

AN ORDINANCE AMENDING ORDINANCE 76-30
THE COMPREHENSIVE ZONING REGULATIONS FOR
THE UNINCORPORATED AREA OF THE COASTAL
AREA PLANNING DISTRICT BY ADDING A NEW
SECTION 22.IV, RM-1B MEDIUM DENSITY MID-
RISE DISTRICT AND PROVIDING AN EFFECTIVE
DATE

WHEREAS, the County Planning Department requested the
Board of County Commissioners to amend the Zoning Ordinance;

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

SECTION ONE:

The Zoning Ordinance 76-30 is hereby amended to include
the following new Section 22.IV Medium Density Mid-Rise District:

SECTION 22.IV - RM-1B Multi-Family District

1. District Purpose: The provisions of this district are intended to apply to an area of multi-family residences having a mid-rise profile silhouette and generally surrounded by low profile structures and open space and so situated that it is well-served by public and commercial services and has direct or convenient access to thoroughfares and collector streets.

This district is intended to implement the Comprehensive Plan through the utilization of the transfer of development rights as provided in Section 9 and provide mid-rise multi-family dwelling accommodations in accordance with the goals, objectives and policies of the Comprehensive Plan.

2. Permitted Uses and Structures: No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures

1. Multi-family dwellings.
2. Boat docks.

B. Permitted Accessory Uses and Structures

1. Customary accessory uses and structures.
2. Signs as permitted in Section 20 of this Ordinance.
3. Non-commercial boat launching facilities and multiple docking facilities.
4. Private boat houses and docks, with or without boat hoists, on canal or waterway lots, not protruding more than five(5) feet into the canal or waterway, unless such canal or waterway has a width of one hundred (100) feet or more, then the dock may protrude twenty (20) feet into such canal or waterway of such additional length as may be justified to the Director based on water depth, currents, unusual land contour or configuration or some other natural condition. No boat or boat house may be used as a residence.

SECRETARY OF STATE

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WILLIAM J. BEAGAN
CLERK OF BOARD

All docks, regardless of length shall have reflectors four (4) inches minimum size installed at the outermost end, on both sides.

C. Provisional Uses and Structures

The following uses may be permitted subject to the provisions of Section 14 of this Ordinance as follows:

1. Single family dwelling.
 2. Multi-family dwellings of 4, 5 or 6 stories in height.
 3. Churches, schools and child care centers.
 4. Civic and cultural facilities.
 5. Recreational facilities not accessory to principal use.
 6. Rest homes, homes for the aged, adult foster homes, children's homes, rehabilitation centers.
3. Maximum Density: 12 units per net acre.
 4. Minimum Lot Area Requirement: One (1) acre.
 5. Minimum Lot Width: One hundred and fifty (150) feet as measured at the front yard building line setback.
 6. Minimum Yard Requirements:
 - A. Depth of front yard - Thirty (30) feet plus one (1) foot for each two (2) feet of building height over thirty (30) feet.
 - B. Depth of side yard - Fifteen (15) feet plus one (1) foot for each two (2) feet of building height over thirty (30) feet.
 - C. Depth of rear yard - Thirty (30) feet plus one (1) foot for each two (2) feet of building height over thirty (30) feet.
 - D. Depth of Gulf front yard - As per the Coastal Construction Setback Line established by the Department of Natural Resources of the State of Florida pursuant to Section 161.053, F.S.
 7. Distance Between Structures:
 - A. The distance between any two (2) principal structures on the same parcel shall be fifteen (15) feet or a distance equal to one-half (1/2) the sum of their heights, whichever is the greater.
 8. Minimum Floor Area of Principal Structures:
 - A. 750 square feet for each dwelling unit.
 9. Maximum Height of Structures:
 - A. Three (3) stories above the finished grade of the lot.

In order to comply with the minimum flood elevation requirements, the maximum height of a structure shall be measured from the minimum base flood elevation required by the Flood Elevation Ordinance.
 10. Minimum Landscaped Areas:

- A. There shall be provided two (2) square feet of landscaped area for each square foot of off-street parking provided on the ground level. This may include any landscaping required in Section 19 of this Ordinance. The preservation of existing native vegetation is encouraged when such use is not in conflict with Chapter 13 of the Collier County Code of Laws and Ordinances.

11. Minimum Off-Street Parking:

- A. As for the RM-1, RM-1A Multiple Family requirement of Section 18 of Ordinance 76-30.
- B. Single family as provisional use as per single family dwelling in Section 18 of Ordinance 76-30.
- C. Other uses as per similar uses listed in Section 18 of Ordinance 76-30.

SECTION TWO:

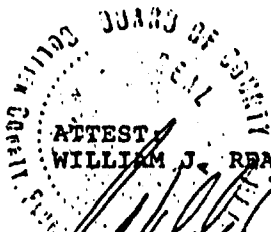
This Ordinance shall become effective upon notice that it has been received by the Secretary of State.

DATE: July 10, 1979

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY:

David C. Brown
DAVID C. BROWN, CHAIRMAN



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 original of:

ORDINANCE NO. 79-45

which was adopted by the Board of County Commissioners during Regular Session July 10, 1979.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 10th day of July, 1979.

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

By

Virginia Magri
Virginia Magri
Deputy Clerk

This Ordinance filed with the Secretary of State's Office the 17th day of July, 1979 and acknowledgement of that filing received this 20th day of July, 1979.

By

Virginia Magri
Deputy Clerk