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RICHARD(DICK)STONE  
SECRETARY OF STATE

AN ORDINANCE TO ADOPT THE ZONING REGULATIONS APPLICABLE TO IMMOKALEE AREA PLANNING DISTRICT OF COLLIER COUNTY, FLORIDA AS REVISED AND AMENDED; ESTABLISHING ZONING DISTRICTS WITHIN THE UNINCORPORATED PORTION OF COLLIER COUNTY, FLORIDA AND REGULATING WITHIN SUCH ZONING DISTRICTS: THE HEIGHT, NUMBER OF STORIES, SIZE, LOCATION, RELOCATION, ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION REMOVAL AND USE OF BUILDINGS, STRUCTURES AND SIGNS; USE OF LAND AND WATER FOR COMMERCE, INDUSTRY, RESIDENCE, AGRICULTURE, RECREATION, FORESTRY, RESOURCE, CONSERVATION, FLOOD CONTROL AND OTHER LAWFUL PURPOSES, THE SIZE OF YARDS, COURTS AND OPEN SPACES; PERCENTAGE OF LOT THAT MAY BE OCCUPIED; THE DENSITY AND DISTRIBUTION OF POPULATION; EXPANSION, CHANGE OR ELIMINATION OF NON-CONFORMITY; DAMAGE OR NUISANCE PRODUCING CHARACTERISTIC SUCH AS BUT NOT LIMITED TO NOISE, VIBRATION, GLARE AND THE HANDLING OF GASEOUS LIQUID AND SOLID WASTE INCLUDING JUNK AND WRECKED AUTOMOBILES, APPLIANCES OR PARTS THEREOF AND TRASH; CREATING DISTRICTS FOR SAID PURPOSES AND ESTABLISHING BOUNDARIES THEREOF; DEFINING CERTAIN TERMS USED THEREIN; REPEALING CONFLICTING RESOLUTIONS AND FOR OTHER PURPOSES; PROVIDING PENALTIES, SEVERABILITY AND CONFLICT CLAUSES AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Collier County, Florida has determined that the Zoning Regulations for the Immokalee Area Planning Districts should be codified, and

WHEREAS, the Board of County Commissioners of Collier County, Florida have determined that in order to eliminate duplication and confusion said Zoning Regulations should be placed in the Code of Laws and Ordinances of Collier County, Florida.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA.

SECTION ONE:

It is the intent of this Ordinance to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land, to protect human, environmental, social and economic resources; and to maintain through orderly growth and development, the character and stability of present and future land use and development; and to preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, morals, and general welfare; prevent the overcrowding of land and avoid undue concentration of population; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services; and conserve, develop, utilize, and protect natural resources.

SECTION TWO:

1. The Immokalee Area Zoning Regulations attached as Appendix "B" and made a part hereof are hereby adopted and made a part of the Laws and Ordinances of Collier County, Florida.

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2. It is the specific intent of this Ordinance that the uses of land expressly enumerated by Appendix "B", as applicable to a particular zoning district, are the exclusive uses permitted within each such district and all other uses are prohibited.

SECTION THREE:

1. Construction. This Ordinance, and the zoning regulation appended hereto are to be liberally construed to effectuate the public purposes of providing light, air, and open space; to reduce noise, heat, and water, land and air pollution, overcrowding by undue concentrations of population, commerce and industry; traffic congestion; unnecessary economic impact or damage to water, land, sea and air resources not in the public interest.

2. Penalty. Any person violating the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be punished as provided by general law.

3. Severance. If any portion of this Ordinance is declared unconstitutional or held invalid in application, the validity of the remaining portions and applicability to other persons and circumstances shall not be affected thereby.

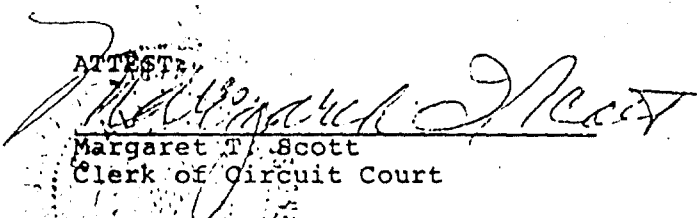
4. Conflict. Should any provision of this Ordinance conflict with other ordinances, codes or law, the more restrictive shall apply.

5. Effective Date. This Ordinance shall take effect upon receipt of notice from the Secretary of State that this Ordinance has been filed with the Secretary of State.

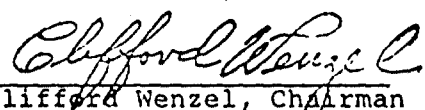
Dated: April 30, 1974

BOARD OF COUNTY COMMISSIONERS  
OF COLLIER COUNTY, FLORIDA


ATTEST:

  
Margaret T. Scott  
Clerk of Circuit Court

By:

  
Clifford Wenzel, Chairman

Approved as to form and legality:

  
David Emerson Bruner  
Collier County Attorney