

2.03.02 - Residential Zoning Districts

- A. Residential Single-Family Districts (RSF-1; RSF-2; RSF-3; RSF-4; RSF-5; RSF-6). The purpose and intent of the residential single-family districts (RSF) is to provide lands primarily for single-family residences. These districts are intended to be single-family residential areas of low density. The nature of the use of property is the same in all of these districts. Variation among the RSF-1, RSF-2, RSF-3, RSF-4, RSF-5 and RSF-6 districts is in requirements for **density** , **lot area** , **lot width** , **yards** , **height** , **floor area** , **lot coverage** , parking, landscaping and **signs** . Certain **structures** and uses designed to serve the immediate needs of the single-family residential **development** in the RSF districts such as governmental, educational, religious, and noncommercial recreational uses are permitted as **conditional uses** as long as they preserve, and are compatible with the single-family residential character of the RSF district[s]. The RSF districts correspond to and implement the urban mixed use land use designation on the future land use map of the Collier County GMP. The maximum **density** permissible in the residential single-family (RSF) districts and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County GMP. The maximum **density** permissible or permitted in the RSF district shall not exceed the **density** permissible under the **density** rating system, except as permitted by policies contained in the future land use element.
1. The following subsections identify the uses that are permissible by right and the uses that are allowable as **accessory** or **conditional uses** in the residential single-family districts (RSF).
 - a. **Permitted uses.**
 1. Single-family **dwellings** .
 2. **Family care facilities** , subject to section 5.05.04.
 3. **Educational plants** and public schools with an agreement with Collier County, as described in LDC section 5.05.14; however, any high school located in this district is subject to a **compatibility review** as described in LDC section 10.02.03.
 - b. **Accessory Uses.**
 1. Uses and structures that are accessory and incidental to uses permitted as of right in the RSF districts.
 2. Private **docks** and **boathouses** , subject to section 5.03.06.
 3. One guesthouse, subject to section 5.03.03.
 4. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development** . Recreational facilities may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, **parks** , playgrounds and playfields.
 - c. **Conditional uses.** The following uses are permissible as **conditional uses** in the residential **single-family** districts (RSF), subject to the standards and procedures established in LDC section 10.08.00.
 1. Noncommercial boat launch and multiple dock facilities, subject to the applicable review criteria set forth in section 5.03.06.
 2. **Churches** .
 3. Schools, private.
 4. **Child care centers** and **adult day care centers** .
 5. **Cluster development** to include one- and two-family **structures** , subject to section 4.02.04.
 6. Golf courses.

7. **Group care facilities (category I); care units** subject to the provisions of subsection 2.03.02 3.h; nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-183 F.A.C.; all subject to section 5.05.04.
 8. **Category II group care facilities and care units** subject to section 5.05.04, only when the tenancy of the person or persons under care would not:
 - i. Constitute a direct threat to the health or safety of other individuals;
 - ii. Result in substantial physical damage to the property of others; or
 - iii. Result in the housing of individuals who are engaged in the current, illegal use of or addiction to a controlled substance, as defined in section 802 of title 21, U.S. Code.
 9. Recreational facilities intended to serve an existing and/or developing residential community as represented by all of the properties/ **lots/parcels** included in an approved preliminary **subdivision** plat, or site **development plan** . The use of said recreational facilities shall be limited to the owners of property or occupants of residential **dwelling units** and their guests within the area of approved preliminary **subdivision** plat, or site **development plan** .
 10. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to section 5.04.04.
 11. Public schools without an agreement with Collier County, as described in LDC section 5.05.14. Additional standards in LDC section 5.05.14 shall also apply; however, any high school located in this district is subject to a **compatibility review** as described in LDC section 10.02.03.
- d. *Prohibited animals in residential districts.* The following animals are to be considered farm animals and are not permitted to be kept in residential districts except as provided for in zoning district regulations: turkeys, chickens, ducks, geese, pigs, horses, cows, goats, hogs, and the like.
- D. Residential Multi-Family-16 District (RMF-16). The purpose and intent of the residential multi-family-16 district (RMF-16) is to provide lands for medium to high **density** multiple-family residences, generally surrounded by **open space** , located in close proximity to public and commercial services, with direct or convenient **access** to **arterial** and **collector roads** on the county major road network. Governmental, social, and institutional land uses that serve the immediate needs of the multiple-family residences are permitted as **conditional uses** as long as they preserve and are compatible with the medium to high **density** multi-family character of the district. The RMF-16 district corresponds to and implements the urban mixed use land use designation on the future land use map of the Collier County GMP. The maximum **density** permissible in the RMF-16 district and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County GMP. The maximum **density** permissible or permitted in the RMF-16 district shall not exceed the **density** permissible under the **density** rating system, except as permitted by policies contained in the future land use element.
1. The following subsections identify the uses that are permissible by right and the uses that are allowable as **accessory** or **conditional uses** in the residential multi-family-16 district (RMF-16).
 - a. *Permitted uses.*
 1. **Multi-family dwellings** .
 2. **Townhouses** , subject to the provisions of section 5.05.07.
 3. **Family care facilities** , subject to section 5.05.04.

4. **Educational plants** and public schools with an agreement with Collier County, as described in LDC section 5.05.14; however, any high school located in this district is subject to a **compatibility review** as described in LDC section 10.02.03.
- b. **Accessory Uses.**
1. Uses and **structures** that are accessory and incidental to uses permitted as of right in the RMF-16 district.
 2. Private **docks** and **boathouses** , subject to section 5.03.06.
 3. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development** . Recreational facilities may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, **parks** , playgrounds and playfields.
- c. **Conditional uses.** The following uses are permissible as **conditional uses** in the residential multiple-family-16 district (RMF-16), subject to the standards and procedures established in LDC section 10.08.00.
1. **Child care centers** and **adult day care centers** .
 2. **Churches** .
 3. Civic and cultural facilities.
 4. Noncommercial boat launch facilities, subject to the applicable review criteria set forth in section 5.03.06.
 5. Schools, private. Also, " **Ancillary plants** " for public schools.
 6. **Group care facilities (category I and II); care units** ; nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section 5.05.04.
 7. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, section 5.04.04.
 8. Public schools without an agreement with Collier County, as described in LDC section 5.05.14. Additional standards in LDC section 5.05.14 shall also apply; however, any high school located in this district is subject to a **compatibility review** as described in LDC section 10.02.03.
- d. **Prohibited animals in residential districts.** The following animals are to be considered farm animals and are not permitted to be kept in residential districts except as provided for in zoning district regulations: turkeys, chickens, ducks, geese, pigs, horses, cows, goats, hogs, and the like.