

AN ORDINANCE AMENDING ORDINANCE 82-2, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY BY AMENDING SECTION 8.38 GUEST HOUSE TO REQUIRE THAT DETACHED OR ATTACHED GUEST HOUSES COMPLY WITH THE MINIMUM 1 ACRE AND THE MINIMUM LOT WIDTH REQUIREMENTS; AND BY PROVIDING AN EFFECTIVE DATE:

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida:

SECTION ONE:

Section 8.38 of the Zoning Ordinance of Collier County, Ordinance 82-2 is hereby amended to read as follows:

8.38 Guest House: No guest accommodation facility which is accessory to a single-family dwelling, whether a free standing guest house or guest accommodations which are structurally integrated with the main dwelling, may be utilized for commercial purposes. Leasing or renting a guest accommodation facility shall constitute a violation of this zoning ordinance. Similarly, if a main residence is leased or rented, a guest accommodation facility accessory to it may not be occupied by the property owner, since that would constitute the unlawful utilization of single-family zoned property for two family dwelling purposes. Guest ~~houses which are physically separate from the main residence to which they are accessory~~ shall not be constructed on lots which are smaller than 43,560 square feet in area nor shall they be constructed on lots which have a frontage less than 105' in width, nor shall a guest house be larger than 40% of the size of the principal dwelling. Detached guest houses shall not be closer than 20 feet to the principal dwelling. A guest house may be constructed prior to a principle dwelling providing the guest house meets the minimum requirements of a single family residence in the district in which it is being constructed.

At such time as a principle residence is constructed, then the floor area percentage listed above shall apply.

SECTION TWO:

This Ordinance shall become effective upon notice that it has been received by the Office of the Secretary of State.

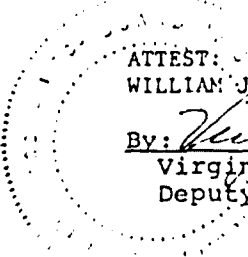
Date: May 3, 1983

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

ATTEST:
WILLIAM J. REAGAN, CLERK

By: Mary Frances Kruse
MARY-FRANCES KRUSE, CHAIRMAN

By: Virginia Magri, D.C.
Virginia Magri
Deputy Clerk



This ordinance filed with the Secretary of State's Office the 6th day of May, 1983 and acknowledgement of that filing received this 9th day of May, 1983.

By: Louise Chesonis, D.C.
Louise Chesonis, Deputy Clerk

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Words UNDERLINED ARE ADDITIONS: WORDS STRUCK-THROUGH ARE DELETIONS.

WILLIAM J. REAGAN
CLERK OF COURTS
COLLIER COUNTY, FLORIDA

STATE OF FLORIDA)
COUNTY OF COLLIER)

I, WILLIAM J. REAGAN, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct original of:

ORDINANCE NO. P3-19

which was adopted by the Board of County Commissioners during Regular Session the 3rd day of May, 1993.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 3rd day of May 1993.

WILLIAM J. REAGAN
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

By Virginia Maari D.C.
Virginia Maari
Deputy Clerk