

NEW F. Golden Gate Parkway Overlay (GGPO)

1. Purpose and Intent. The purpose of the Golden Gate Parkway Overlay (GGPO) is to create development standards and design guidelines that are applicable to new development and redevelopment, to encourage the following:
 - a. The concentration of commercial, residential and institutional uses, which will serve as a focal point for the community.
 - b. A mix of residential and nonresidential uses in the same building (vertical mixed use) or in separate buildings with a common development plan (horizontal mixed use).
 - c. Support economic development through an expanded list of employment-related permitted uses.
 - d. An improved pedestrian realm through the mixing of land uses and limiting the proliferation of auto-oriented uses.
 - e. A diversity of housing types through expanded list of allowable dwelling types.
 - f. Flexibility when remodeling and renovating through a deviation process.
 - g. Quality and consistency in design while maintaining flexibility for market responsiveness.
 - h. Compatibility of projects located within the GGPO in relation residentially-zoned properties located outside the GGPO.

2. Applicability. The GGPO boundary is delineated on the map below with subdistricts identified. Except as provided in this section, all other dimensional and development requirements and land uses shall be as required or allowed pursuant to the underlying zoning district.

3. Establishment of subdistricts. The Golden Gate Parkway Overlay-Activity Center subdistrict (GGPO-AC) and the Golden Gate Parkway Overlay-Downtown subdistrict (GGPO-DT) are established to define standards that address differences in lot configurations and allowable uses within Activity Center #15 as identified in the Growth Management Plan (GMP), compared with the lot configurations and permitted uses along the Golden Gate Parkway corridor to the west and to the east of the Activity Center.

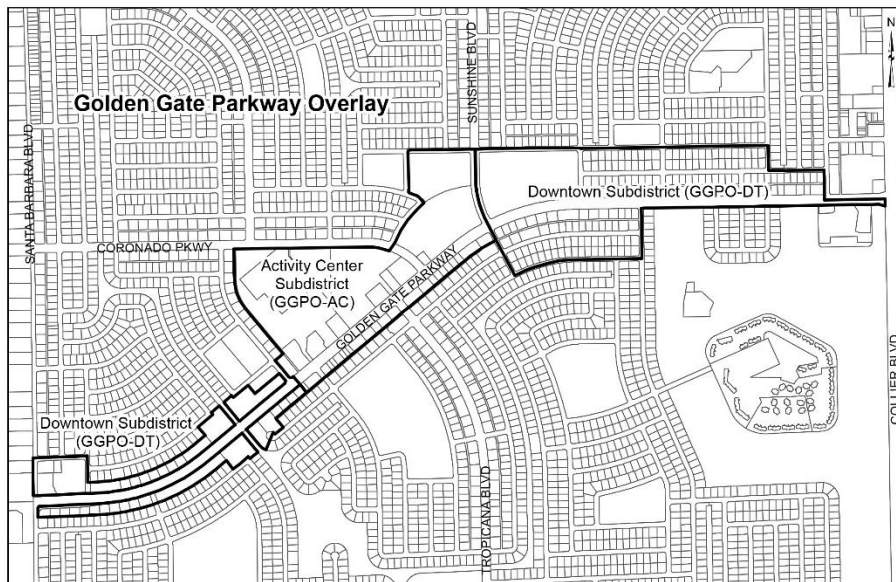


Figure 1: GGPO boundary with subdistricts

4. Conflict. In the event of conflict between the development or design standards contained herein with other development or design standards of the LDC, including definitions, the standards of the GGPO shall prevail.

5. Definitions.

Additive manufacturing: ISO/ASTM 52900:2015 establishes and defines terms used in additive manufacturing (AM) technology, which applies the additive shaping principle and thereby builds physical 3D geometries by successive addition of material.

Advanced Manufacturing: The use of innovative technology to improve products or processes. The Advanced manufacturing entity makes extensive use of computer, high precision, and information technologies integrated with a high-performance workforce in a production system capable of furnishing a heterogenous mix of products in small or large volumes with both the efficiency of mass-production and the flexibility of custom manufacturing in order to respond quickly to consumer demands.

Food truck: A mobile food dispensing vehicle as defined by the Florida Department of Business and Professional Regulation Division of Hotels and Restaurants. Food trucks are classified as SIC Code 5963 retail trade direct selling establishments.

Food truck park: A site that is designed to provide electrical, water, sewer connections for food trucks and associated facilities such as, but not limited to, seating, bathrooms, and drinking or bar area that is subordinate to the primary food sales.

Targeted industry: A qualified targeted industry business as defined by Florida Statute 288.106 and such businesses or industries identified by the Board of County Commissioners.

On-street parking: Parking spaces located adjacent to, and accessed directly from, the street.

Off-street parking: Parking spaces located within parking lots or parking structures and accessed off the street.

Mixed use: A single development project with a residential component and a nonresidential component. The mix of uses may be arranged horizontally (separate buildings with a common development plan) or vertically (in the same building), or some combination of both.

Parking lot: A ground-level area utilized for parking spaces accessible from the street and usually adjacent to the use it serves.

Parking structure: A multi-level parking facility utilized for parking spaces that serve establishments within walking distance of the structure. The structure may or may not be adjacent to the establishments it serves.

Primary employers: Primary employers are businesses that create a product or service that is principally sold outside of a region to generate new money and profits in the region.

6. Regulating Plans. The Regulating Plans provide a graphic depiction of the approximate network of streets and the subareas designated for certain types of uses within the GGPO. Development must generally align with the street network on the Regulating Plans. During the SDP or PPL process, the Zoning Official may administratively authorize variations in street alignment and use subareas that maintain consistency with the purpose and intent of the GGPO.

- a. Use categories. The terms Residential, Mixed Use, Commercial, Public, and Employment describe categories of uses appropriate within subareas on the Regulating Plans. A general guide for these use descriptions is provided below. Corresponding SIC Groups are provided for general guidance only.

Table 1. Use categories.

Use category	Corresponding uses
Residential (R)	Development comprised of dwellings, which includes live-work units, as defined in Sec. 1.08.02, and associated accessory uses and facilities.
Mixed Use (M)	A single development project with a residential component and a nonresidential component. The mix of uses may be arranged horizontally (separate buildings with a common development plan) or vertically (in the same building), or some combination of both.
Commercial (C)	SIC Group 50-51 Wholesale Trade SIC Group 52-59 Retail Trade SIC Group 60-67 Finance, Insurance Real Estate SIC Group 70-89 Services Veterinary and Animal Services (0742) Travel agencies, U.S. Postal Service (4311)
Employment (E)	SIC Group 20-39 Manufacturing
Public (P)	SIC Group 91-99 Public Administration Community Facilities

- b. Use subareas.
- i. The subareas designated on the Regulating Plan represent where Mixed Use, Commercial, and Residential (M/C/R) and Mixed Use, Commercial, and Public (M/C/P) uses are appropriate to provide an activated pedestrian realm along the Golden Gate Parkway corridor; and where Mixed Use, Commercial, and Employment (M/C/E) uses are appropriate off the Golden Gate Parkway corridor; and where Public (P) uses including institutional uses exist in the location of park facilities.
 - ii. The Zoning Official may administratively authorize a SIC code, that is otherwise allowable within the GGPO, in a location that varies from the use categories designated on the Regulating Plan as long as it is consistent with the purpose and intent of the GGPO.
 - iii. Opportunities for locating townhouses and for locating public open spaces or green spaces are identified based on siting dimension and orientation; these are suggested opportunities and are not mandatory.
- c. Streets and Frontage.
- i. Primary Streets and Type A Frontage. Primary Streets are shown on the Regulating Plans (*Figures 2A and 2B*) to generally align to form a modified grid to provide continuous pedestrian frontage conditions. The Primary Street network corresponds to a mix of uses and a higher level of site and building design standards that are intended to promote pedestrian comfort and foster a vibrant urban realm. The frontage condition for property along Primary Streets is subject to Type A Frontage standards. Type A Frontage standards also apply to other public streets as depicted on the Regulating Plans.

- ii. Secondary Streets. Secondary Streets are shown on the Regulating Plans to function as secondary accessways or alleys. The Secondary Streets are meant to maintain necessary vehicle and service access.
- iii. If Primary Streets and Secondary Streets are developed in general conformity with the alignment on the Regulating Plans in Figures 2A and 2B and corresponding street sections in Figures 3 and 4 below, incentives may be available through a Developers Agreement with Collier County. Incentives include, but are not limited to: County acceptance as a public street for maintenance, or tax increment funding.



Figure 2A: GGPO-AC Regulating Plan

Section 2.03.07 – Overlay Zoning Districts

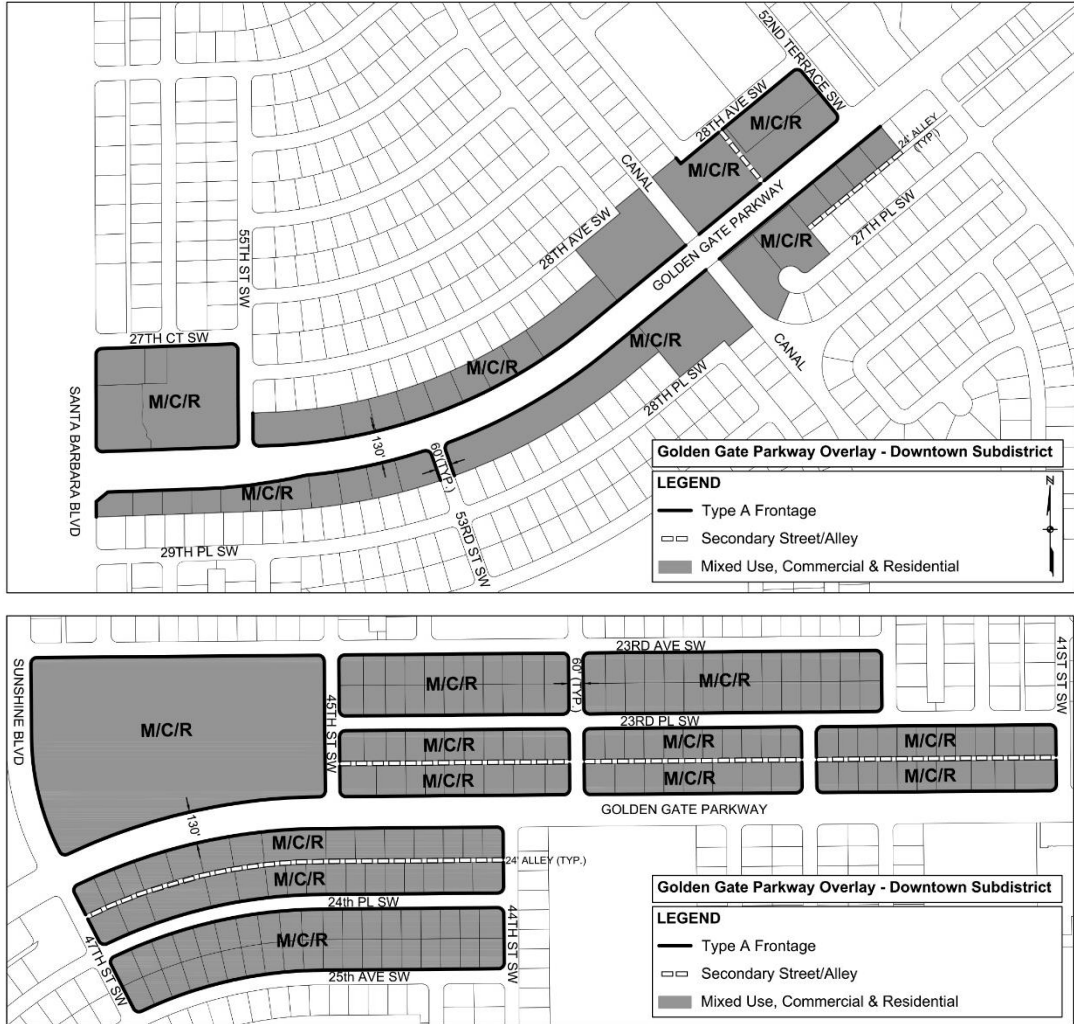


Figure 2B: GGPO-DT Regulating Plan (west and east)

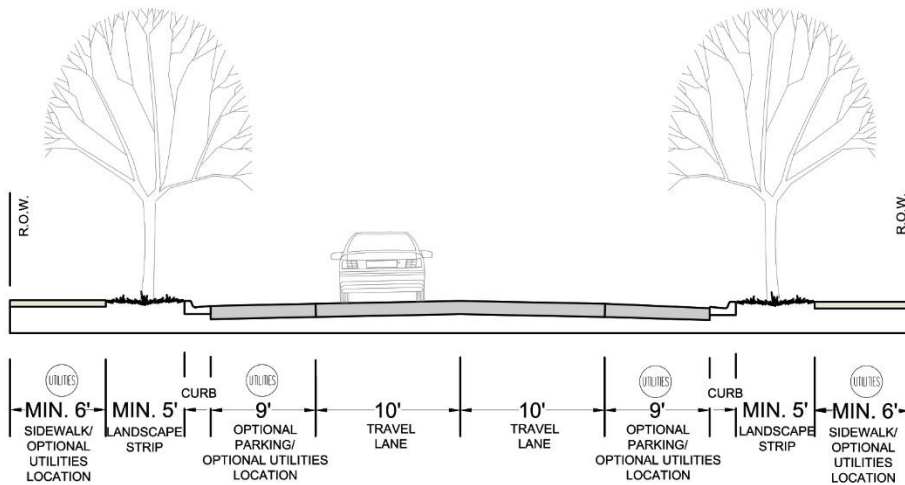


Figure 3: Primary Street (Typical 60' Right of Way)

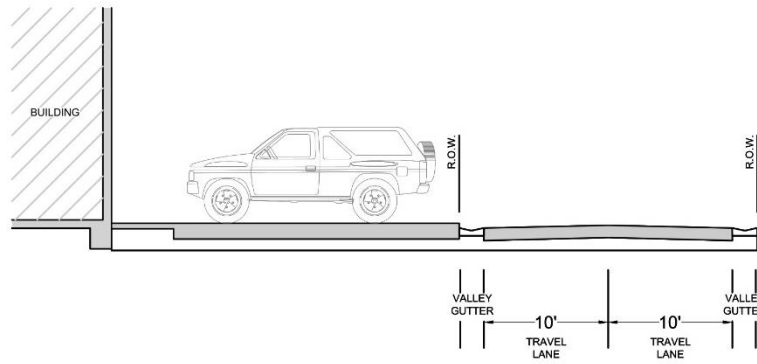


Figure 4: Secondary Street/Alley (Typical 24' Right of Way)

d. On-street parking design criteria.

- i. Parallel parking spaces shall be a minimum of 9 feet wide by 23 feet long. For every 6 on-street parking spaces, a landscape island that has a minimum dimension of 8 feet and is surrounded by Type D concrete curbing, shall be provided. The corners adjacent to the travel lane shall be angled at least 45 degrees away from perpendicular with the curb in order to provide adequate ingress and egress from each parallel parking space. Each island shall be decorative pavers or planted with hedges, groundcover and/or grasses less than 36 inches high and shall contain at least one small to medium ornamental tree that has a minimum of 6 feet clear trunk measured from the ground at the time of planting. For parking constructed of pervious material or decorative pavers, only terminal planter islands at intersections are required.

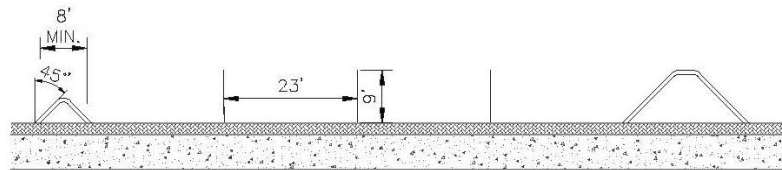


Figure 5: On-street parallel parking

- ii. On-street parking spaces perpendicular or angled parking from the travel lane are subject to the design criteria in Section 4.02.38.K.2.c.

- e. Primary Street Lighting. Lighting fixtures shall be provided along Primary Streets consistent with the decorative lighting identified as Figure 29 on page 5-9 of the Golden Gate Community Roadways Beautification Master Plan, more specifically identified as the Lumec Domus Series (DMS50-250MH-SG3-480-LD-DL-CRL72-1A/U.S. 41 East lighting fixture). If such lighting becomes unavailable, similarly themed lighting shall be used.

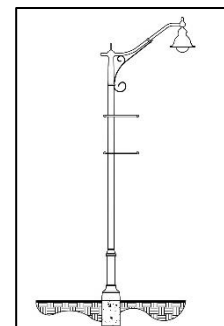


Figure 6: Primary Street lighting

7. Allowable uses.

- a. A mix of residential, commercial, employment, and public uses are permitted in the GGPO-AC subdistrict, allowing for a concentration of housing opportunities in proximity to shopping, dining, employment, and entertainment in order to promote a pedestrian friendly area.
- b. A mix of residential, commercial, and public uses are permitted in the GGPO-DT subdistrict to foster a pedestrian-friendly corridor with first floor uses such as storefronts, offices, and restaurants. The GGPO-DT allows for development of housing options along the corridor in proximity to shopping, dining, employment and entertainment.
- c. Table 2. Permitted and conditional uses.

Key: P = Permitted Use C = Conditional Use (#) = See Notes at the end of the table	Activity Center Subdistrict (GGPO-AC)	Downtown Subdistrict (GGPO-DT) (2)
Residential Uses		
Artist village as defined in Section 1.08.02	P	P
Live-work units as defined in Section 1.08.02	P	P
Multifamily dwellings, including townhouses, as defined in Sec. 1.08.02	P	P
All conditional uses in the underlying zoning district.	C (3)	C (3)
Any other use which is comparable in nature with the foregoing uses consistent with the allowable uses and purpose and intent of the GGPO, as determined by the Zoning Official.	P or C	P or C
Nonresidential uses		
All permitted nonresidential uses in the underlying zoning district.	P (1)	P (2)
All conditional uses in the underlying zoning district.	C (3)	C (2), (3)
Targeted industries:		
a) Qualified targeted industry business as defined by Florida Statute 288.106.	P	--
b) Aircraft and parts manufacturing (3721-3728), less than 100,000 square feet	P	--
c) Aircraft and parts manufacturing (3721-3728), 100,000 square feet or greater	C	--
d) Apparel and other finished products made from fabrics and similar material limited to automated cut and sew apparel manufacturing (2211-2299, 2311-2399)	P	--
e) Chemical and allied products, drugs, manufacturing limited to pharmaceutical and medicine manufacturing (2833-2836)	P	--
f) Communications and electrical equipment (manufacturing) (3629, 3669, 3679)	P	--
g) Computer and electronic manufacturing, limited to additive manufacturing including 3D printing (3571-3579)	P	--
h) Computer Processing and Data Preparation and Processing Services (7374)	P	P

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Key: P = Permitted Use C = Conditional Use (#) = See Notes at the end of the table	Activity Center Subdistrict (GGPO-AC)	Downtown Subdistrict (GGPO-DT)
i) Fabricated metal product manufacturing, limited to advanced fabricated metal products (3411-3479, 3482-3489, 3491-99)	P	--
j) Food Manufacturing, limited to advanced food manufacturing operations (except slaughtering plants) (2011-2099)	P	--
k) Furniture and related product manufacturing, limited to advanced furniture and related product manufacturing (2511-2599)	P	--
l) Instrument manufacturing, limited to medical equipment (3812, 3822-3829, 3841-3845, 3851)	P	--
m) Miscellaneous manufacturing, limited to advanced manufacturing (3993)	P	--
n) Motorcycles, bicycles and parts (3751)	P	--
o) Movie production, limited to motion picture and video production (7812-7819)	P	--
p) Other uses as may be determined by the Board of County Commissioners or designee consistent with the intent of supporting economic development in Golden Gate City provided the use shall not include storage of large volumes of highly flammable, toxic matter or explosive materials as a primary use and shall meet all applicable standards and limitations for noise, dust, glare, odors or vibration.	P	--
Accounting services (8721)	P	P
Adjustment and collection services (7322)	P	P
Advertising Agencies (7311)	P	P
Amusement and recreational services, indoor (7999 - martial arts, yoga and gymnastics instruction, and recreation involvement physical fitness exercise only)	P	P
Animal specialty services, limited to pet grooming with no outside kenneling (0752)	P	P
Apparel & accessory stores (5611-5699)	P	P
Architectural services (8712)	P	P
Auditing (8721)	P	P
Auto and home supply stores (5531)	P	P
Automobile parking, automobile parking garages and parking structures (7521 – shall not be construed to permit the activity of “tow-in parking lots”)	P	P
Banks and credit unions (6021-6062)	P	P (2)
Barber shops (7241)	P	P
Beauty shops (7231)	P	P
Bookkeeping services (8721)	P	P
Building cleaning and maintenance services (7349)	P	P
Business associations (8611)	P	P

Section 2.03.07 – Overlay Zoning Districts

Key: P = Permitted Use C = Conditional Use (#) = See Notes at the end of the table	Activity Center Subdistrict (GGPO-AC)	Downtown Subdistrict (GGPO-DT)
Business consulting services (8748)	P	P
Business credit institutions (6153-6159)	P	P
Business repair service	P	P
Carpet and upholstery cleaning (7217)	P	P
Child day care services (8351)	P	P
Churches	P	P
Civic, social and fraternal associations (8641)	P	P
Commercial art and graphic design (7336)	P	P
Commercial photography (7335)	P	P
Communications and electronic equipment (Nontargeted) (3661-3668, 3670-3678, 3680-3699)	P	P
Computer programming, data processing, rental, leasing, repair and other services (Nontargeted) (7371-7373, 7375-7379)	P	P
Computer and computer software stores (5734)	P	P
Credit reporting services (7323)	P	P
Department stores (5311)	P	P
Direct mail advertising services (7331)	P	P
Disinfecting and pest control services (7342)	P	P
Drinking places (5813)	P (4)	C (4)
Drug stores (5912) with up to 5,000 square feet per floor	P	P (2)
Drug stores (5912) with over 5,000 square feet per floor	P	C (2)
Eating establishments and places (5812 except commercial use employing drive-up, drive-in, or drive-through delivery of goods and/or services)	P (4)	P (4)
Electrical and electronic repair shop (7629)	P	P
Employment agencies (7361)	P	P
Engineering services (8711)	P	P
Equipment rental and leasing (7359), not including heavy construction equipment	P	P
Essential services, see sec. 2.01.03	P	P (5)
Food stores (groups 5411-5499)	P	P
Food truck park or lunch wagons, mobile-retail (5963)	P	P
Funeral service (7261, except crematories)	P	P
General merchandise stores (5331-5399)	P	P
Glass stores (5231)	P	P
Hardware stores (5251)	P	P
Health services, offices and clinics (8011-8049)	P	P
Health services (8071, 8092, and 8099)	P	C
Holding and other investment offices (6712-6799)	P	P
Home furniture and furnishing stores (5712-5719)	P	P
Home health care services (8082)	P	P
Hotel, excluding single room occupancy hotels	P	C
Household appliance stores (5722)	P	P
Insurance carriers, agents and brokers (6311-6399, 6411)	P	P
Job training and vocational rehabilitation services (8331)	P	P

Section 2.03.07 – Overlay Zoning Districts

Key: P = Permitted Use C = Conditional Use (#) = See Notes at the end of the table	Activity Center Subdistrict (GGPO-AC)	Downtown Subdistrict (GGPO-DT)
Labor unions (8631)	P	P
Landscape architects, consulting and planning (0781)	P	P
Laundry and drycleaners agents, garment pressing, linen supply, cleaning services (7212, 7213, 7219); no coin operated laundries or drycleaners	P	P
Legal services (8111)	P	P
Libraries (8231)	P	P
Loan brokers (6163)	P	P
Management services (8741, 8742)	P	P
Manufacturing of beverages, including microbrewery or microdistillery which may have an associated drinking place (Nontargeted) (2082-2087)	P (4)	C (4)
Medical equipment rental and leasing (7352)	P	P
Membership organizations - miscellaneous (8699)	P	P
Miscellaneous manufacturing (Nontargeted) (3911-3992, 3994-3999)	P	--
Mortgage bankers and loan correspondents (6162)	P	P
Museums and art galleries (8412)	P	P
Musical instrument stores (5736)	P	P
Paint stores (5231)	P	P
Parks, generally described as an area accessible to the general public that often includes plantings, fountains, seating areas, and other similar open space features	P	P
Perfumes, cosmetics, and other toilet preparations (2844)	P	--
Personal credit institutions (6141)	P	P (2)
Personal services - miscellaneous (7299)	P	P (6)
Personnel supply services (7363, except labor pools).	P	P
Photocopying and duplicating services (7334).	P	P
Photofinishing laboratories (7384).	P	P
Photographic studios, portrait (7221).	P	P
Physical fitness facilities (7991).	P	P
Political organizations (8651).	P	P
Professional membership organizations (8621).	P	P
Public relations services (8743).	P	P
Radio, television and consumer electronics stores (5731)	P	P
Radio, television and publishers advertising representatives (7313)	P	P
Record and prerecorded tape stores (5735)	P	P
Real estate (6512-6514, 6519, 6531-6553, 6541)	P	P
Retail - miscellaneous (5921-5963 and 5992-5999, excluding liquor stores, pawn shops, retail firearm and ammunition sales)	P	P (2)
Retail nurseries, lawn and garden supply stores (5261)	P	P
Schools - vocational (8243-8299)	P	P

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Key: P = Permitted Use C = Conditional Use (#) = See Notes at the end of the table	Activity Center Subdistrict (GGPO-AC)	Downtown Subdistrict (GGPO-DT)
Secretarial and court reporting services (7338)	P	P
Security and commodity brokers, dealers, exchanges, and services (6211-6289)	P	P
Shoe repair shops or shoeshine parlors (7251)	P	P
Surveying services (8713)	P	P
Tax return preparation services (7291)	P	P
Travel agencies (4724, no other transportation services)	P	P
United States Postal Service (4311, except major distribution center)	P	P
Veterinary services (0742, excluding outside kenneling)	P	P
Wallpaper stores (5231)	P	P
Watch, clock and jewelry repair (7631)	P	P
Any other use which is comparable in nature with the foregoing uses consistent with the allowable uses and purpose and intent of the GGPO, as determined by the Zoning Official.	P or C	P or C

Notes:
(1) In the GGPO-AC Subdistrict, car washes, storage facilities, auto dealerships, or any commercial use employing drive-up, drive-in or drive-through delivery of goods or services must comply with one of these criteria: a) Location of the proposed use is at least 1,320 feet from the nearest existing same use, as measured from the property line. b) A minimum of 25% of gross floor area must be dedicated to an alternate use, including: retail that is not auto-oriented or auto-related, personal service, or general or professional office use that is not for the primary use.
(2) No commercial use may employ drive-up, drive-in or drive-through delivery of goods or services in the GGPO-DT Subdistrict.
(3) Except that mixed residential and nonresidential uses, and any other uses identified as permitted in the GGPO, are permitted uses and are not conditional uses.
(4) All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to locational requirements of section 5.05.01.
(5) Except that law enforcement, fire, and emergency medical services uses are limited to administrative offices only in the GGPO-DT Subdistrict.
(6) Personal services are limited in the GGPO-DT Subdistrict to only: babysitting bureaus, clothing and costume rental, dating service, depilatory salons, diet workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal.

- d. Permitted accessory uses are all accessory uses permitted in in the underlying zoning district and all uses and structures that are accessory and incidental to uses permitted as of right.

8. Density and height standards.
 - a. Maximum density in the GGPO-AC subdistrict: Up to 22 residential units per gross acre per the GMP.
 - b. Maximum zoned height in the GGPO-AC subdistrict:
 - i. Townhomes: 45 feet.
 - ii. Multifamily, nonresidential, and mixed use: 75 feet.
 - c. Maximum density in the GGPO-DT subdistrict is per the GMP.
 - d. Maximum zoned height in the GGPO-DT subdistrict:
 - i. Townhomes: 45 feet.
 - ii. Multifamily, nonresidential, and mixed use: 60 feet.

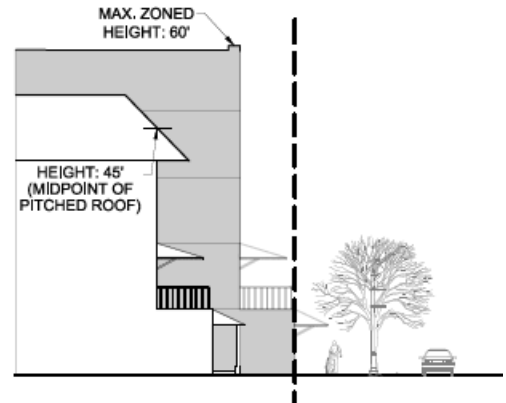


Figure 7: GGPO-DT Maximum Height

9. GGPO Site Design Standards.
 - a. Mix of uses: Mix of residential and nonresidential uses in the same building (vertical mixed use) or in separate buildings within a unified development plan (horizontal mixed use) is allowed and encouraged. For vertical or horizontal mixed use projects, residential density is calculated based upon the gross project acreage.

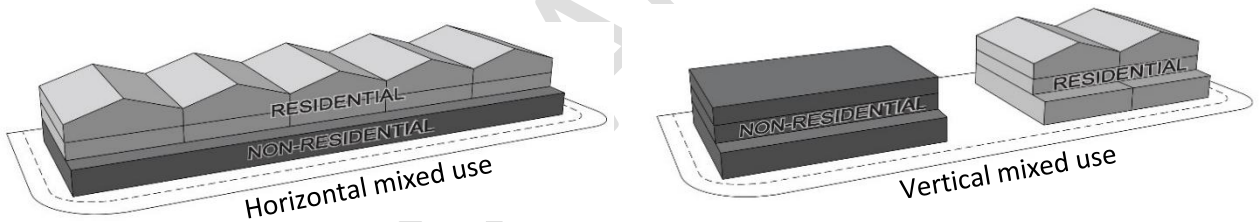


Figure 8: Mix of use diagram

- b. Table 3. Development Standards.

GGPO Development Standards	Residential	Non Residential or Mixed Use
Min. Lot Area (square feet)	Townhome: 2,000 s.f. Multifamily: 10,000 s.f.	10,000 s.f.
Min. Lot Width (linear feet)	Townhome: 20' Multifamily: 100'	100'
Max. Building Coverage (%)	None	None
Minimum Building Separation	10 feet	10 feet
Min. Floor area of residential units	Efficiency: 450 s.f. 1 Bedroom: 600 s.f. 2+ Bedroom: 750 s.f.	Efficiency: 450 s.f. 1 Bedroom: 600 s.f. 2+ Bedroom: 750 s.f.
Max. Floor Area Ratio (FAR) for hotels	n/a	0.90

c. Table 4. Required Yards.

GGPO Required Yards	
Front Yard (feet)	minimum 0' – maximum 15' For buildings set back greater than 0', the yard must be designed to accommodate pedestrians, bicyclists, and convenient curbfront access with a combination of planting area, seating, and extended sidewalk or hardscaping.
Minimum Side Yard (feet)	0' when connected to an adjoining structure, otherwise the side setback must provide for a minimum of 10' separation between buildings.
Minimum Rear Yard (feet)	15' or 23' for alley-facing garages
Right-of-way or roadway easement encroachments: Awnings and similar overhangs may encroach as long as a min. 6-foot width of clear sidewalk is maintained and a min. clear distance of 9 feet above the sidewalk is maintained.	
All structures must comply with sight distance requirements.	

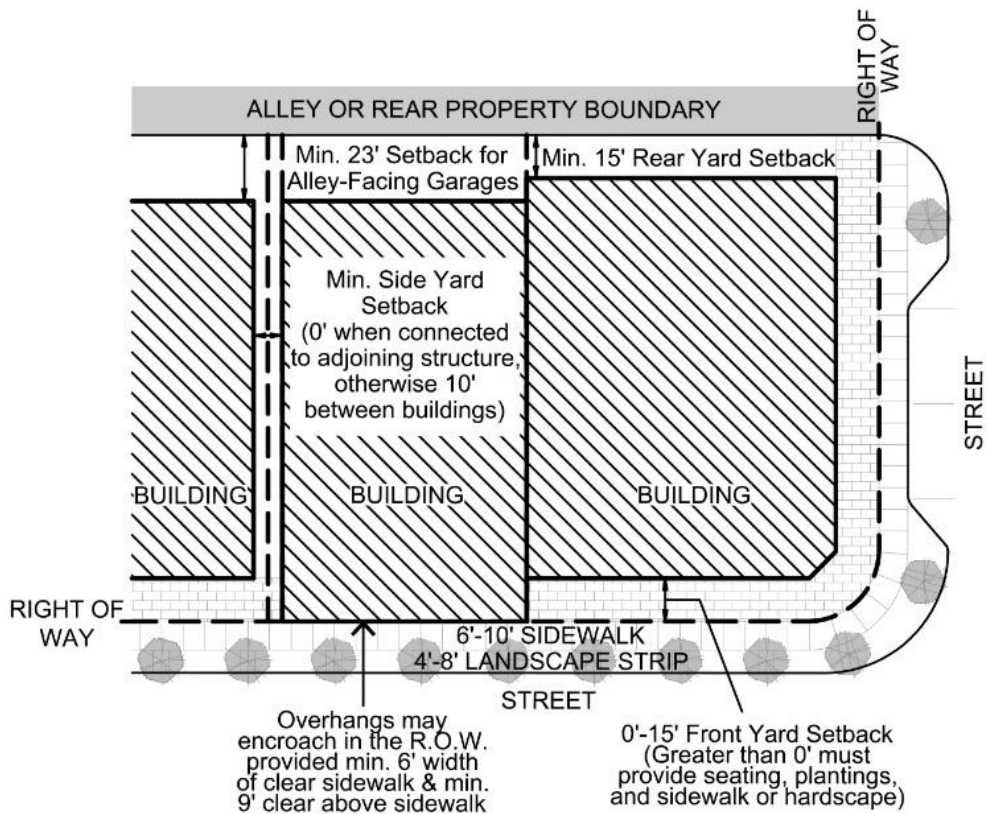


Figure 9: Required yards diagram

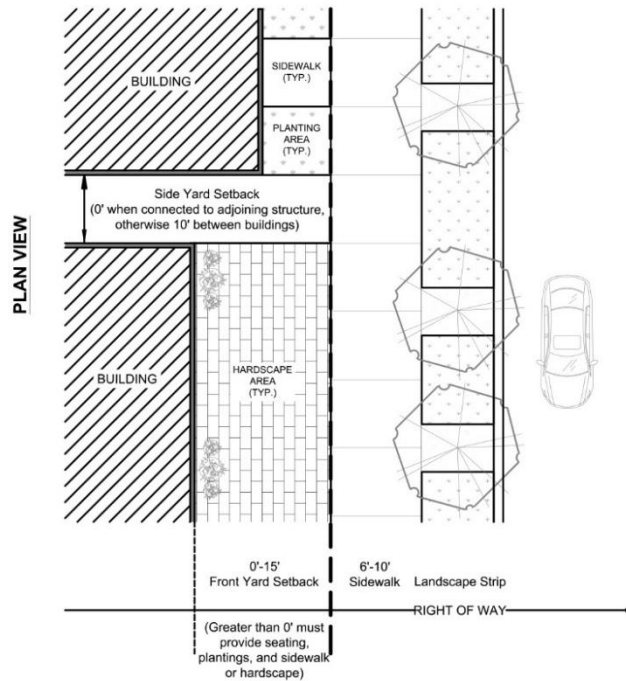


Figure 10: Front yard diagram in plan view

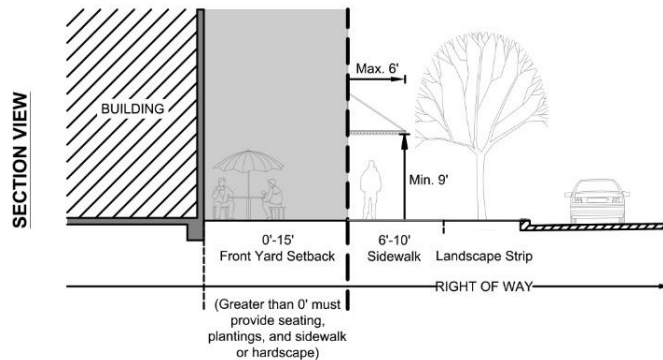


Figure 11: Front yard diagram in section view

10. Building design standards.
 - a. Architectural standards set forth in LDC Section 5.05.08 are applicable to non-residential (not mixed use) buildings and projects, with the modifications identified in subsection b below.
 - b. The following standards additionally apply to all building and project types:
 - i. All building types within a unified plan of development or project must employ integrated and complementary architectural, site and landscaping design elements. Integrated and complementary design elements must include colors and materials.
 - ii. *Gateways*. Buildings or projects located at the intersection of two or more arterial or collector roads, or two or more Primary Streets, shall include design features to emphasize their location as gateways and transition points within the community.

Examples of design features include: tower element, public plaza or courtyard.

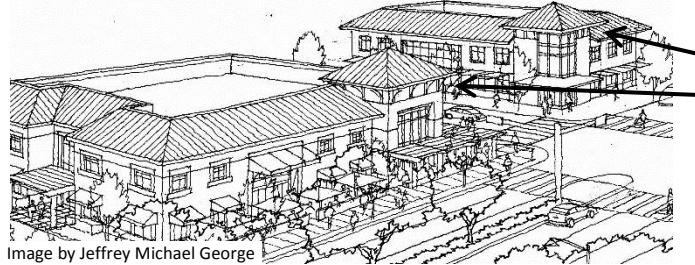


Image by Jeffrey Michael George

Figure 12: Example of tower elements to frame a gateway.

Example: Tower elements are used for buildings at an intersection to emphasize the location as a gateway.

- iii. *Terminating vistas.* Buildings or projects that terminate a vista at the end or turning point of any street or pedestrian path shall include design features to emphasize the importance of the view. Examples of design features include: tower element, porte-cochere, cupola.

- iv. *Type A Frontage standards.*

- a) First story. Buildings shall be designed with a minimum finished floor to ceiling height of 12 feet.
- b) Second and higher stories. The second and higher stories shall be set back from the first story façade by at least 10 feet.

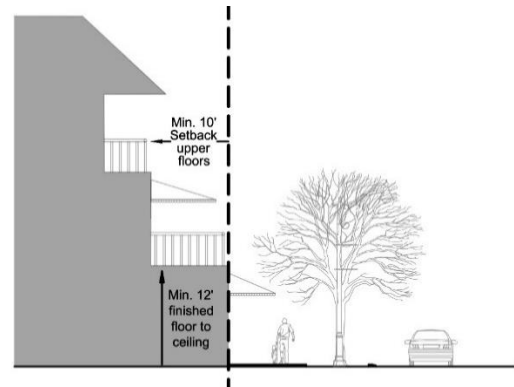


Figure 13: Type A Frontage standards

- c) Along Type A Frontage, 60 percent of the nonresidential ground floor façade shall be designed with windows to provide some visual interest for pedestrians and to support the crime prevention principle of eyes on the street.
- v. *Pathways.* To provide safe opportunities for alternative modes of transportation, on-site pathway systems shall connect between all building entrances and parking areas on-site. The system must be designed with the attributes of directness, continuity, safe marked crossings, visual interest, and security.
 - a) *Interconnection.* On-site pathway systems must connect to the existing public pedestrian, bicycle path and transit facility network, and to existing facilities on adjoining properties to the extent feasible. Where public or adjoining facilities do not exist, future potential connection points shall be designated where linkages can be made in the future.
 - b) *Design.* Paths must be a minimum of 8 feet wide and separated from vehicular traffic by curbing except where crosswalks are necessary. Specialty pavers are encouraged.
- vi. *Blank walls.* Blank wall areas must be interrupted with a minimum of an opening or relief work every 120 linear feet.

- vii. *Maximum uninterrupted building length.* Where a building or series of buildings form a continuous front facade that exceeds 300 feet in length, a pedestrian passageway shall be provided on the ground level.
 - viii. *Roof material.* Asphalt shingles are prohibited roof materials.
 - ix. *Building materials.* Corrugated or metal panels are limited to no more than 33 percent of exterior building facades (not applicable to roofs).
 - x. *Neon type tubing.* Neon or neon type tubing and LED tubing is prohibited on the exterior and the roof of a building, and in window frames.
 - xi. *Signs.* Standards of LDC Section 5.06.00 apply, with the exception that the following standards apply to wall, awning, ground, blade and menu signs for nonresidential and mixed use projects.
 - a) A nonresidential or a mixed use project is permitted a combination of any 2 of the following types of signs: sign band, awning sign, or ground sign.
 - i) Sign band. In lieu of wall signage, a sign band measuring 2-1/2 or less in vertical dimension and of any horizontal dimension may be applied to the façade of each building. The sign band shall be at least 10 feet above floor level. Sign bands are limited to first and second stories and must be of unified color, material, lettering style and illumination method. The Zoning Official may authorize a projecting sign as described in LDC Section 5.06.04.F.6 in substitution for signage in a sign band.
 - ii) Awning signs. In lieu of a sign band, the vertical drip edge of first story awnings may have lettering no more than 8 inches in vertical dimension by any length. Awning signs on a building must be of compatible color and lettering style.
 - iii) Ground signs per the standards for ground signs in LDC Sections 5.06.04.F.1 and 2.
 - b) Additional signs allowed. Each ground floor business is allowed one blade sign hung under an awning or arcade with minimum clearance of 8 feet. Blade signs may not exceed 8 square feet in cumulative area, with a maximum dimension of 4 feet.
 - c) Sign Illumination. Signs may only be externally lit or backlit. Translucent signs and exposed neon tubes or exposed LED tubing are prohibited.
11. Public open space.
- a. In order to promote a vibrant, walkable, urban community, the GGPO public open space standards are intended to concentrate open space in structured, functional and usable spaces that are nodes along connected pedestrian paths or corridors that are accessible to the public.

- b. Minimum requirement. Fifteen percent (15%) of the site must be dedicated to structured open spaces that are accessible to the public along pedestrian paths or corridors. The open spaces may be pocket parks, green space, pervious plazas, central greens, and may include passive furnishings such as benches, pavilions, picnic areas, and similar furnishings. Pervious trail links that connect within or across open spaces may count toward the requirement. Lakes, detention areas with publicly accessible sidewalks or other impervious paths, and active recreation fields or courts that are accessible to the public may be counted toward the required public open space. Provisions shall be included to assure the continued maintenance of the public open space area.
12. Parking and service areas.
- a. Mixed-use environments have the opportunity to provide a variety of parking options to residents and patrons.
 - b. Minimum nonresidential parking requirement:
 - i. Three spaces per 1,000 square feet gross floor area.
 - ii. One space per hotel room.
 - iii. No parking is required for outdoor dining or outdoor restaurant seating areas.
 - iv. Parking requirements may be satisfied by the following means, in any combination:
 - a) Spaces dedicated on-site.
 - b) Deeded off-site parking spaces, which may be on-street parking spaces developed as part of a Primary Street, dedicated for the applicant's sole use and located within 1,320 feet measured from the property line.
 - c) Shared use agreement with a minimum ten year term for dedicated off-site parking spaces, which may be on-street parking spaces developed as part of a Primary Street, for the applicant's sole use and located within 1,320 feet measured from the property line.
 - d) The County Manager or designee may approve valet parking, subject to an operating plan that demonstrates the operation, including traffic levels and hours of operation, will not adversely impact surrounding properties and residential neighborhoods.
 - v. Parking credits. The County Manager or designee may grant parking credits to reduce the minimum parking requirement for non-residential uses for any combination of the following strategies:
 - a) Each space dedicated for parking or charging of electric vehicles or scooters may substitute for standard required parking spaces up to a maximum quantity of ten percent (10%) of required parking spaces, but not to exceed a maximum of twenty (20) substituted parking spaces.

- b) Compact vehicle spaces measuring 8 feet wide and 16 feet long may substitute for standard required parking spaces up to a maximum quantity of ten percent (10%) of required parking spaces.
- c) If a public transit facility (such as bus shelter, bus transfer facility, or park and ride accommodation) is provided in coordination with and accepted by Collier Area Transit, or if a car-share station, bike-share station, or ride-share pick up/drop off zone is provided, the facility may substitute for a portion of the standard required parking spaces. The parking credit for these facilities shall be equal to the number of parking spaces displaced by the facility. The Zoning Official may approve an alternative parking credit if the applicant provides a site-specific analysis of the projected frequency of passenger or patron use demonstrating a greater off-set of parking spaces is warranted.
- c. Minimum residential parking requirement:
 - i. Required number of spaces for residential units shall be per Section 4.05.04.
 - ii. Spaces required for residential units must be dedicated in an on-site parking structure, garage, townhouse driveway, or parking lot, with the exception that a dedicated on-street parking space developed as part of a Primary Street and located within 330 feet measured from the property line may substitute for one on-site parking space.
- d. Off-street parking, vehicular and service area standards.
 - i. Vehicular use, parking and service area shall be located to the rear or sides of buildings. When located to the sides of buildings, vehicular use areas shall occupy less than 50% of the length of the Type A Frontage line to maintain a degree of pedestrian scale and comfort along the street front.
 - ii. The use of Secondary Streets or alleys for access to parking lots or parking structures and service areas is encouraged.

- iii. Vehicular use areas that are not obscured from view by a building, except for townhouse driveways, shall be screened from view when located along Type A Frontage, a public path or public pedestrian corridor, or a residential development or a residentially zoned property external to the GGPO district, with a wall, continuous hedge or other durable nonvegetative barrier, or combination thereof, measuring 3 to 4 feet in height, along the entire length of the vehicular use area, except within sight triangles.

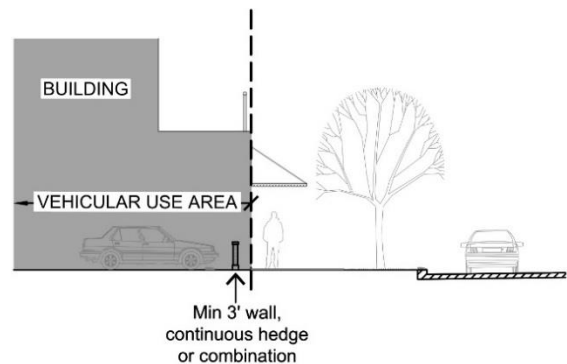


Figure 14: Screening of vehicular use areas

- e. Parking Structures.
 - i. Parking structure façades shall be designed to screen views of automobiles from adjacent streets, driveways, or residential development or residentially zoned property external to the GGPO district. Screening may be accomplished with architectural elements or vegetative screening.
 - ii. Parking structures must have commercial or residential uses occupy the ground floors along Type A Frontages.
 - iii. Parking structures must have a minimum 10-foot wide building foundation landscaping area pursuant to LDC Section 4.06.00 along the sides of a parking structure that are not along Type A Frontage.
 - iv. Parking structures are allowed to be located below grade and below habitable space. These structures must be accessed from the rear or side of the building.
 - f. Service function areas and facilities. All building types and project types are subject to the standards for service function areas and facilities in LDC Sections 5.05.08.F.4. and 2.03.06.G.10.
13. Landscape standards.
- a. Building foundation plantings shall be per LDC Section 4.06.05, except where the building setback is less than 5 feet.
 - b. On-site vehicular area landscaping shall be per LDC Section 4.06.03 in addition to the GGPO screening required in subsection 2.03.07.F.12.d. above.
 - c. Buffer landscaping shall be per the GGPO compatibility standards for buffering as provided in subsection 2.03.07.F.15.e. below.
14. Lighting standards. As described and provided in the Golden Gate Community Roadways Beautification Master Plan, or as otherwise identified below:
- a. Public paths shall be clearly marked by using design elements such as landscaping and pedestrian accent lighting.
 - b. Vehicular use area lighting or other internal project lighting shall be a decorative style consistent with the pedestrian/accent decorative lighting fixtures illustrated in Figure 29, page 5-9 of the Golden Gate Community Roadways Beautification Master Plan. If such lighting becomes unavailable, similarly themed lighting shall be used. Light fixtures must illuminate all public use areas adjacent to the building (e.g. entryway, courtyards, etc.) and shall be arranged or shielded to protect neighboring properties from direct glare or other interference.
15. Compatibility standards. The following restrictions apply where property is adjacent to residential development external to the GGPO district or residentially zoned property external to the GGPO

district. For purposes of this section, residential development or residentially zoned property that is across a local street or alley is considered adjacent.

- a. Lighting. Illumination levels shall not exceed 0.5 footcandles at lot lines that are adjacent to residential development external to the GGPO district or residentially zoned property external to the GGPO district. Lighting fixtures must have full-cutoff optics that direct the light source downward.
- b. Noise. Physical barriers, architectural details and operation plans shall demonstrate that noise levels shall be in compliance with the maximums identified in Code of Ordinances Section 54-92. Businesses with external speakers such as outdoor live entertainment shall orient speakers away from residences.
- c. Parking.
 - i. Parking areas shall be situated and buffered to avoid overflowing into the residential area, or otherwise impacting the residential areas.
 - ii. The overnight parking of commercial vehicles is prohibited unless parked within an enclosed building or shielded from view by an 8-foot high opaque decorative wall, vegetation, or combination of both.
- d. Access. Vehicular ingress and egress shall, where possible, be located along Secondary Streets or alleys and located to avoid conflict with traffic along streets external to the GGPO district. Pedestrian connections with public sidewalks and residential areas are encouraged.
- e. Landscape buffering and screening.
 - i. Nonresidential projects that are located adjacent to residential development or residentially zoned property external to the district boundaries shall provide a minimum five (5) foot wide landscape planting strip. The planting strip shall be landscaped with: shrubs and ground cover; shrubs shall be planted in a double row and be no less than 24 inches in height at time of planting; and trees, planted one per 30 linear feet.
 - ii. Vehicular use areas that are not obscured from view by a building, except for townhouse driveways, shall be screened from view when located along Type A Frontage, a public path or public pedestrian corridor, or a residential development or a residentially zoned property external to the GGPO district, with a wall, continuous hedge or other durable nonvegetative barrier, or combination thereof, measuring three (3) to four (4) feet in height, along the entire length of the vehicular use area, except within sight triangles.
 - iii. Service function areas and facilities. All building types and project types are subject to the standards for service function areas and facilities in LDC Sections 5.05.08.F.4. and 2.03.06.G.10.
- f. Mitigation of hazardous or adverse impacts. All hazardous or adverse impacts to adjacent residential development or residentially zoned property external to the GGPO district shall be identified and adequately addressed in a mitigation plan to minimize or eliminate such hazardous or adverse impacts.

- g. Architectural massing. Transitional massing elements as specified in 5.05.08 D.3. must be provided on proposed buildings that are twice the height or more of the adjacent residential building, or twice or more of the allowable height in the adjacent residential zoning district where no building exists.

16. Deviations.

- a. Deviations from dimensional standards (excluding height) and design standards of the GGPO may be granted by the Hearing Examiner, or other BOCC designee, in accordance with this section. Refer to Administrative Code Section 6.I. for the submittal requirements for a deviation request.
- b. Evaluation Criteria. The basis for approving a deviation request shall be made upon a determination that the purpose and intent of the GGPO will be met, and that:
 - i. Application of the LDC standard is not practical or feasible.
 - ii. The applicant's analysis demonstrates the need for the requested deviation; or conversely, strict adherence to the LDC would not be consistent with the purpose and intent of the GGPO.
 - iii. Granting of the deviation will not have a detrimental effect on the health, safety, and welfare of the community.

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