

SETBACKS AND DIMENSIONAL STANDARDS FOR LOTS IN BASE (AS OPPOSED TO PLANNED UNIT DEVELOPMENT – PUD) ZONING DISTRICTS

NOTICE

The following information is taken from the Collier County Land Development Code, Ordinance 04-41, as amended, and is being provided to users outside the Community Development and Environmental Services Division in an effort to consolidate information now found in various sections of the Code. In some cases, information was inadvertently omitted from the new Code (04-41) when it superseded the previous Code (Ordinance 91-102). In such cases, *the setbacks and standards of the previous Code will apply until the corrections are made to the new Code*. Every effort has been made to ensure that the information in this document is accurate; however, users are warned that if this information conflicts with that incorporated in the existing LDC Ordinance 04-41, as amended, the LDC governs, and users are advised to consult the Code as needed.

Information is provided on **setbacks** (which determine the required yard in which no structures may be built unless otherwise exempted by the Code), **separation** between structures, minimum **lot width**, minimum **lot area**, and maximum **building height**.

Setback information for principal structures is found in LDC (Ord. 04-41) Section 2.07.00. Setback information for accessory structures is found in Section 4.02.03. Setbacks for nonconforming lots of record are addressed in various sections. Dimensional standards (height, lot area) are found in Section 4.02.00.

General Notes, Exceptions and Definitions

Access easements in Golden Gate Estates serving three or less lots do not constitute a front yard for the purpose of establishing setbacks (LDC, Definitions, Yard, front)

Corner lots: Lot width for corner lots is measured using the front yard with the shorter street frontage

Nonconforming front yards: When lots on either side of a recorded, undeveloped lot ((presumably either conforming or nonconforming – the Code doesn't specify)) have a principal residence that has front yard setbacks less than that currently required by Code, the average of the setbacks for these two lots will determine the minimum front yard setback for the unimproved lot.

Nonconforming lots: setbacks for nonconforming RSF/RMF lots generally revert to the most similar zoning district with regard to frontage, area and use per LDC Sec. 9.03.03.A. RMF-6 is an exception, & specifically addresses nonconforming setbacks.

Other residentially-used zoning districts either apply this rule, or specifically address nonconforming setbacks. Corner lots are often addressed separately.

Lot of record: a lot which is part of a subdivision recorded in the public records of Collier County; or, a lot or parcel under common ownership with fixed boundaries and a specific legal description recorded in the public records of Collier County on or before the effective date of the current LDC; or, a lot or parcel as described above, for which an agreement for deed was executed prior to October 14, 1974, if within the Coastal Area Planning District, and January 5, 1982 if within the Immokalee Planning District. (LDC, Definitions, Lot of record)

Overlay districts: setbacks in all underlying zoning districts can and probably will be modified by overlay standards. Check the Code for information on overlay districts.

Preserve areas/conservation easements: A 25-foot setback for principal structures is required from any **platted** preserve area/conservation easement (LDC, Sec. 3.05.07.H.3) Accessory structures and alterations (sidewalks, addition of fill, etc.) require a 10-foot setback.

Special yards: In situations where a yard is not clearly rear or side, the Zoning Department makes the decision. (LDC, Definitions, Yard, special)

Shoulder lots: Even though the lot meets minimum width and area requirements, **the front yard with the longest street frontage** may be reduced by 5 feet, but no yard may be less than 25 feet. (LDC, Definitions: Yard, front)

Through lots, front yards: Full front yards must be provided on all frontages unless one of the front yards normally required is not in keeping with “the prevailing yard pattern,” in which case the requirement may be waived: see Definitions, Yard, front.

Waterfront yards for other than SF/2F/Duplex dwelling units: **Principal structures other than those noted can be constructed to the bulkhead line or shoreline – zero setback - under certain circumstances**: see LDC Section 4.02.05. This option is also allowed specifically for marinas in the appropriate zoning districts.

Yard reduction thru public acquisition: Any yard of any lot reduced in area through public acquisition (dedication, condemnation, purchase, etc.) may be reduced by the same amount given up, but no front yard may be less than 10 feet (LDC, Sec 1.04.04.B)

Abbreviations of Base Zoning Districts

Residential Zoning Districts			Overlay Zoning Districts	
agricultural			CMO	Corridor Management Overlay
A	Rural Agricultural District	1du/5acres	MHO	Mobile Home Overlay
E	Estate District	1du/2.25acres	APO	Airport Overlay
residential			ST	Special Treatment
RSF-1	Residential Single-Family	1du/acre	P-ST	Preservation - Special Treatment
RSF-2		2du/acre	ACSC	Area of Critical State Concern
RSF-3		3du/acre	H	Historical & Archaeological Sites
RSF-4		4du/acre	GGPPOCO	Golden Gate Pkwy Professional Office
RSF-5		5du/acre	Immokalee Overlay	
RSF-6		6du/acre	SR29COSD	SR29 Commercial Overlay Subdist.
RMF-6	Residential Multiple-Family	6du/acre	JACOSD	Jefferson Ave Commercial Overlay Sub
RMF-12		12du/acre	FMOS	Farm Market Overlay Subdistrict
RMF-16		16du/acre	AOSD	Agribusiness Overlay Subdistrict
RT	Residential Tourist	16du/acre res.	MSOSD	Main Street Iverlay Subdistrict
VR	Village Residential	variable		Nonconforming MH Park Overlay SUB
MH	Mobile Home	7.26du/acre	Golden Gate City	
Commercial Zoning Districts			SBCO	Santa Barbara Commercial Overlay
C-1	Commercial Professional and General Office		BMUD Bayshore Drive Mixed Use Overlay	
C-2	Commercial Convenience		NC	Neighborhood Commercial Subdistrict
C-3	Commercial Intermediate		W	Waterfront Subdistrict
C-4	General Commercial		R-1	Residential Subdistrict 1
C-5	Heavy Commercial		R-2	Residential Subdistrict 2
TTRVC	Travel Trailer-Recreational Vehicle Campground		R-3	Residential Subdistrict 3
Industrial Zoning Districts			GZO Goodland Zoning Overlay	
I	Industrial		Activity Center #9 Overlay	
BP	Business Park		VBRTO Vanderbilt Beach RT Overlay Dist.	
Civic and Institutional Zoning Districts			RP Restricted Parking Overlay District	
P	Public Use		Eastern Lands / Rural Fringe Zoning Districts	
CF	Community Facility		RFMU	Rural Fringe Mixed Use District
Open Space Districts				Receiving Lands
GC	Golf Course			Rural Villages
CON	Conservation			Neutral Lands
Planned Unit Development Districts (PUD)				Sending Lands
RPUD	Residential PUD (includes RSF, RMF, RT, VR & MH)		NRPA	Natural Resource Protection Area
CFPUD	Community Facilities PUD		NBMO	North Belle Meade Overlay District
CPUD	Commercial PUD (includes C-1 thru C-5 and TTRVC)			
IPUD	Industrial PUD			
AOPUD	Airport Operations PUD			
MPUD	Mixed Use PUD			
RTPPUD	Research and Technology Park PUD			

1. SETBACKS AND DIMENSIONAL STANDARDS FOR CONFORMING LOTS OF RECORD IN ALL BASE ZONING DISTRICTS

Abbreviations used in tables:

- BH: maximum building height of any structure unless an exception is made under another Code provision
- BH(A): maximum height of accessory structure
- BH(P): maximum building height of principal structure ;; SPS: same (height, setback) as principal structure
- FY: front yard
- FYW: front yard, waterfront
- MH: mobile home
- MF: multi-family
- MLA: minimum lot area
- MLW: minimum lot width
- MLW-C: minimum lot width, corner
- MLW-I: minimum lot width, interior
- RY: rear yard
- RY-W: rear yard, waterfront
- SF: single-family
- SY: side yard
- SY-W: side yard, waterfront

RESIDENTIAL, SINGLE FAMILY (RSF)

RSF-1

MLA	1 acre (43,560 sq ft)
MLW	150 ft
BH (P)	35 ft
BH (A)	20 ft, except screen enclosures, SPS
FY	50 ft
SY	30 ft
RY	50 ft

RSF-2

MLA	20,000 sq ft
MLW	120 ft
BH (P)	35 ft
BH (A)	20 ft, except screen enclosures, SPS
FY	40 ft
SY	20 ft
RY	30 ft

RSF-3

MLA	10,000 sq ft
MLW-C	95 ft
MLW-I	80 ft
BH (P)	35 ft
BH (A)	20 ft, except screen enclosures, SPS
FY	30 ft
SY	7.5 ft
SY-W	10 ft
RY	25 ft

RSF-4

MLA	7,500 sq ft
MLW-C	75 ft
MLW-I	70 ft
BH (P)	35 ft
BH (A)	20 ft, except screen enclosures, SPS
FY	25 ft
SY	7.5 ft
SY-W	10 ft
RY	25 ft

RSF-5 & 6

MLA	6,600 sq ft
MLW-C	70 ft
MLW-I	60 ft
BH (P)	35 ft
BH (A)	20 ft, except screen enclosures, SPS
FY	25 ft
SY	7.5 ft
SY-W	10 ft
RY	20

RESIDENTIAL, MULTI-FAMILY (RMF)

RMF-6

MLA-SF	6,500 sq ft
MLW-SF	60 ft
BH (P)	35 ft
BH (A)	15 ft, except screen enclosures, SPS but not more than 35 ft
FY-SF	25 ft
SY-SF	7.5 ft
RY-SF	20 ft

MLA-Duplex 12,000 sq ft

MLA-two-family (2 combined lots) 6,000 sq ft per dwelling unit

MLW (both)	80 ft
BH (P)	35 ft
BH (A)	15 ft, except screen enclosures, SPS but not more than 35 ft
FY (both)	25 ft
SY (both)	10 ft
RY (both)	20 ft

MLA-MF	5,500 sq ft per dwelling unit
MLW-MF	100 ft
BH (P)	35 ft
BH (A)	15 ft, except screen enclosures, SPS but not more than 35 ft
FY	30 ft
SY	15 ft
RY	20 ft
Separation	15 ft or ½ sum of building heights (whichever is greater)

RMF-12

MLA	1 acre
MLW	150 ft
BH (P)	50 feet
FY	30 ft
SY	½ building height, minimum 15 ft
RY	30 ft
Separation	15 ft or ½ sum of building heights (whichever is greater)

RMF-16

MLA	1 acre
MLW	150 ft
BH (P)	75 feet
FY	½ building height, minimum 30 ft
SY	½ building height, minimum 15 ft
RY	½ building height, minimum 15 ft
Separation	15 ft or ½ sum of building heights (whichever is greater)

RESIDENTIAL TOURIST (RT)

MLA	1 acre
MLW	150 ft
BH (P)	10 stories for a maximum height of 100 feet
FY	½ building height, minimum 30 ft
SY	½ building height, minimum 15 ft
RY	½ building height, minimum 30 ft
Separation	15 ft or ½ sum of building height (whichever is greater)

VILLAGE RESIDENTIAL (VR)

MLA - SF/MH 6,000 sq ft
MLW- SF/MH 60 ft
BH (P) 30 feet
BH (A) 15 feet
FY 20 ft
SY 5 ft
SY-WF 10 ft
RY 20 ft

MLA-Duplex 10,000 sq ft
MLW-Duplex 100 ft
BH (P) 30 feet
BH (A) 15 feet
FY 35 ft
SY 15
RY 30

MLA-MF 1 acre
MLW-MF 150 ft
BH (P) 35 feet
BH (A) 15 feet
FY 35 ft
SY 15 ft
RY 30 ft
Separation ½ sum of building heights

MOBILE HOME (MH)

MLA 6,000 sq ft
MLW 60 ft
BH (P) 30 feet
FY 25 ft
SY 7.5 ft
SY adjacent to external public road 50 ft
SY-W 10 ft
RY 8 ft
RY-W 10 ft

TRAVEL TRAILER-RECREATIONAL VEHICLE CAMPGROUND (TTRVC)

Park area 20 acres
MLA-TTRV 2,800 sq ft
MLW-TTRV 40 ft
MLA-Campsite 1,800

MLW-Campsite	30 ft
BH (P)	30 feet
FY	10 ft
SY	5 ft
SY-W	10 ft
RY	8 ft
RY-W	10 ft
From park boundary	50 ft
From internal public street	25 ft
From external public street	50 ft
From building or structure	10 ft

ESTATES (E)

MLA	2.25 acres
MLW	150 ft
BH (P)	30 feet
FY	75 ft
FY-C	75 ft for shorter street frontage, 37.5 for longer frontage
SY	30 ft
RY	75 ft

AGRICULTURAL (A)

MLA	5 acres
MLW	165 ft
BH (P)	35 feet, except as permitted in section 4.02.01
FY	50 ft
SY	30 ft

Mobile Home (as temporary use): must be located no less than 100 ft from any county ROW, 200 ft from state ROW, & 500 ft from federal ROW (LDC 91-102, Sec 2.2.2.2.2.9)

COMMERCIAL

C-1

MLA	20,000 sq ft
MLW	100 ft
BH (P)	35 feet
FY	25 ft
SY	15 ft
RY	15 ft
From Residential Separation	25 ft ((none given))

C-2

MLA	15,000 sq ft
MLW	150 ft
BH (P)	35 feet
FY	25 ft
SY	15 ft
RY	15 ft
From Residential	25 ft
Separation	½ sum of building heights or 15 ft (whichever is greater)

C-3

MLA	10,000 sq ft
MLW	75 ft
BH(P)	50 feet
FY	25 ft or ½ building height measured from grade (whichever is greater)
SY	½ building height meas. from grade, minimum 15 ft
SY-W	25 ft
RY	15 ft or ½ building height measured from grade (whichever is greater)
RY-W	25 ft
From Residential	25 ft
Separation	½ sum of building heights or 15 ft (whichever is greater)

C-4

MLA	10,000 sq ft
MLW	100 ft
BH (P)	75 feet
FY	25 ft or ½ BH (whichever is greater) meas. from grade; structures over 50 ft must maintain minimum 25 ft plus 1 ft for each ft over 50 ft
SY	15 feet or ½ building height meas. from grade (whichever is greater)
SY-W	25 ft
RY	15 ft or ½ building height meas. from grade
RY-W	25 ft
From Residential	25 ft
Separation	½ sum of building heights or 15 ft (whichever is greater)

C-5

MLA	10,000 sq ft
MLW	100 ft
BH (P)	35 feet
FY	25 ft
SY	15 ft
SY-W	25 ft

RY	15 ft
RY-W	25 ft
From Residential	25 ft
Separation	½ sum of building heights or 15 ft (whichever is greater)

INDUSTRIAL (I)

MLA	20,000 sq ft
MLW	100 ft
BH (P)	50 feet
FY	25 ft
SY	Total of both yards = 20 % of lot width, but not more than 50 ft; requirement may be apportioned in any way, except that neither side can be less than 10 ft
SY-W	25 ft
RY	15 ft
RY-W	25 ft
From Residential	50 ft
Separation	½ sum of building heights or 15 ft (whichever is greater)

CONSERVATION (CON)

MLA	5 acres
MLW	150 ft
BH (P)	35 feet
FY	50 ft
SY	50 ft
RY	50 ft

PUBLIC FACILITIES (P)

MLA	None
MLW	None
BH(P)	The building height of the most restrictive adjoining district within 100 feet of such district.
Yards (all)	Yard requirements of most restrictive adjoining district shall apply to all portions of the site within 100 feet of the adjoining district

COMMUNITY FACILITY DISTRICT (CF)

MLA	10,000 sq ft
MLW	80 ft
BH (P)	30 feet, except for antennas and towers, which is 40 feet.
FY	25 ft
SY	15 ft

March 16, 2006

RY 15 ft
From Residential 25 ft

2. SETBACKS FOR NONCONFORMING LOTS OF RECORD, ALL ZONING DISTRICTS

RESIDENTIAL, SINGLE-FAMILY (RSF)

RSF-1 thru RSF-6 (LDC, Sec 9.03.03.A.1)

Interior lots: minimum yard as for most similar district

Corner lots (lot of record existed prior to 5 Jan 82; LDC, Definitions, yard, front)
-only 1 full front yard required (shorter lot line)
-other front yard(s) NLT 50% of required front yard

RESIDENTIAL, MULTI-FAMILY (RMF)

RMF-6

All dwelling units (interior lots): conforming setbacks per LDC Amendment 98-63 (1 July 1998)

Corner lots:
-only 1 full front yard required (shorter lot line)
-other front yard(s) NLT 50% of required front yard

RMF-12 (LDC, Sec 9.03.03.A.1)

Single-family & duplex revert to RSF-6 standards

Multi-family reverts to RMF-6 standards

Corner lots:
-only 1 full front yard required (shorter lot line)
-other front yard(s) NLT 50% of required front yard

RMF-16 (LDC, Sec 9.03.03.A.1)

Revert to RMF-12

Corner lots:
-only 1 full front yard required (shorter lot line)
-other front yard(s) NLT 50% of required front yard

RESIDENTIAL TOURIST (RT)

Yards (all) Revert to “most similar district” which lot in question “most closely resembles in area, width, and permitted use” (LDC, Sec 9.03.03.A.1)

Corner lots

- only 1 full front yard required (shorter lot line)
- other front yard(s) NLT 50% of required front yard

VILLAGE RESIDENTIAL (VR)

All yards Revert to “most similar district” which lot in question “most clearly resembles in area, width, and permitted use” (LDC, Sec 9.03.03.A.1)

Corner lots

- only 1 full front yard required (shorter lot line)
- other front yard(s) NLT 50% of required front yard

MOBILE HOME (MH)

Standards apply to any nonconforming, platted MH lot or record or any nonconforming MH lot located in a mobile home park in existence prior to date of “this code “ (LDC 91-102, Sec 2.2.10.4.3.5.)

- FY 10 ft
- SY 5 or 0 (zero) ft, where carports are connected at corner (SIC – “common” per LDC Ord 82.2, Sec 7.18.c.4.g) lot line. Where zero is used, the opposite yard must maintain a minimum of 10 ft
- SY-W 10 ft
- RY 8 ft
- RY-W 10 ft

TRAVEL TRAILER-RECREATIONAL VEHICLE CAMPGROUND (TTRVC)

(LDC, Sec 9.03.03.A.2)

Interior lots

- FY conforming front yard
- SY equal to building height or conforming side yard (lesser)
- RY conforming front yard

Corner lots

- FY only 1 full front yard required (shorter lot line); other front yard(s) NLT 50% of the required front yard
- SY equal to building height or conforming side yard (lesser)

ESTATES

Interior lots

- FY conforming front yard
- SY **of lots nonconforming due to inadequate lot width only:** 10% lot width, NMT 30 ft (LDC, Sec 2.03.01.B.1); if lot width is conforming, even though area is less than 2.25 acres, full side yards are required
- RY conforming rear yard

Corner lots

- FY only 1 full front yard required (shorter lot line); second front yard NLT 15 ft (LDC, Def's: yard, front)
- SY **of lots nonconforming due to inadequate lot width only:** 10% lot width, NMT 30 ft

AGRICULTURAL

(LDC 91-102, Sec 2.2.2.4.3.4)

- Front yard: 40 ft
- Side yard: 10% lot width, max 20 ft each side
- Rear yard: 30 ft

INDUSTRIAL (I) & COMMERCIAL (C-1 thru C-5)

Interior lots

- FY conforming front yard
- SY equal to building height for each yard or minimum conforming side yard standards, whichever is lesser (LDC, Sec 9.03.03.A.2)
- RY conforming rear yard

Corner lots

- FY only one full front yard required (shorter lot line);- other front yard(s) NLT 50% of required front yard
- SY side yards: equal to building height or conforming side yards

CONSERVATION (CON) (LDC 4.02.01.1, as amended by Ord 05-27)

- FY 40 ft
- SY 10% LW, NMT 20 ft
- RY 30 ft

**PUBLIC FACILITIES (P)
COMMUNITY FACILITY (CF)**

The LDC does not address nonconforming standards for these zoning districts

3. SETBACKS FOR ACCESSORY STRUCTURES IN ALL BASE ZONING DISTRICTS

For the purposes of this section, in order to determine yard requirements, the term “accessory structure” shall include detached and attached accessory use structures or buildings not withstanding the attachment of such structure or building containing the accessory use to the principal use structure or building. Accessory buildings and structures must be constructed simultaneously with or following the construction of the principal structure and shall conform with the following setbacks and separations. (LDC Sec 4.02.03.A). The following information has been taken from Tables 3 and 4 of this section of the Code.

Dimensional Standards for Accessory Buildings and Structures on Non-Waterfront Lots and Non-Golf Course Lots

		Front	Rear	Side	Structure to Structure (if detached)
1	Parking garage or carport, single-family	SPS	10 feet	SPS	10 feet
2	One story parking structures and/or carports	SPS	35 feet	SPS	10 feet
3	Multi-story parking structures	SPS	35 feet	SPS	1/1*
4	Swimming pool and/or screen enclosure (one and	SPS	10 feet	SPS	N
5	Swimming pool (multi-family and commercial	SPS	20 feet	15 feet	N
6	Tennis courts (private) (one- and two-family)	SPS	15 feet	SPS	10 feet
7	Tennis courts (multi-family and commercial)	SPS	20 feet	15 feet	20 feet
8	Utility buildings	SPS	10 feet	SPS	10 feet
9	Chickee, barbecue areas	SPS	10 feet	SPS	10 feet
10	Attached screen porch	SPS	10 feet	SPS	N/A
11	Unlisted accessory	SPS	SPS	SPS	10 feet
12	Satellite dish antenna	NP	15 feet	SPS	10 feet

N = None.

N/A = Not applicable.

NP = structure allowed in rear of building only.

SPS = calculated same as principal structure.

* = 1 foot/foot of accessory height = 1 foot/foot of building separation.

Dimensional Standards for Accessory Buildings and Structures on Waterfront Lots and Golf Course
Lots

		Front	Rear	Side	Structure to Structure (if detached)
1	Parking garage or carport, single-family	SPS	SPS	SPS	10 feet
2	One story parking structures and/or carports	SPS	SPS	SPS	10 feet
3	Multi-story parking structures	SPS	SPS	SPS	1 / 1(1)
4	Swimming pool and/or screen enclosure (one and two family)	SPS	10 feet(2)	SPS	N
5	Swimming pool (multi-family and commercial)	SPS	20 feet	15 feet	N
6	Tennis courts (private) (one- and two-family)	SPS	15 feet	SPS	10 feet
7	Tennis courts (multi-family and commercial)	SPS	35 feet	SPS	20 feet
8	Boat houses and boat shelters	SPS	N/A	7.5 or 15 feet	10 feet
9	Utility buildings	SPS	SPS	10 feet	10 feet
10	Chickee, barbecue areas	SPS	10 feet	SPS	N
11	Davits, hoists and lifts	N/A	N/A	7.5 or 15 feet	SPS
12	Attached screen porch	SPS	10 feet(3)	SPS	SPS
13	Unlisted accessory	SPS	SPS	SPS	10 feet
14	Docks, decks and moorings pilings	N/A	N/A	7.5 or 15 feet	N/A
15	Boat slips and ramps (private)	N/A	N/A	7.5 feet	N/A
16	Satellite dish antenna	NP	15 feet	SPS	10 feet

N = None.

N/A = Not applicable.

NP = structure allowed in rear of building only.

SPS = calculated same as principal structure.

* = 1 foot/foot of accessory height = 1 foot/foot of building separation.

March 16, 2006

- (1) 1/foot of accessory height = 1 foot/foot of building separation
- (2) 20 feet where swimming pool decks exceed four feet in height above top of seawall or top of bank, except Marco Island and Isles of Capri which may construct to a maximum of seven feet above the seawall with a maximum of four feet of stem wall exposure, with the rear setback of ten feet.
- (3) 20 feet where floor or deck of porch exceeds four feet in height above the top of seawall or top of bank, except Marco Island and Isles of Capri which may construct to a maximum of seven feet above the seawall with a maximum of four feet of stem wall exposure, with the rear setback of ten feet.