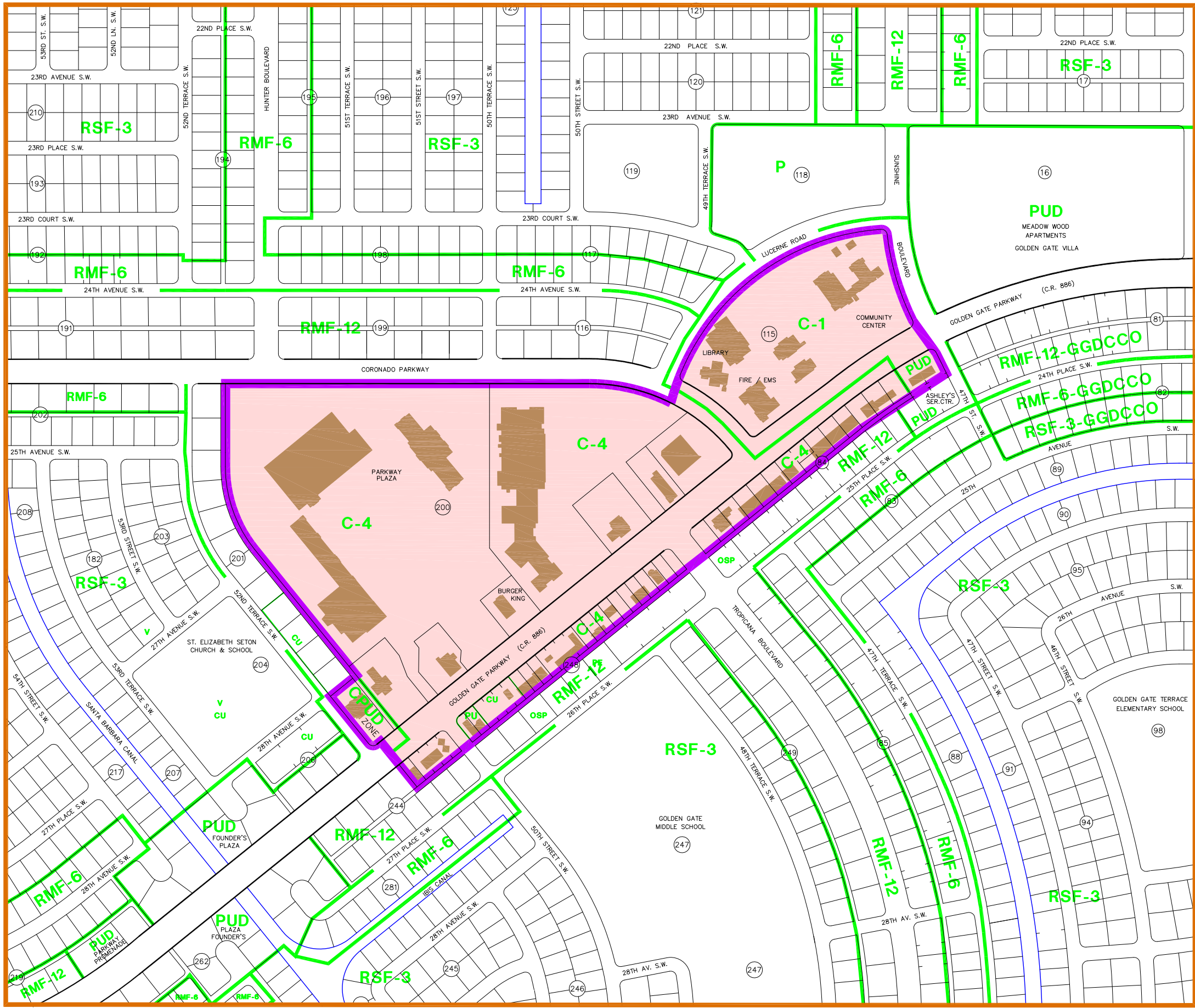


**Proposed Activity Center #15 Overlay**



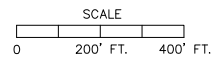
AMENDED – JANUARY 25, 2005  
 (Ord. No. 2005-3)

AMENDED – SEPTEMBER 13, 2011  
 (Ord. No. 2011-26)

**AMENDED - JUNE 13, 2017**  
 (Ord. No. 2017-22)

**LEGEND**

- ACTIVITY CENTER BOUNDARY**
- RSF-3 EXISTING ZONING**  
 (NOTE: PROVIDED FOR INFORMATIONAL PURPOSES ONLY; THE OFFICIAL SOURCE OF ZONING INFORMATION IS THE ZONING ATLAS SET, WHICH IS PART OF THE COLLIER COUNTY LAND DEVELOPMENT CODE, ORDINANCE NO. 04-41, AS AMENDED.)
- DEVELOPED LAND USE**  
 (NOTE: DEVELOPED LAND USE, EXISTING BUILDINGS AND STRUCTURES COMPILED FROM 2015 AERIAL PHOTO.)
- EXISTING BUILDINGS AND STRUCTURES**





## 2.03.03 - Commercial Zoning Districts

D. **General Commercial District (C-4).** The general commercial district (C-4) 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 uses and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system.

1. The following uses, as defined with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as accessory or conditional uses within the general commercial district (C-4).
  - a. *Permitted uses.*
    1. Accounting (8721).
    2. Adjustment and collection services (7322).
    3. Advertising agencies (7311).
    4. Advertising — miscellaneous (7319).
    5. Agricultural services (0783).
    6. Amusement and recreation services, indoor (7999).
    7. Amusement and recreation services, outdoor (7999 - fishing piers and lakes operation, houseboat rental, pleasure boat rental, operation of party fishing boats, canoe rental only).
    8. Ancillary plants.
    9. Animal specialty services, except veterinary (0752, excluding outside kenneling).
    10. Apparel and accessory stores (5611—5699).
    11. Architectural services (8712).
    12. Auditing (8721).

13. Auto and home supply stores (5531).
14. Automobile Parking, automobile parking garages and parking structures (7521 - shall not be construed to permit the activity of "tow-in parking lots").
15. Automotive services (7549) except that this shall not be construed to permit the activity of "wrecker service (towing) automobiles, road and towing service."
16. Automotive vehicle and equipment dealers (5511 and 5599, new vehicles only).
17. Banks, credit Unions and trusts (6011—6099).
18. Barber shops (7241, except for barber schools).
19. Beauty shops (7231, except for beauty schools).
20. Bookkeeping services (8721).
21. Bowling centers, indoor (7933).
22. Building cleaning and maintenance services (7349).
23. Business associations (8611).
24. Business consulting services (8748).
25. Business credit institutions (6153—6159).
26. Business services - miscellaneous (7381, 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).
27. Cable and other pay television services (4841) including communications towers up to specified height, subject to section-5.05.09.
28. Carpet and upholstery cleaning (7217).
29. Carwashes (7542) provided that carwashes abutting residential zoning districts shall be subject to section 5.05.11 of this Code.
30. Child day care services (8351).
31. Churches.
32. Civic, social and fraternal associations (8641).

33. Coin-operated laundries and dry cleaning (7215).
34. Coin operated amusement devices, indoor (7993).
35. Commercial art and graphic design (7336).
36. Commercial photography (7335).
37. Commercial printing (2752, excluding newspapers).
38. Computer programming, data processing and other services (7371—7379).
39. Computer and computer software stores (5734).
40. Credit reporting services (7323).
41. Dance studios, schools and halls, indoor (7911).
42. Detective, guard and armored car service (7381, except armored car and dog rental).
43. Department stores (5311).
44. Direct mail advertising services (7331).
45. Disinfecting and pest control services (7342).
46. Dry cleaning plants (7216, nonindustrial dry cleaning only).
47. Drug stores (5912).
48. Eating and drinking establishments (5812 and 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 5.05.01.
49. Educational plants and public schools subject to LDC section 5.05.14.
50. Educational services (8221 and 8222).
51. Electrical and electronic repair shops (7622—7629).
52. Engineering services (8711).
53. Equipment rental and leasing (7359 - except airplane, industrial truck, portable toilet and oil field equipment renting and leasing).
54. Essential services, subject to section 2.01.03.
55. Facilities support management services (8744).
56. Federal and federally-sponsored credit agencies (6111).
57. Food stores (groups 5411—5499).
58. Funeral services (7261, except crematories).
59. Garment pressing, and agents for laundries and drycleaners (7212).

60. Gasoline service stations (5541), with services and repairs as described in section 5.05.05.
61. General merchandise stores (5331—5399).
62. Glass stores (5231).
63. Golf courses, public (7992).
64. Group care facilities (category I and II, except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section 5.05.04.
65. Hardware stores (5251).
66. Health services, miscellaneous (8092—8099).
67. Health services, offices and clinics (8011—8049).
68. Home furniture and furnishings stores (5712—5719).
69. Home health care services (8082).
70. Hospitals (8062—8069).
71. Hotels and motels (7011, 7021 and 7041) when located within an activity center.
72. Household appliance stores (5722).
73. Insurance carriers, agents and brokers (6311—6399, 6411).
74. Labor unions (8631).
75. Landscape architects, consulting and planning (0781).
76. Laundries and dry cleaning, coin operated — self service (7215).
77. Laundries, family and commercial (7211).
78. Laundry and garment services, miscellaneous (7219).
79. Legal services (8111).
80. Libraries (8231).
81. Loan brokers (6163).
82. Management services (8741, 8742).
83. Marinas (4493 and 4499 - except canal operation, cargo salvaging, ship dismantling, lighterage, marine salvaging, marine wrecking, and steamship leasing), subject to section 5.05.02.
84. Medical and dental laboratories (8071 and 8072).

85. Medical equipment rental and leasing (7352).
86. Membership organizations, miscellaneous (8699).
87. Membership sports and recreation clubs, indoor (7997).
88. Mortgage bankers and loan correspondents (6162).
89. Motion picture theaters (7832).
90. Motorcycle dealers (5571).
91. Museums and art galleries (8412).
92. Musical instrument stores (5736).
93. News syndicates (7383).
94. Nursing and professional care facilities (8051—8059).
95. Outdoor advertising services (7312).
96. Paint stores (5231).
97. Passenger car leasing (7515).
98. Passenger car rental (7514).
99. Personal credit institutions (6141).
100. Personal services, miscellaneous (7299).
101. Personnel supply services (7361 and 7363).
102. Photocopying and duplicating services (7334).
103. Photofinishing laboratories (7384).
104. Photographic studios, portrait (7221).
105. Physical fitness facilities (7991).
106. Political organizations (8651).
107. Professional membership organizations (8621).
108. Professional sports clubs and promoters, indoor (7941).
109. Public administration (groups 9111—9199, 9229, 9311, 9411—9451, 9511—9532, 9611—9661).
110. Public or private parks and playgrounds.
111. Public relations services (8743).
112. Radio, television and consumer electronics stores (5731).
113. Radio, television and publishers advertising representatives (7313).
114. Radio and television broadcasting stations (4832 and 4833).

115. Real Estate (6512, 6531—6552).
116. Record and prerecorded tape stores (5735).
117. Religious organizations (8661).
118. Repair services - miscellaneous (7699 - except agricultural equipment repair, awning repair, beer pump coil cleaning and repair, blacksmith shops, catch basin, septic tank and cesspool cleaning, industrial truck repair, machinery cleaning, repair of service station equipment, boiler cleaning, tinsmithing, tractor repair).
119. Research, development and testing services (8731—8734).
120. Retail - miscellaneous (5921—5963, 5992—5999).
121. Retail nurseries, lawn and garden supply stores (5261).
122. Reupholstery and furniture repair (7641).
123. Secretarial and court reporting services (7338).
124. Security and commodity brokers, dealer, exchanges and services (6211—6289).
125. Security systems services (7382).
126. Shoe repair shops and shoeshine parlors (7251).
127. Social services, individual and family (8322—8399, except for homeless shelters and soup kitchens).
128. Surveying services (8713).
129. Tax return preparation services (7291).
130. Telegraph and other message communications (4822) including communications towers up to specified height, subject to section 5.05.09.
131. Telephone communications (4812 and 4813) including communications towers up to specified height, subject to section 5.05.09.
132. Theatrical producers and miscellaneous theatrical services, indoor (7922-7929, including bands, orchestras and entertainers; except motion picture).
133. Travel agencies (4724, no other transportation services).
134. United State Postal Service (4311, except major distribution center).
135. Veterinary services (0741 and 0742, excluding outside kenneling).
136. Videotape rental (7841).
137. Vocational schools (8243—8299).
138. Wallpaper stores (5231).
139. Watch, clock and jewelry repair (7631).



140. Any use which was permissible under the prior General Retail Commercial (GRC) zoning district, as identified by Zoning Ordinance adopted October 8, 1974, and which was lawfully existing prior to the adoption of this Code.
  141. Any other commercial use or professional services which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are purely associated with activities conducted in an office.
  142. Any other commercial or professional use which is comparable in nature with the (C-1) list of permitted uses and consistent with the purpose and intent statement of the district as determined by the board of zoning appeals pursuant to section 10.08.00.
- b. *Accessory Uses.*
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 5.03.05.
  3. Outside storage or display of merchandise when specifically permitted for a use, otherwise prohibited, subject to section 4.02.12.
- c. *Conditional uses.* The following uses are permitted as conditional uses in the general commercial district (C-4), subject to the standards and procedures established in section 10.08.00.
1. Animal specialty services, except veterinary (0752, with outside kenneling).
  2. Amusement and recreation services, outdoor (7948, 7992, 7996, 7999).
  3. Auctioneering services, auction rooms (7389, 5999).
  4. Automotive dealers and gasoline service stations (5511, 5521).
  5. Automotive rental and leasing, outdoor display permitted (7513, 7519).
  6. Boat dealers (5551).
  7. Bottle clubs. (All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01.).
  8. Communication towers above specified height, subject to section 5.05.09.
  9. Dealers not elsewhere classified (5599 outdoor display permitted, excluding Aircraft dealers-retail).
  10. Fire protection (9224).
  11. Fishing, hunting and trapping (0912—0919).
  12. Fuel dealers (5983—5989).
  13. Homeless shelters.

14. Hotels and motels (7011, 7021, 7041 when located outside an activity center).
15. Kiosks.
16. Legal counsel and prosecution (9222).
17. Local and suburban transit (groups 4111—4121, bus stop and van pool stop only).
18. Motion picture theaters, drive-in (7833).
19. Permitted use with less than 700 square feet of gross floor area in the principal structure.
20. Police Protection (9221).
21. Public order and safety (9229).
22. Recreational vehicle dealers (5561).
23. Soup kitchens.
24. Motor freight transportation and warehousing (4225, air conditioned and mini-and self storage warehousing only).
25. Veterinary services (0741 and 0742, with outside kenneling).
26. 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 pursuant to section 10.08.00.

(Ord. No. 08-11, § 3.F; Ord. No. 10-23, § 3.F; Ord. No. 14-33, § 3.B; Ord. No. 16-27, § 3.D; Ord. No. 18-18, § 3.B)



**4.02.01 - Dimensional Standards for Principal Uses in Base Zoning Districts**

A. The following tables describe the dimensional standards pertaining to base zoning districts. Site design requirements apply to the principal building on each site.

**Table 1. Lot Design Requirements for Principal Uses in Base Zoning Districts.**

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width (linear feet)	Maximum Building Coverage (%)
C-4	10,000	100	None

**Table 2. Building Dimension Standards for Principal Uses in Base Zoning Districts.**

Zoning District	Maximum Building Height (feet)	Minimum Distance Between Buildings	Minimum Floor Area of Buildings (square feet)	Floor Area Ratio (%)
C-4	75	A	700 (ground floor)	Hotels .60 Destination resort .80

**Table 2.1 - TABLE OF MINIMUM YARD REQUIREMENTS (SETBACKS) FOR BASE ZONING DISTRICTS**

Note as to **setback line** measurement: minimum **setback lines** are typically measured from the legal boundary of a **lot**, regardless of all **easements** burdening a **lot**, with the exception of **easements** that comprise a road **right-of-way** where the minimum **setback line** is to be measured from the road **right-of-way easement** line.

Zoning district	Minimum Front Yard (feet)	Minimum Side Yard (feet)		Minimum Rear Yard (feet)		Public School Requirements
C-4 <sup>4</sup>	d	25	a	25	a	x

<sup>4</sup> C-4, C-5 and I Districts - minimum setback on any side that is waterfront = 25 ft.; setback for marinas = none; setback on any side adjacent to a railroad right-of-way = none

a = 50% of the building height, but not less than 15 feet.

d = 50% of the building height, but not less than 25 feet. Structures 50 feet or more in height = 25 feet plus one additional foot of setback for each foot of building height over 50 feet.

(Ord. No. 04-72, § 3.L; Ord. No. 05-27, § 3.P; Ord. No. 07-67, § 3.I; Ord. No. 10-23, § 3.Q; Ord. No. 12-38, § 3.J; Ord. No. 14-33, § 3.I; Ord. No. 18-18, § 3.G; Ord. No. 18-32, § 3.A)