**4.02.16 - Design Standards for Development in the Bayshore Gateway Triangle Redevelopment Areapermanent link to this piece of content**

A.

Dimensional and Design Standards for the BMUD.

1.

Neighborhood Commercial Subdistrict (BMUD-NC).

a.

Specific District Provisions:

i.

Maximum **Density**: 12 units per acre comprised of **density** allowed by the underlying zoning district and available **density** bonuses.

ii.

**Lot** and **building** dimensional requirements for new **development** are provided below. These requirements shall be based on the **building** type of the **principal structure(s)** as described in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D., **Building** Types and Architectural Standards.

**Table 1. Dimensional Requirements in the BMUD-NC**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | House1 | Rowhouse[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO) | Apartment | Mixed-Use | Commercial | Civic & Institutional |
| Min. **Lot Width** (ft) | 50 | 253 | 100 | 100 | 1005 | 100 |
| Min. **Front Yard** (ft) | 10 | 10 | 10 | 5 | 5 | 10 |
| Max. **Front Yard** (ft) | 20 | 15 | 20 | 20 | 20 | 20 |
| Min. Side **Yard** (ft) | 5 | 5 | 5 | 5 | 5 | 10 |
| Min. Rear **Yard** (ft) | 15 | 15 | 20 | 20 | 20 | 20 |
| Waterfront **Yard** (ft) | 25 | 25 | 25 | 25 | 25 | 25 |
| Min. **Floor Area** (sq ft) | 700 | 700 | 700 per unit | 700 per unit | 700 per unit | n/a |
| Min. **Building** Separation | n/a | n/a | 10 | 10 | 10 | 10 |
| Max. **Building** Height (ft)[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE) | 42 | 42 | 42 | 56 | 56 | 42 |

Notes:

1 See 4.02.16.A.7 regarding **Duplexes**.

[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO)See 4.02.16.A.7 regarding **Two-Family Dwellings**.

3 Applies to individual unit.

[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE)**Zoned Height of Building**.

5Property zoned C-3 shall have a minimum **lot** width of 75 feet.

2.

Waterfront Subdistrict (BMUD-W).

a.

Specific District Provisions:

i.

Maximum **Density**: 12 units per acre comprised of **density** allowed by the underlying zoning district and available **density** bonuses.

ii.

**Lot** and **building** dimensional requirements for new **development** are provided below. These requirements shall be based on the **building** type of the **principal structure(s)** as described in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D., **Building** Types and Architectural Standards.

**Table 2. Dimensional Requirements in the BMUD-W**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | House1 | Rowhouse[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO) | Apartment | Mixed-Use | Commercial | Civic & Institutional |
| Min. **Lot Width** (ft) | 50 | 253 | 100 | 100 | 1005 | 100 |
| Min. **Front Yard** (ft) | 10 | 10 | 10 | 5 | 5 | 10 |
| Max. **Front Yard** (ft) | 20 | 15 | 20 | 20 | 20 | 20 |
| Min. Side **Yard** (ft) | 5 | 5 | 5 | 5 | 5 | 10 |
| Min. Rear **Yard** (ft) | 15 | 15 | 20 | 20 | 20 | 20 |
| Waterfront **Yard** (ft) | 25 | 25 | 25 | 25 | 25 | 25 |
| Min. **Floor Area** (sq ft) | 700 | 700 | 700 per unit | 700 per unit | 700 per unit | n/a |
| Min. **Building** Separation | n/a | n/a | 10 | 10 | 10 | 10 |
| Max. **Building** Height (ft)[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE) | 42 | 42 | 42 | 56 | 56 | 42 |

Notes:

1 See 4.02.16.A.7 regarding **Duplexes**.

[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO)See 4.02.16.A.7 regarding **Two-Family Dwellings**.

3 Applies to individual unit.

[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE)**Zoned Height of Building**.

5Property zoned C-3 shall have a minimum **lot** width of 75 feet.

3.

Residential 1 Subdistrict (BMUD-R1).

a.

Specific District Provisions:

i.

Maximum **Density** is limited to the maximum **density** allowed by the underlying zoning district and any available **density** bonuses.

ii.

**Lot** and **building** dimensional requirements for new **development** are provided below. These requirements shall be based on the **building** type of the **principal structure(s)** as described in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D., **Building** Types and Architectural Standards.

**Table 3. Dimensional Requirements in the BMUD-R1**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | House1 | Rowhouse[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO) | Apartment | Civic & Institutional |
| Min. **Lot Width** (ft) | 50 | 253 | 100 | 100 |
| Min. **Front Yard** (ft) | 10 | 10 | 10 | 10 |
| Min. Side **Yard** (ft) | 7.5 | 5 | 7.5 | 10 |
| Min. Rear **Yard** (ft) | 15 | 15 | 15 | 15 |
| Min. **Floor Area** (sq ft) | 1,100 | 1,000 | 750 per unit | n/a |
| Min. **Building** Separation | n/a | n/a | 10 | 10 |
| Max. **Building** Height (ft)[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE) | 35 | 35 | 35 | 35 |

Notes:

1 See 4.02.16.A.7 regarding **Duplexes**.

[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO)See 4.02.16.A.7 regarding **Two-Family Dwellings**.

3 Applies to individual unit.

[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE)**Zoned Height of Building**.

4.

Residential 2 Subdistrict (BMUD-R2).

a.

Specific District Provisions:

i.

Maximum **Density** is limited to the maximum **density** allowed by the underlying zoning district and any available **density** bonuses.

ii.

**Lot** and **building** dimensional requirements for new **development** are provided below. These requirements shall be based on the **building** type of the **principal structure(s)** as described in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D., **Building** Types and Architectural Standards.

**Table 4. Dimensional Requirements in the BMUD-R2**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | House1 | Rowhouse[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO) | Apartment | Civic & Institutional |
| Min. **Lot Width** (ft) | 50 | 253 | 100 | 100 |
| Min. **Front Yard** (ft) | 25 | 25 | 25 | 25 |
| Min. Side **Yard** (ft) | 7.5 | 5 | 7.5 | 10 |
| Min. Rear **Yard** (ft) | 15 | 15 | 15 | 15 |
| Min. **Floor Area** (sq ft) | 1,100 | 1,000 | 750 per unit | n/a |
| Min. **Building** Separation | n/a | n/a | 10 | 10 |
| Max. **Building** Height (ft)[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE) | 35 | 35 | 35 | 35 |

Notes:

1 See 4.02.16.A.7 regarding **Duplexes**.

[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO)See 4.02.16.A.7 regarding **Two-Family Dwellings**.

3 Applies to individual unit.

[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE)**Zoned Height of Building**.

5.

Residential 3 Subdistrict (BMUD-R3).

a.

Specific District Provisions:

i.

Maximum **Density** is limited to the maximum **density** allowed by the underlying zoning district and any available **density** bonuses.

ii.

**Lot** and **building** dimensional requirements for new **development** are provided below. These requirements shall be based on the **building** type of the **principal structure(s)** as described in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D., **Building** Types and Architectural Standards.

**Table 5. Dimensional Requirements in the BMUD-R3**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | House1 | Mobile Home | Rowhouse[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO) | Apartment | Civic & Institutional |
| Min. **Lot Width** (ft) | 40 | 40 | 253 | 100 | 100 |
| Min. **Front Yard** (ft) | 10 | 25 | 10 | 10 | 10 |
| Min. Side **Yard** (ft) | 5 | 7.5 | 5 | 7.5 | 10 |
| Min. Rear **Yard** (ft) | 8 | 10 | 8 | 15 | 15 |
| Min. **Floor Area** (sq ft) | 1,100 | n/a | 1,000 | 750 per unit | n/a |
| Min. **Building** Separation | n/a | n/a | n/a | 10 | 10 |
| Max. **Building** Height (ft) 4 | 35 | 30 | 35 | 35 | 35 |

Notes:

1 See 4.02.16.A.7 regarding **Duplexes**.

[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO)See 4.02.16.A.7 regarding **Two-Family Dwellings**.

3 Applies to individual unit.

[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE)**Zoned Height of Building**.

6.

Residential 4 Subdistrict (BMUD-R4).

a.

Specific District Provisions:

i.

Maximum **Density** is limited to the maximum **density** allowed by the underlying zoning district and any available **density** bonuses.

ii.

**Lot** and **building** dimensional requirements for new **development** are provided below. These requirements shall be based on the **building** type of the **principal structure(s)** as described in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D., **Building** Types and Architectural Standards.

**Table 6. Dimensional Requirements in the BMUD-R4**

|  |  |  |
| --- | --- | --- |
|  | House1 | Civic & Institutional |
| Min. **Lot Width** (ft) | 50 | 100 |
| Min. **Front Yard** (ft) | 25 | 10 |
| Min. Side **Yard** (ft) | 7.5 | 10 |
| Min. Rear **Yard** (ft) | 15 | 15 |
| Min. **Floor Area** (sq ft) | 1,100 | n/a |
| Min. **Building** Separation | n/a | 10 |
| Max. **Building** Height (ft)[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO) | 35 | 35 |

Notes:

1 See 4.02.16.A.7 regarding **Duplexes**.

[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO)**Zoned Height of Building**.

7.

Exceptions to Dimensional Requirements:

a.

For infill **lots**, the minimum front and side **setbacks** shall be equal to the average **setback** dimensions on **lots** within 500 feet on the same block.

b.

A zero side **setback** is allowed for **Rowhouse**, Apartment, Mixed Use and Commercial **building** types, where permitted, if a party wall is provided.

c.

**Duplexes**, where permitted, are subject to dimensional standards for a house **building** type, but shall have a minimum of 1,000 square feet of **building** area per unit and a minimum **lot width** of 50 feet.

d.

**Two Family dwelling** units, where permitted, are subject to dimensional standards for a rowhouse building type, but shall have a minimum of 1,000 square feet of **building** area per unit and a minimum **lot width** of 40 feet per unit.

e.

**Setback** Encroachments:

i.

Front porches in the BMUD - R1 and BMUD - R3 subdistricts that comply with the design criteria of [4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D.4.d. are permitted to encroach into the front **setback** up to 7 feet, with an additional 3 feet encroachment for entry stairs.

ii.

Arcades, **awnings**, and stairs are permitted to encroach into the front **setback** up to 5 feet.

iii.

Bay windows may project up to 2 feet into any required **setback**.

iv.

Uncovered porches and stoops that do not exceed an average finished height above **grade** of 36 inches may project into any required **setback** up to 5 feet from the property line.

v.

Handicap ramps installed on a residential **structure** to provide access for a disabled resident may encroach into the front **setback**, unless it can be provided at another entry point.

vi.

**Accessory structures** may encroach into the **setbacks** as provided in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) C.2.

vii.

Non-structural **accessory uses**, such as HVAC, mechanical equipment, rain barrels, cisterns and solar panels, may encroach into the side and rear **setback**.

f.

Height limitations shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, transmission towers, chimneys, smokestacks, flagpoles, masts and **antennas**. Parapets on a flat roof shall be no more than 5 feet in height at its highest point.

B.

Dimensional and Design Standards for the GTMUD.

1.

Mixed Use Subdistrict (GTMUD-MXD).

a.

Specific District Provisions:

i.

Maximum **Density**: 12 units per acre comprised of **density** allowed by the underlying zoning district and available **density** bonuses.

ii.

**Lot** and **Building** Dimensional Requirements: **Lot** and **building** dimensional requirements for new **development** are provided below. These requirements shall be based on the **building** type of the **principal structure(s)** as described in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D., **Building** Types and Architectural Standards.

**Table 7. Dimensional Requirements in the GTMUD-MXD**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | House1 | Rowhouse[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO) | Apartment | Mixed-Use | Commercial | Civic & Institutional |
| Min. **Lot Width** (ft) | 50 | 253 | 100 | 100 | 1005 | 100 |
| Min. **Front Yard** (ft) | 10 | 10 | 10 | 6.56 | 6.56 | 10 |
| Min. Side **Yard** (ft) | 7.5 | 5 | 7.5 | 10 | 10 | 10 |
| Min. Rear **Yard** (ft) | 15 | 15 | 20 | 5 | 5 | 15 |
| Min. Waterfront **Setback** (ft) | 25 | 25 | 25 | 25 | 25 | 25 |
| Min. **Floor Area** (sq ft) | 1,100 | 1,000 | 750 per unit | 700 per unit | 700 per unit | n/a |
| Min. **Building** Separation | n/a | n/a | 10 | 10 | 10 | 10 |
| Max. **Building** Height (ft)[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE) | 42 | 42 | 42 | 567 | 567 | 42 |

Notes:

1 See 4.02.16.B.3 regarding **Duplexes**.

[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO)See 4.02.16.B.3 regarding **Two-Family Dwellings**.

3 Applies to individual unit.

[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE)**Zoned Height of Building**.

5 Property zoned C-3 shall have a minimum **lot** width of 75 feet.

6 **Development** in the Mini-Triangle Area of the GTMUD-MXD subdistrict shall have a maximum setback of 20 feet.

7 MUPs in the Mini-Triangle Area of the GTMUD-MXD subdistrict shall have a maximum zoned **building** height of 112 feet.

2.

Residential Subdistrict (GTMUD R).

a.

Specific District Provisions:

i.

Maximum **Density** is based on maximum **density** allowed by the underlying zoning district and any available **density** bonuses.

ii.

**Lot** and **Building** Dimensional Requirements: **Lot** and **building** dimensional requirements for new **development** are provided below. These requirements shall be based on the **building** type of the **principal structure(s)** as described in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D, **Building** Types and Architectural Standards.

**Table 8. Dimensional Requirements in the GTMUD R**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | House1 | Rowhouse[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO) | Apartment | Civic & Institutional |
| Min. **Lot Width** (ft) | 50 | 253 | 100 | 100 |
| Min. **Lot** Size (sq ft) | n/a | n/a | 10,000 | 10,000 |
| Min. Front **Yard** (ft) | 10 | 10 | 10 | 10 |
| Min. Side **Yard** (ft) | 7.5 | 5 | 7.5 | 10 |
| Min. Rear **Yard** (ft) | 15 | 15 | 15 | 15 |
| Min. **Floor Area** (sq ft) | 1,100 | 1,000 | 750 per unit | n/a |
| Min. **Building** Separation | n/a | n/a | 10 | 10 |
| Max. **Building** Height (ft)[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE) | 35 | 35 | 35 | 35 |

Notes:

1 See 4.02.16.A.7 regarding **Duplexes**.

[2](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART2ZO.html#APXHLDUDCOTA_ART2ZO)See 4.02.16.A.7 regarding **Two-Family Dwellings**.

3 Applies to individual unit.

[4](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART4IMFE.html#APXHLDUDCOTA_ART4IMFE)**Zoned Height of Building**.

3.

Exceptions to Dimensional Requirements:

a.

For infill **lots**, the minimum front and side **setbacks** shall be equal to the average **setback** dimensions on **lots** within 500 feet.

b.

A zero side **setback** is allowed for Rowhouse, Apartment, Mixed Use and Commercial **building** types, where permitted, if a shared wall, or party wall, is provided.

c.

**Duplexes**, where permitted, are subject to dimensional standards for a house **building** type, but shall have a minimum of 1,000 square feet of **building** area per unit and a minimum **lot** width of 80 feet.

d.

Two Family units, where permitted, are subject to dimensional standards for a rowhouse building type, but shall have a minimum of 1,000 square feet of **building** area per unit and a minimum **lot** width of 40 feet per unit.

e.

**Setback** Encroachments:

i.

Front porches in the GTMUD - R subdistrict that comply with the design criteria of [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) D.4.d. are permitted to encroach into the front **setback** up to 7 feet, with an additional 3 feet encroachment for entry stairs.

ii.

Arcades, **awnings**, stairs and raised doorways are permitted to encroach into the front **setback** up to 5 feet.

iii.

Bay windows may project up to 2 feet into any required **setback**.

iv.

Uncovered porches and stoops that do not exceed an average finished height above **grade** of 36 inches may project into any required **setback** up to 5 feet from the property line.

v.

Handicap ramps installed on a residential **structure** to provide access for a disabled resident may encroach into the front **setback**, unless it can be provided at another entry point.

vi.

**Accessory structures** may encroach into the **setbacks** as provided in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) C.2

vii.

Non-structural **accessory uses**, such as HVAC, mechanical equipment, rain barrels, cisterns and solar panels, may encroach into the side and rear **setback**.

f.

Height limitations shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy, monuments, transmission towers, chimneys, smokestacks, flagpoles, masts and **antennas**. Parapets on a flat roof can be no more than 5 feet in height.

C.

Additional Standards for Specific Uses. Certain uses may be established, constructed, continued, and/or expanded provided they meet certain mitigating standards specific to their design and/or operation. These conditions ensure compatibility between land uses and **building** types and minimize adverse impacts to surrounding properties.

1.

**Accessory Parking Zones.**

a.

**Lots adjacent** to the Neighborhood Commercial (BMUD-NC), Waterfront (BMUD-W) and Mixed Use (GTMUD-MXD) Subdistricts, designated **Accessory Parking Zoning (APZ)** as identified on the Collier County Zoning Map, may be used for off **street** parking or water retention and management areas, in the following manner:

i.

As an **accessory use** to an **adjacent** non-residential **principal use** under the same ownership or legal control; or

ii.

As a public parking lot designated as a **principal use**.

b.

A **buffer** must be provided between the **APZ** and **adjacent** residential **lots** as provided in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) E.2.a.i.

2.

**Accessory Uses** to Residential **Structures**. An **accessory structure** located on the property and related to the primary residence (single-family detached only) for uses which include, but are not limited to: library, studio, workshop, playroom, screen enclosure, detached garage, swimming pool or **guesthouse**.

a.

Ownership of an **accessory structure** shall not be transferred independently of the primary residence.

b.

**Accessory building(s)**, excluding swimming pools and screen enclosures, may be located on up to 30 percent of the side or rear **yards**. For the purposes of this provision, the **yard** shall be the area between the **principal structure** and the side or rear property line.

c.

The maximum area of a **guesthouse** is 750 square feet, limited to 1 habitable floor; the minimum area is 500 square feet.

d.

The **guesthouse** must be of new construction and must meet National Flood Insurance Program (NFIP) first habitable floor elevation requirements. The **guesthouse** may be above a garage or may be connected to the primary residence by an enclosed breezeway or corridor not to exceed 8 feet in width.

e.

Fences and walls: Fences and walls located in the **front yard** are permitted subject to the following conditions:

i.

The fence or wall shall not exceed 42 inches in height.

ii.

Fence material shall be wood picket, wrought iron or material of similar appearance and durability. Garden or decorative walls may be brick, stone stucco block.

f.

Height: The maximum **zoned height** of an **accessory structure** is 26 feet. Screen enclosures may exceed the maximum height, but in no case be higher than the **principal structure** or 35 feet, whichever is less.

g.

Location: **Accessory structures** shall not be located in the **front yard**, except that **accessory structures** located on **corner lots** may be located in the **front yard** with the longer **street frontage**. **Accessory structures** shall be **setback** a minimum of 10 feet from the rear property line and shall have the same side **setback** as required for the **principal structure** for the overlay subdistrict in which it is located.

3.

**Artist Village.**

a.

**Artist village** is limited to the housing of artists, such as painters, sculptors, jewelry makers, in one or more multifamily attached **dwellings**, clustered single-family detached **dwellings**, or a combination thereof.

b.

**Dwellings** shall not be leased for periods less than 30 days.

c.

**Artist village** consisting of clustered, single-family detached **dwellings**, shall be designed consistent with the provisions for **cluster** residential design in [section 4.02.04](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.04STCLREDE)

d.

Shared studio and/or gallery space shall be provided for the use of all residents of the **artist village**.

4.

Bed and Breakfast Facilities.

a.

Minimum number of guest rooms or suites is 2 with a maximum number of 6. Guest occupancy is limited to a maximum stay of 30 days. The minimum size of bedrooms for guest occupancy shall be 100 square feet.

b.

No cooking facilities shall be allowed in guest rooms.

c.

Separate toilet facilities for the exclusive use of guests must be provided. At least 1 bathroom for each 2 guestrooms shall be provided.

d.

Parking: 2 spaces plus 1 space for each bedroom. All other applicable provisions of this LDC relative to parking facilities shall apply.

e.

Signage: 1 sign with a maximum sign area of 4 square feet containing only the name of the proprietor or name of the residence. Signs shall not be illuminated in residential subdistricts.

f.

A 24 hour on-site manager is required.

5.

**Community Garden**.

a.

The property shall be maintained in good condition consistent with the County's property maintenance standards. All planting materials, tools, and equipment must be removed from the site each day or secured in a permitted **accessory structure**.

b.

Hours of operation shall be limited to dawn to dusk.

c.

The sale of items from the property shall be prohibited, except by an approved special event.

d.

Any use of fertilizer must comply with provisions set forth in Collier County Code of Ordinances, Article II: Florida-Friendly Use of Fertilizers on Urban Landscapes.

e.

Required **Yards**:

i.

**Accessory buildings**, including storage sheds or greenhouses, are permitted on site and must meet the ***principal structure setback* requirements for the subdistrict in which it is located.**

ii.

All plantings shall be **setback** a minimum of 10 feet from the **street right-of-way** and five feet from the rear and side property lines.

f.

Operating Procedures: A **community garden** must have a set of operating rules addressing the following:

i.

Identification of, and contact information for, a garden coordinator to perform the coordinating role for the management of the **community gardens**;

ii.

Maintenance and security requirements and responsibilities;

iii.

Identification of how garden plots are assigned in a fair and impartial manner.

6.

**Live-Work Units**.

a.

All **live-work units** must fully comply with any and all **Building** Code requirements.

b.

The non-residential use areas shall meet accessibility requirements of the applicable **Building** Code (including site access and parking) and be oriented to the **street**.

c.

Size: The **live-work unit** shall have a minimum total size of 1,000 square feet and a maximum total size of 3,000 square feet and three **stories** in height. The non-residential use area must occupy less than 50 percent of total unit.

d.

The same individual(s) must occupy the non-residential use area and living area.

e.

The **live-work unit** may employ a maximum of 1 non-resident worker/employee on premise at any one time.

f.

**Live-work units** in non-residential subdistricts (BMUD-NC, BMUD-W and GTMUD-MXD) shall be established through the **mixed use project approval process**.

g.

Limitations on use. The non-residential component of a **live-work unit** shall be limited in the following manner:

i.

**Live-work units** in a non-residential subdistrict (BMUD-NC, BMUD-W and GTMUD-MXD) limited to uses permitted within the applicable subdistrict or underlying zoning district.

ii.

**Live-work units** approved as a **conditional use** in a residential subdistrict (BMUD-R3 and GTMUD-R) shall be limited to non-residential uses including artist studio, professional office, professional service such as hair salon or tailor, or any other use deemed to be similar in nature by the BZA during the **conditional use** process. Non-residential uses may include ancillary retail, such as galleries selling artwork and hair salons selling hair products.

iii.

Prohibited uses include Vehicle Maintenance or Repair, Entertainment, Drinking and Public Eating Establishment, the sale of food and beverages, Sexually-Oriented Businesses, veterinary services, and activities involving biological or chemical substances that require a controlled environment or may pose a health hazard.

h.

Parking: 1 parking space per 500 square feet of the non-residential portion of the **live-work unit** plus 1 space for the residential unit.

i.

Signage: Signage for **live-work units** in a commercial subdistrict shall be limited to wall signs in accordance with [section 5.06.04](http://library.municode.com/HTML/13992/level2/CH5SUST_5.06.00SIRESTLAUSCL.html#CH5SUST_5.06.00SIRESTLAUSCL_5.06.04DESTSINODI). **Live-work units** located in a residential subdistrict shall be limited to 1 non-illuminated wall sign with a maximum sign area of 8 square feet.

7.

**Marinas and Boatyards**.

a.

Repair and dry storage areas shall not be visible from the **street**.

b.

Boats available for rental purposes shall be located in the water or screened with a fence or wall from the local side **streets** and **adjacent** residential **lots** and shall not be visible from Bayshore Drive.

c.

All boat racks shall be enclosed with a wall or fence and the boats shall not exceed the height of the enclosure. The fence material can be wood, vinyl composite, concrete block with stucco finish or metal or a combination. No chain link fence is allowed.

d.

Height of structures may be increased to a maximum actual height of 50 feet by the Board of Zoning Appeals (BZA) upon approval of a variance petition.

e.

Outdoor displays of boats for sale on properties fronting Bayshore Drive shall be limited to the following:

i.

All areas used for boat display activities shall occupy no more than 35 percent of the linear **frontage** of the property.

ii.

All boat sale areas shall not be closer to the **frontage** line than the primary **building** they serve.

iii.

All boats located within an outdoor sales area shall not exceed the height of 17 feet above existing **grade**.

iv.

Outdoor sales areas shall be connected to the parking area and **primary structure** by a pedestrian walkway.

v.

An additional 10 foot landscape **buffer** is required around the perimeter of the outdoor boat sales area. This **buffer** must include, at a minimum 14 foot high trees, spaced at 30 feet on center and a 3 foot high double row hedge spaced at three feet on center at the time of planting.

f.

One parking space per 5 dry boat storage spaces.

g.

On-site traffic circulation system shall be provided that will accommodate areas for the loading and unloading of equipment that will not encroach upon residential **developments**.

8.

Mixed Use Project.

a.

Mixed Use Projects are typically human-scale, pedestrian-oriented, interconnected projects with a mix of residential and commercial uses such as retail, office and civic amenities that complement each other. Residential uses are often located above commercial uses, but can be separate areas of residential use only with close proximity to commercial uses. An interconnected **street** system is the basis for the transportation network. **Buildings** are encouraged to be built close to the vehicular and pedestrian way to create a continuous active and vibrant **streetscape** utilizing the architecture, landscaping, lighting, signage, and **street** furnishings.

b.

Mixed Use Projects in the BMUD-NC, BMUD-W and GTMUD-MXD shall be reviewed and permitted in accordance with [section 10.02.15](http://library.municode.com/HTML/13992/level2/CH10APREDEKIPR_10.02.00APRE.html#CH10APREDEKIPR_10.02.00APRE_10.02.15MIUSPRPRWIBAGATRREAR)

c.

A minimum of 60 percent of all commercial uses within a mixed use project shall provide retail, office and/or personal service uses to serve the needs of the subject project and surrounding residential neighborhoods.

d.

A maximum of 25 percent of the residential units within a mixed use **project** shall be on gated roadways. Residential uses shall be constructed concurrent with, or prior to, the construction of commercial uses so as to insure actual **development** of a mixed use project, or otherwise in accordance with a **development** schedule approved for the project and made a condition of the **MUP approval**.

e.

MUPs shall provide connection to local **streets**, adjoining neighborhoods and **adjacent developments**, regardless of land use types. A grid **street** pattern is preferred; however, modifications may be approved, provided the vehicular network provides interconnections between internal uses and external connections to adjoining neighborhoods and land uses. The network shall fully accommodate pedestrian, bicycle, and transit.

f.

The commercial component of a mixed use project may be located internal to the project or along the boundary; if externally located, internal access roads and service **access** shall be provided so as not to promote strip commercial **development** along external **collector** and **arterial roadways**.

g.

Parking lots shall be dispersed throughout the project. No one parking lot shall provide more than 40 percent of the required off-**street** parking. Parking garages shall have no restrictions on percentage of required parking that may be accommodated. This requirement shall not apply to individual **parcels** less than 5 acres in size.

h.

At least 30 percent of the gross area of mixed use projects shall be devoted to **useable open space**, as defined in [section 4.02.01](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.01DISTPRUSBAZODI) B. In the case of any request to deviate from this requirement, a donation of land, cash, or other in-kind contribution may be accepted by the CRA, where it has been demonstrated to sufficiently mitigate for the reduction of required on-site **usable open space**. This cash or in-kind contribution may be used to enhance the public realm (public art, plaza, fountains, etc). This **usable open space** requirement shall not apply to individual **parcels** less than 5 acres in size.

9.

Outdoor Display and Sale of Merchandise.

a.

No automatic food and drinking vending machines are permitted outside of any structure.

b.

Newspaper vending machines will be limited to two machines per project site and shall be permanently affixed (not portable).

c.

Outdoor display and sale of merchandise, within **front yards** on improved properties, is permitted provided the merchandise is limited to the sale of comparable merchandise sold on the premises.

D.

**Building** Types and Architectural Standards

1.

Purpose and Intent. The purpose of this section is to supplement the provisions of [section 5.05.08](http://library.municode.com/HTML/13992/level2/CH5SUST_5.05.00SUSTSPUS.html#CH5SUST_5.05.00SUSTSPUS_5.05.08ARSIDEST) of the LDC by identifying and providing design standards for the **building** types allowed within the Bayshore Gateway Triangle Redevelopment Area. The standards are intended to attach the same importance to the overall **building** design as is placed on the use contained therein, and to ensure that proposed **development** is consistent with the CRA's goals for **building** form, character and quality. **Buildings** within the BMUD and GTMUD are expected to be added as long-term additions to the architectural vibrancy of the community.

2.

Applicability. Each proposed **building** shall be designed in compliance with the standards of this section for the applicable **building** type, regardless of the underlying zoning district provisions. The uses permitted within the **building** are determined by the underlying zoning district or overlay subdistrict in which it is located. All **buildings** shall meet the design requirements set forth in [section 5.05.08](http://library.municode.com/HTML/13992/level2/CH5SUST_5.05.00SUSTSPUS.html#CH5SUST_5.05.00SUSTSPUS_5.05.08ARSIDEST) unless otherwise specified in this section.

3.

General Architectural Standards.

a.

Architectural Style: The **building** design standards of this section do not mandate a particular **building** style and permit a wide variety of architectural expressions. When a **building** exhibits a known architectural style (i.e., Florida Cracker, Mediterranean, Colonial, Modern) the details shall be consistent throughout the **building** and any **accessory structures** on the same site.

b.

**Frontage**: The primary entrance for any **building** must be oriented to the **street**. Orientation is achieved by the provision of a front **façade** including an entry door that faces the **street** or square. This requirement shall not apply to **mobile homes** or to **buildings** that are interior to a site that has other **buildings** that meet this provision.

c.

Compatibility: Proposed **buildings** should relate to **adjacent buildings** in similarity of scale, height, architectural style, and/or configuration. Exceptions to this provision include **civic and institutional buildings** such as **churches** and schools.

d.

**Façade** Treatment: Architectural elements such as windows and doors, bulkheads, masonry piers, transoms, cornices, window hoods, **awnings**, canopies, and other similar details shall be used on all **façades** facing a public **right-of-way**.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig1.pdf)

***BGT Redevelopment Area Figure 1  
Facade Treatments  
(For illustrative purposes only)***

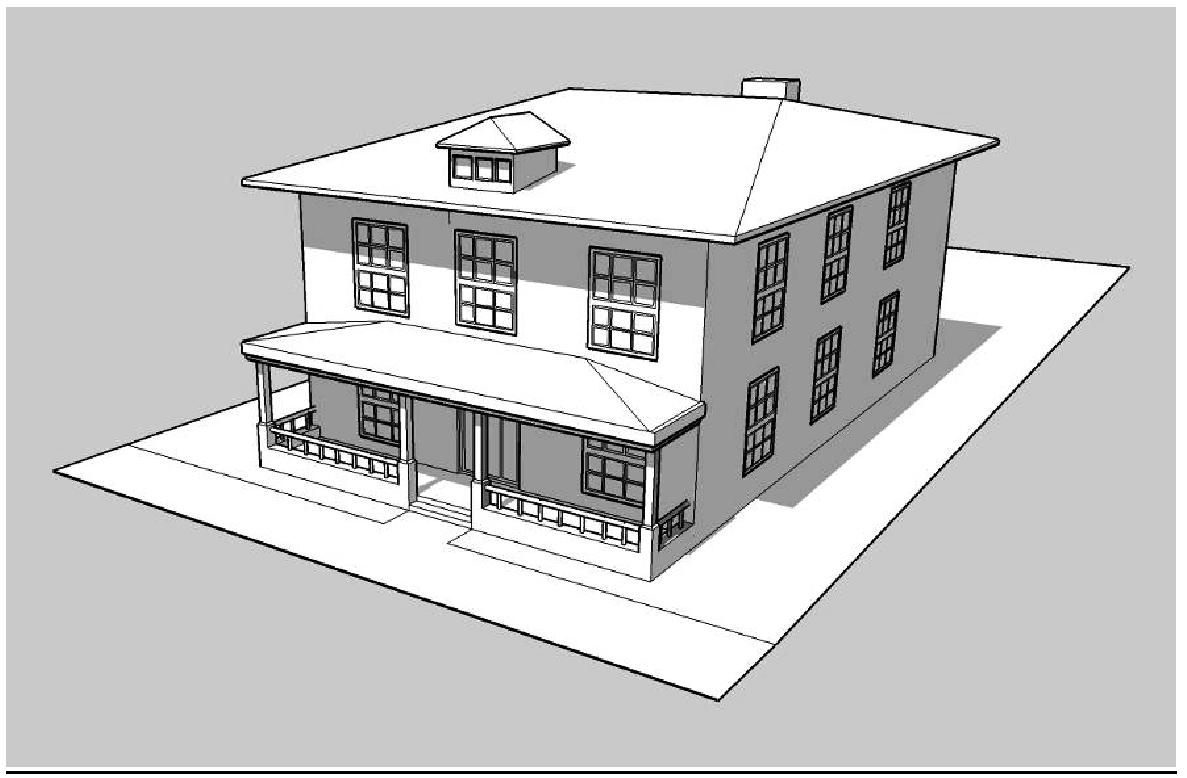
BGT Redevelopment Area Figure 1 Facade Treatments (For Illustrative purposes only)

4.

**Building** Type: HOUSE.

a.

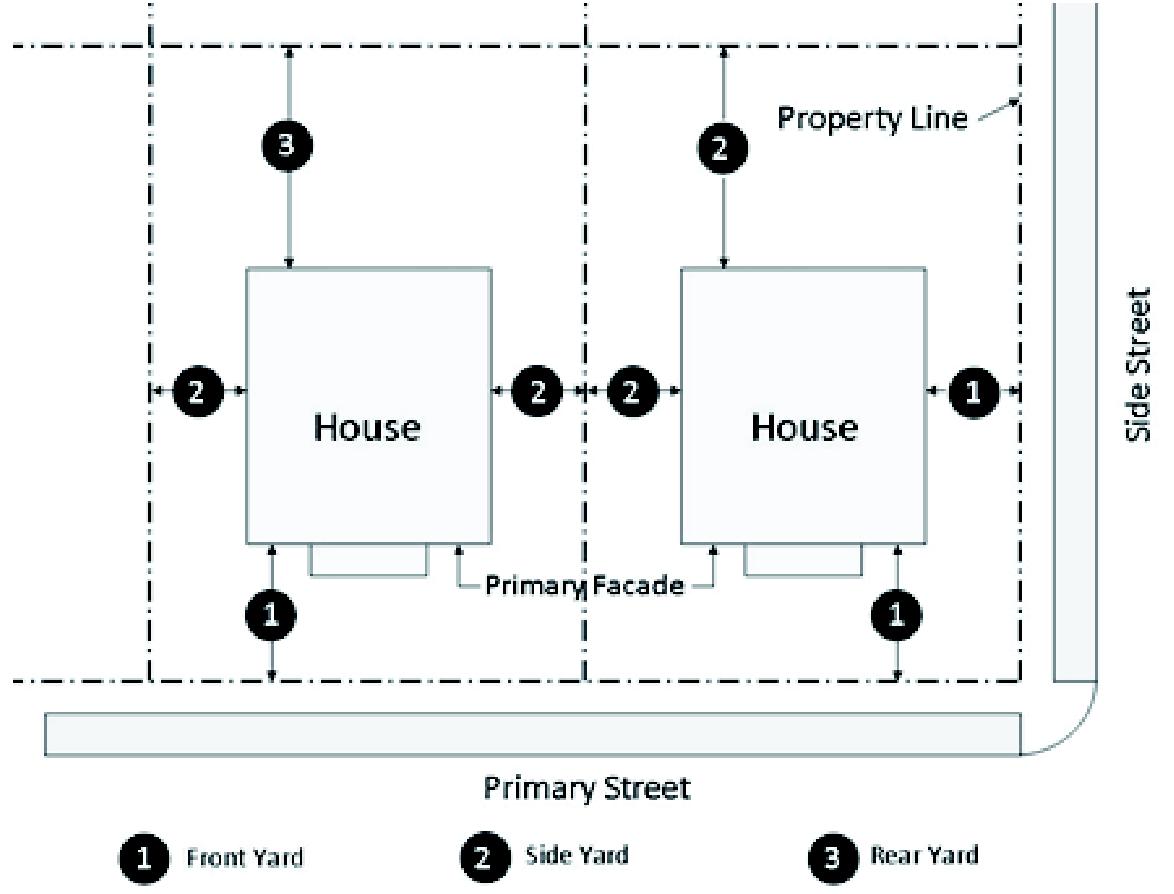
Description: The predominant **building** type in the Bayshore Gateway Triangle Redevelopment Area and is intended for use as a **single-family** detached **dwelling** located on its own **lot**, although it may also accommodate **duplexes**, small **multi-family dwellings**, home occupations, and professional offices.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig2.pdf)

***BGT Redevelopment Area Figure 2  
Building Type: House  
(For illustrative purposes only)***

b.

**Yards**: The typical House has four **yards**: front, sides, and rear. **Corner lots** shall have two **front yards** and two side **yards**, with the **front yards** along each **street frontage**.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig3.pdf)

***BGT Redevelopment Area Figure 3  
House Yard Diagram  
(For illustrative purposes only)***

c.

Elevation Requirements:

i.

A maximum of two feet of fill shall be allowed on site towards meeting National Flood Insurance Program (NFIP) requirements. Additional NFIP finished habitable floor height requirements shall be accomplished through stem wall construction. Stem walls shall be finished in material and color complimentary to the **principal structure**.

ii.

Open stilt-type construction is not permitted. On **front yards**, the foundation area below the first floor must be treated with a solid **façade** or lattice, which is consistent with the architectural style of the **building** and the **floodplain** protection standards of [section 3.02.00](http://library.municode.com/HTML/13992/level2/CH3REPR_3.02.00FLPR.html#CH3REPR_3.02.00FLPR)

iii.

Parking is permitted under the **principal structure**. The garage floor shall not exceed 24 inches above the elevation of the crown of road from which it is accessed.

d.

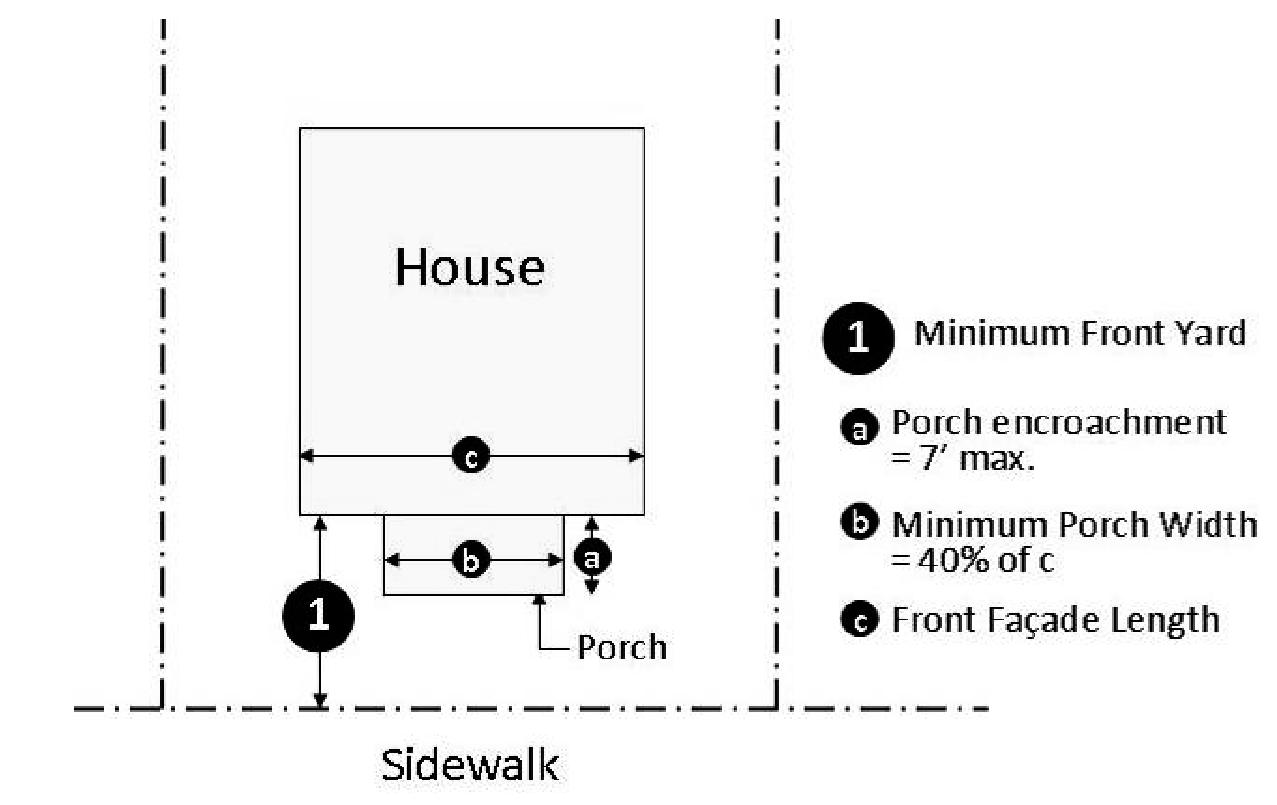
Front Porches:

i.

Front porches should be used as a primary architectural element and may encroach up to 7 feet into the required front **setback** in accordance with [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) A.7.e.i.

ii.

Front porches must cover a minimum of 40 percent of the horizontal length of the **front yard façade** of the primary residence and be at least 5 feet deep.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig4.pdf)

***BGT Redevelopment Area Figure 4  
House Porch Diagram  
(For illustrative purposes only)***

iii.

Front porches shall not be air-conditioned or enclosed with glass, plastic, or other materials. Screening the porch is allowed as long as the moldings that hold the screen material matches the material and design character of the **structure**.

iv.

Front second-**story** porches are encouraged, but no enclosed room is permitted above the front porch.

e.

Garages, Carports, and **Driveways**:

i.

Garage doors shall have a maximum width of 16 feet.

ii.

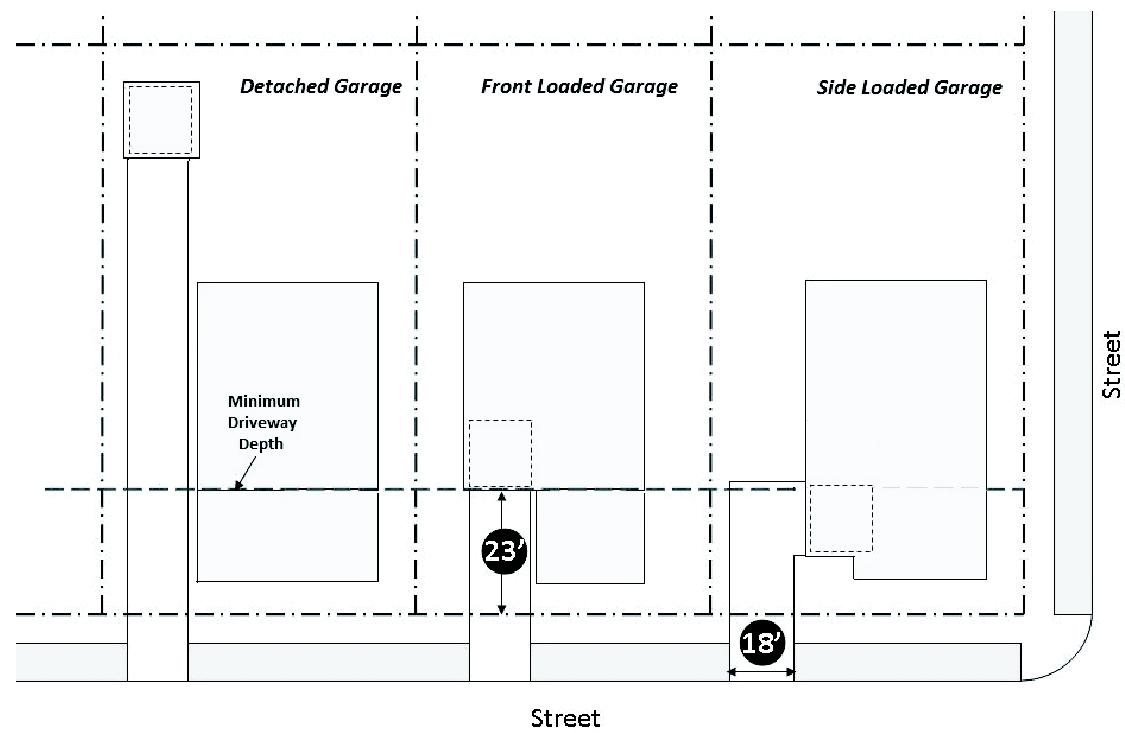
The **driveway** shall have a maximum width of 18 feet in the **right-of-way** area. Other than the permitted **driveway**, the **front yard** may not be paved or otherwise used to accommodate parking.

iii.

Freestanding carports are prohibited. Carports and porte-cochere must be attached to the **principal structure** and be of similar materials and design as the **principal structure**. Detached garages must meet the side and rear **setback** requirements for an **accessory structure**. Carports and detached garages shall be no closer than 23 feet from the **front yard setback** line.

iv.

The distance from the back of the **sidewalk** to the garage door must be at least 23 feet to allow room to park a vehicle on the **driveway** without parking over the **sidewalk**. Should the garage be side-loaded there must be at least a 23 foot paved area on a perpendicular plane to the garage door or plans must ensure that parked vehicles will not interfere with pedestrian traffic.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig5.pdf)

***BGT Redevelopment Area Figure 5  
Garages, Carports, and Driveways Diagram  
(For illustrative purposes only)***

5.

**Building** Type: ROWHOUSE.

a.

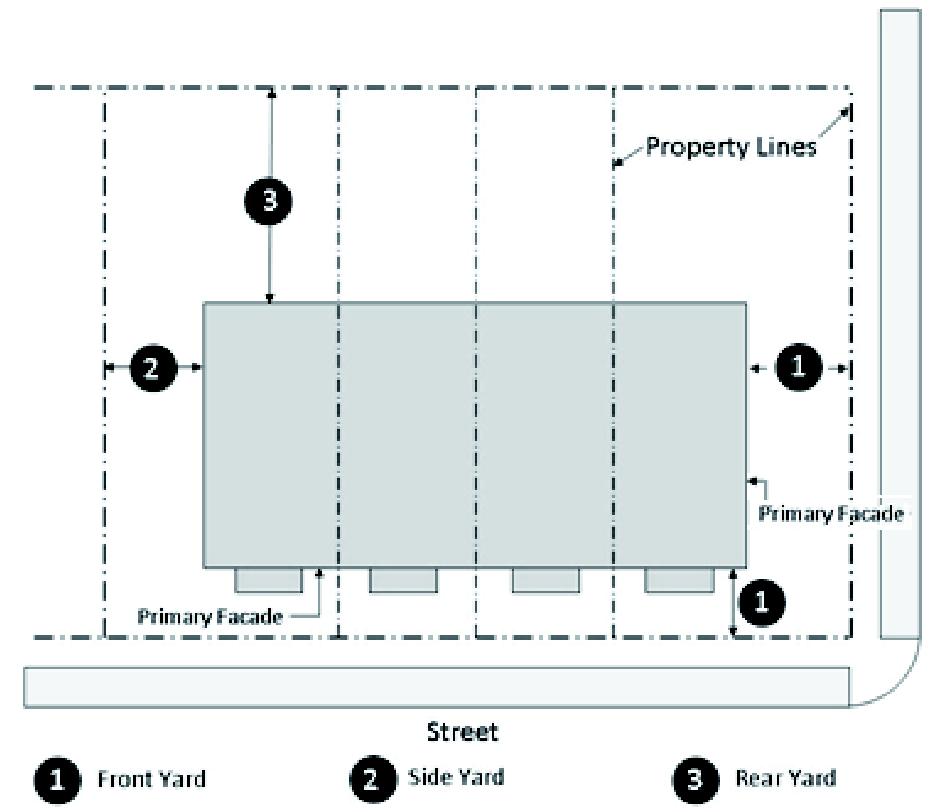
Description: A **building** with two or more residential units that are attached by a common wall. A rowhouse is typically a fee simple unit from ground to roof with no units above or below. A rowhouse may be used as a **live-work unit**.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig6.pdf)

***BGT Redevelopment Area Figure 6  
Building Type: Rowhouse  
(For illustrative purposes only)***

b.

**Yards**: The rowhouse **building** typically has one primary **yard** located to the rear of the **structure** with the potential for a small landscaped **front yard**. A side **yard** is required for end units. **Corner lots** shall have a **front yard** on each **street frontage**.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig7.pdf)

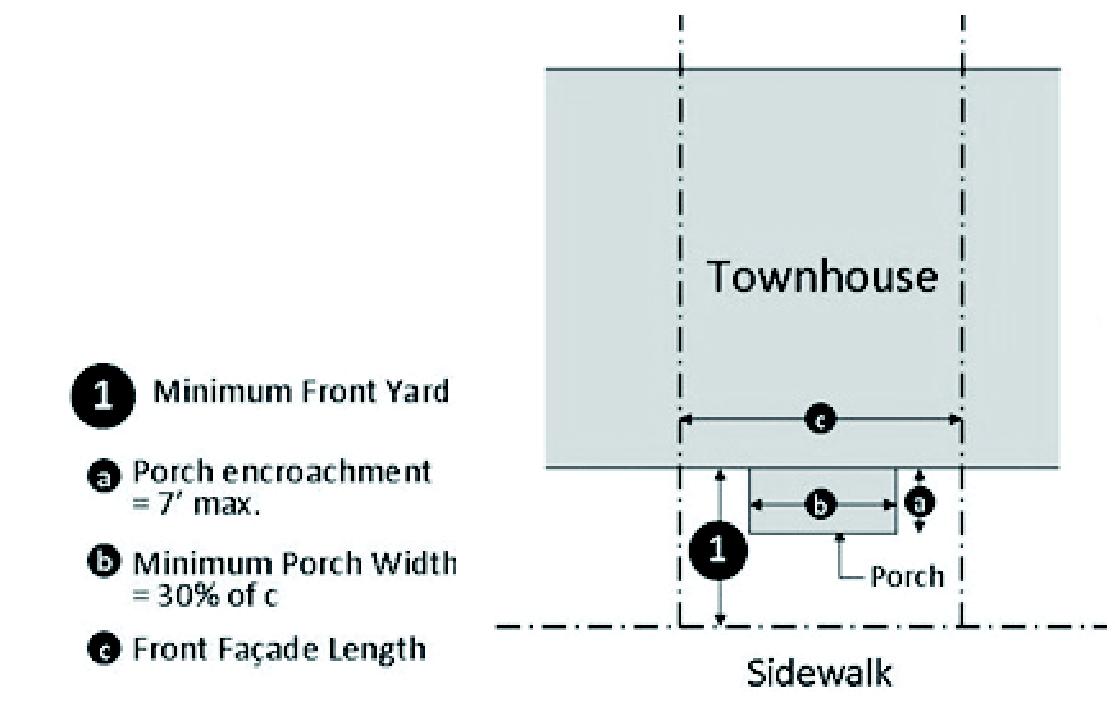
***BGT Redevelopment Area Figure 7  
Rowhouse Yard Diagram  
(For illustrative purposes only)***

c.

Front Porches and Stoops:

i.

Front porches should be used as a primary architectural element and may encroach up to 7 feet into the required front **setback** in accordance with [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) A.7.e.i.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig8.pdf)

***BGT Redevelopment Area Figure 8  
Rowhouse Porch Diagram  
(For illustrative purposes only)***

d.

Elevation Details:

i.

All **building** elevations visible from the **street** shall provide doors, porches, balconies, terraces and/or windows along a minimum of 60 percent of the front elevation and 30 percent of the side elevation for each **building story**. "Percent of elevation" is measured as the horizontal plane containing doors, porches, balconies, terraces and/or windows in relation to the total horizontal plane of the **building** elevation.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig9.pdf)

***BGT Redevelopment Area Figure 9  
Building Elevation Diagram  
(For illustrative purposes only)***

ii.

All **rowhouse buildings** are encouraged to provide design details and architectural features to provide visual interest. The types of features may vary on **adjacent rowhouse façade** that share a common wall, and may include:

a)

Dormers.

b)

Gables.

c)

Recessed entries.

d)

Covered porch entries.

e)

Pillars or posts.

f)

Eaves.

g)

Bay windows.

h)

Balconies.

i)

Decorative finish, such as wainscoating.

j)

Decorative cornices and rooflines (for flat roofs).

k)

Window trim (minimum 4 inches wide).

e.

Garages and **Driveways**:

i.

Garages and off-**street** parking spaces are encouraged to be located to the rear of the **building**.

ii.

Garage provided along the front **façade** of the **building** shall meet the following design standards:

a)

Garages shall be recessed from the front **façade** of the **building** by a minimum of 5 feet. **Driveways** shall be designed to provide sufficient room for a parked vehicle without interfering with **sidewalks**.

b)

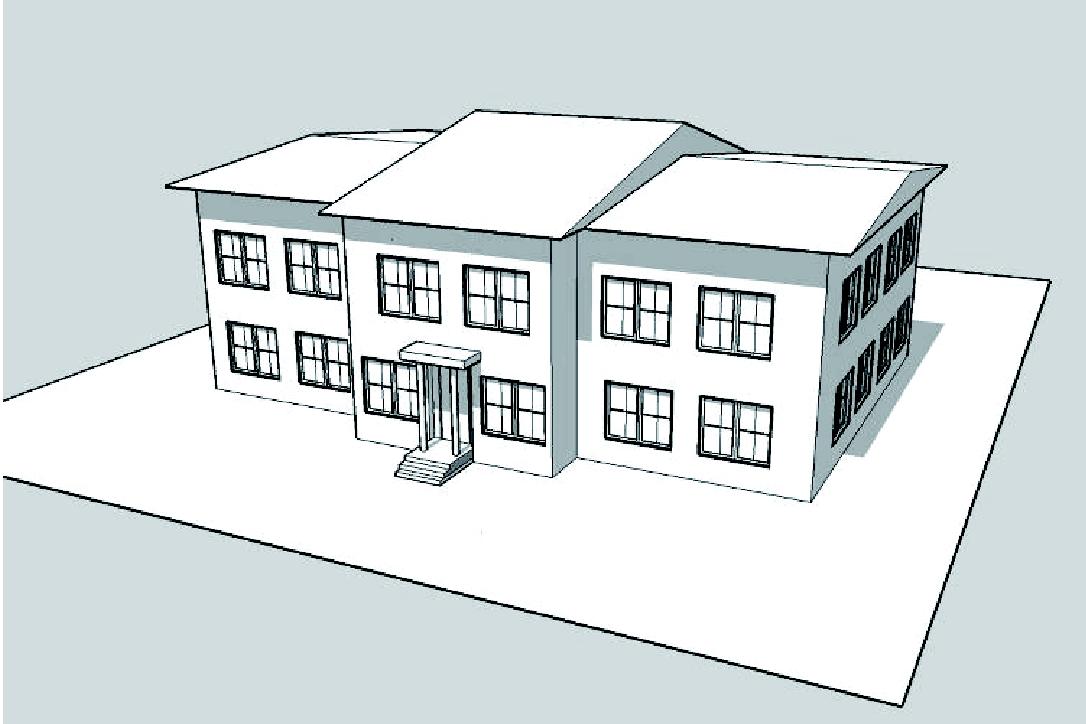
Garage doors shall not exceed more than 30 percent of the front elevation.

6.

**Building** Type: APARTMENT.

a.

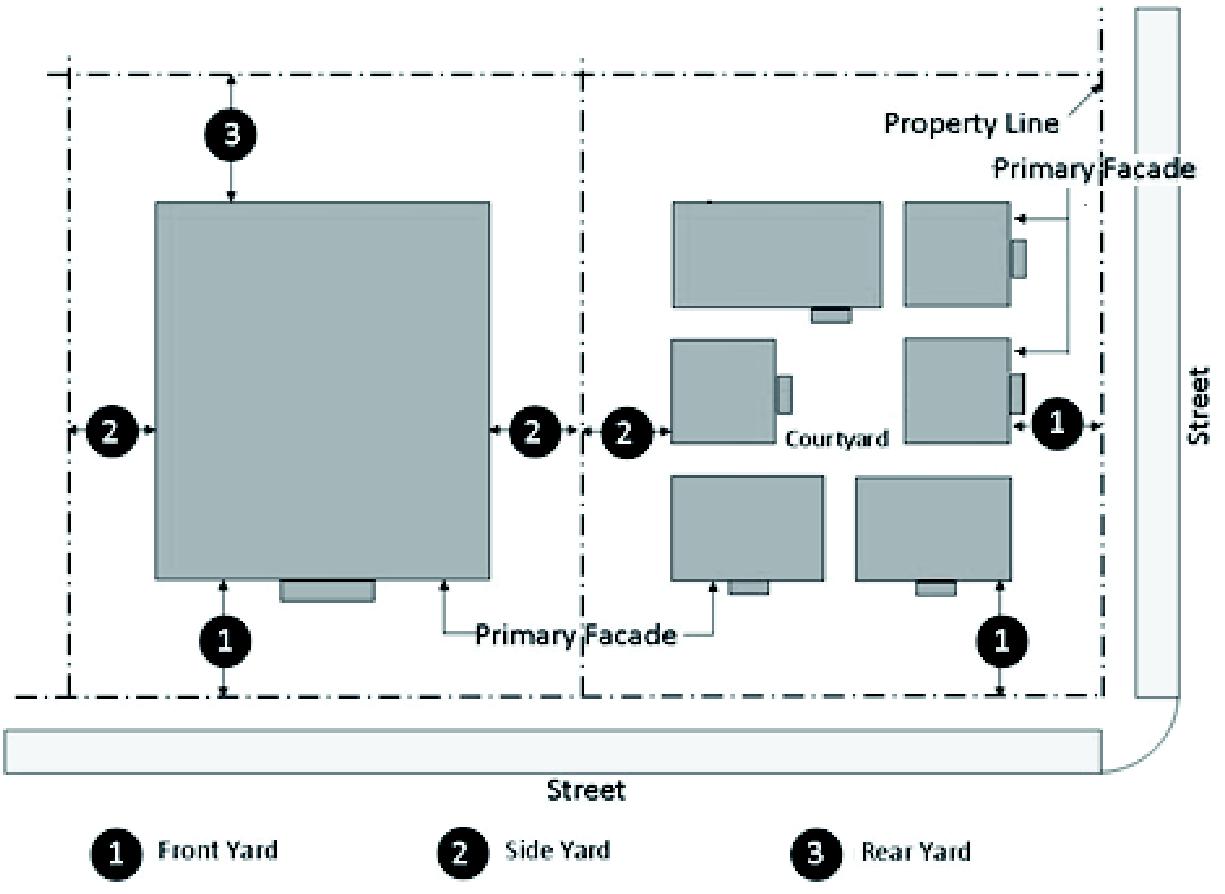
Description: A multiple-unit **building** with units arranged vertically and/or horizontally and with parking located below or behind the **building**. Units may be for rental or for sale in **condominium** ownership or may be designed as continuing care facilities or lodging (**hotel**).

[](http://library.municode.com/HTML/13992/images/4-02-16Fig10.pdf)

***BGT Redevelopment Area Figure 10  
Building Type: Apartment  
(For illustrative purposes only)***

b.

**Yards**: The apartment **building** typically has a primary **yard** located to the rear of the **structure** with secondary side **yards** and the potential for a small landscaped **front yard**. **Corner lots** shall have a **front yard** along each **street** frontage. **Buildings** located internal to a site may be arranged in a courtyard setting provided the site has at least 1 **building** oriented toward the **street**.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig11.pdf)

***BGT Redevelopment Area Figure 11  
Apartment Building Yard Diagram  
(For illustrative purposes only)***

c.

Elevation Details:

i.

All apartment **building** elevations visible from the **street** shall provide doors, porches, balconies, terraces and/or windows along a minimum of 60 percent of the front elevation and 30 percent of the side elevation for each **building story**. "Percent of elevation" is measured as the horizontal plane containing doors, porches, balconies, terraces and/or windows in relation to the total horizontal plane of the **building** elevation.

ii.

All apartment **buildings** are encouraged to provide design details and architectural features to provide visual interest, which may include the following:

a)

Dormers.

b)

Gables.

c)

Recessed entries.

d)

Covered porch entries.

e)

Pillars or posts.

f)

Eaves.

g)

Bay windows.

h)

Balconies.

i)

Decorative finish, such as wainscoating.

j)

Decorative cornices and rooflines (for flat roofs).

k)

Window trim (minimum 4 inches wide).

l)

Canopies, porticos, or porte-cocheres (integrated with the **building's** massing and scale).

d.

Massing and Scale: Apartment **buildings** shall relate in mass and scale to the **adjacent** built environment and shall avoid single, large, dominant **building** mass.

i.

**Buildings** over 10,000 square feet in gross **building** area shall include **façade** variations so that the maximum length, or uninterrupted curve, of any **façade** does not exceed 60 linear feet. **Façade** variations shall be provided through projections and recesses with a minimum depth of 5 feet and may include porches, balconies, bay windows and/or covered entries.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig12.pdf)

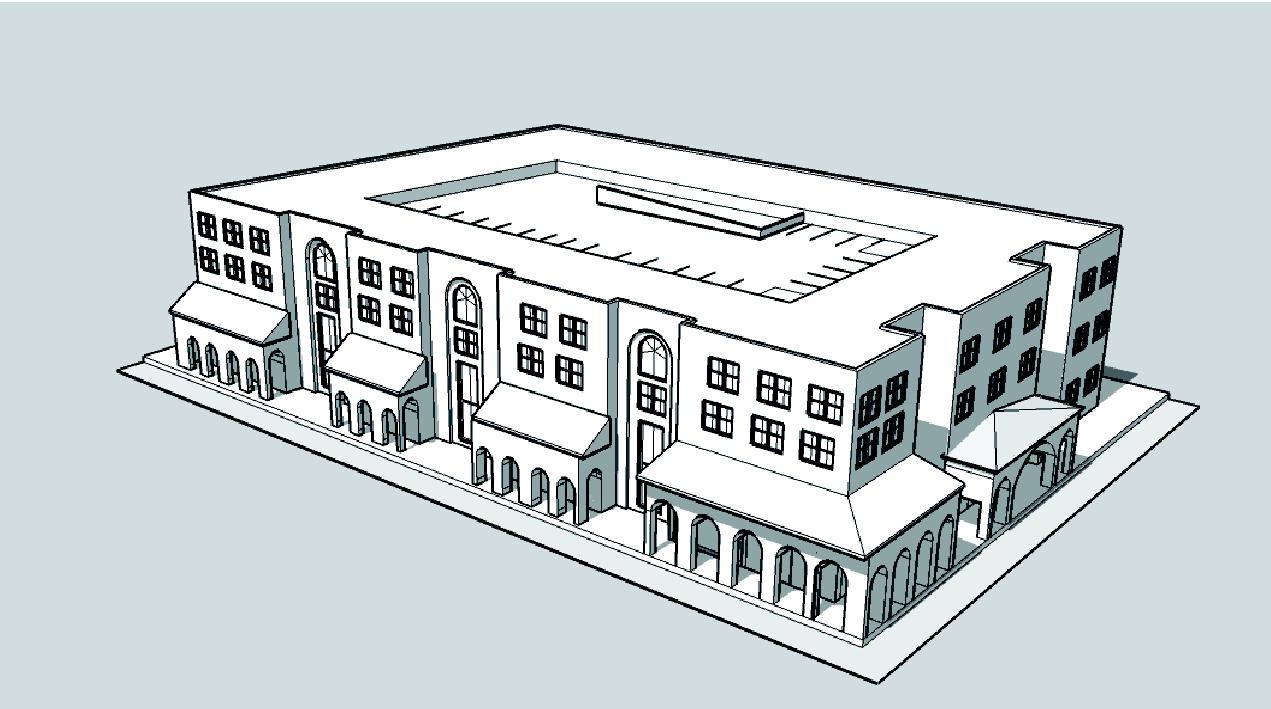
***BGT Redevelopment Area Figure 12  
Massing and Scale Diagram  
(For illustrative purposes only)***

7.

**Building** Type: MIXED-USE.

a.

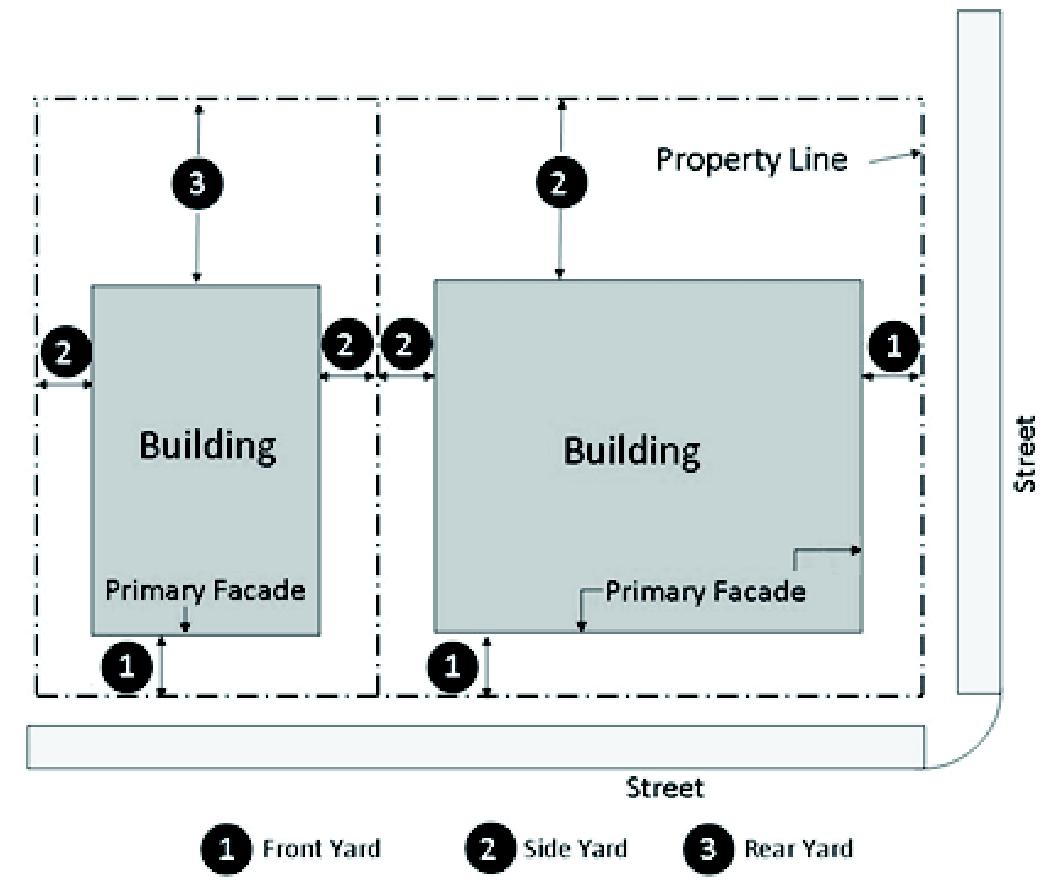
Description: A **building** which can accommodate a variety of uses, typically with the ground floor dedicated to non-residential uses and upper **story** floor(s) dedicated to office and/or residential uses.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig13.pdf)

***BGT Redevelopment Area Figure 13  
Building Type: Mixed-Use  
(For illustrative purposes only)***

b.

**Yards**: The mixed-use **building** typically has a primary **yard** located to the rear of the **structure** with the potential for a small front plaza or courtyard to provide public space or outdoor dining.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig14.pdf)

***BGT Redevelopment Area Figure 14  
Mixed-Use Building Yard Diagram  
(For illustrative purposes only)***

c.

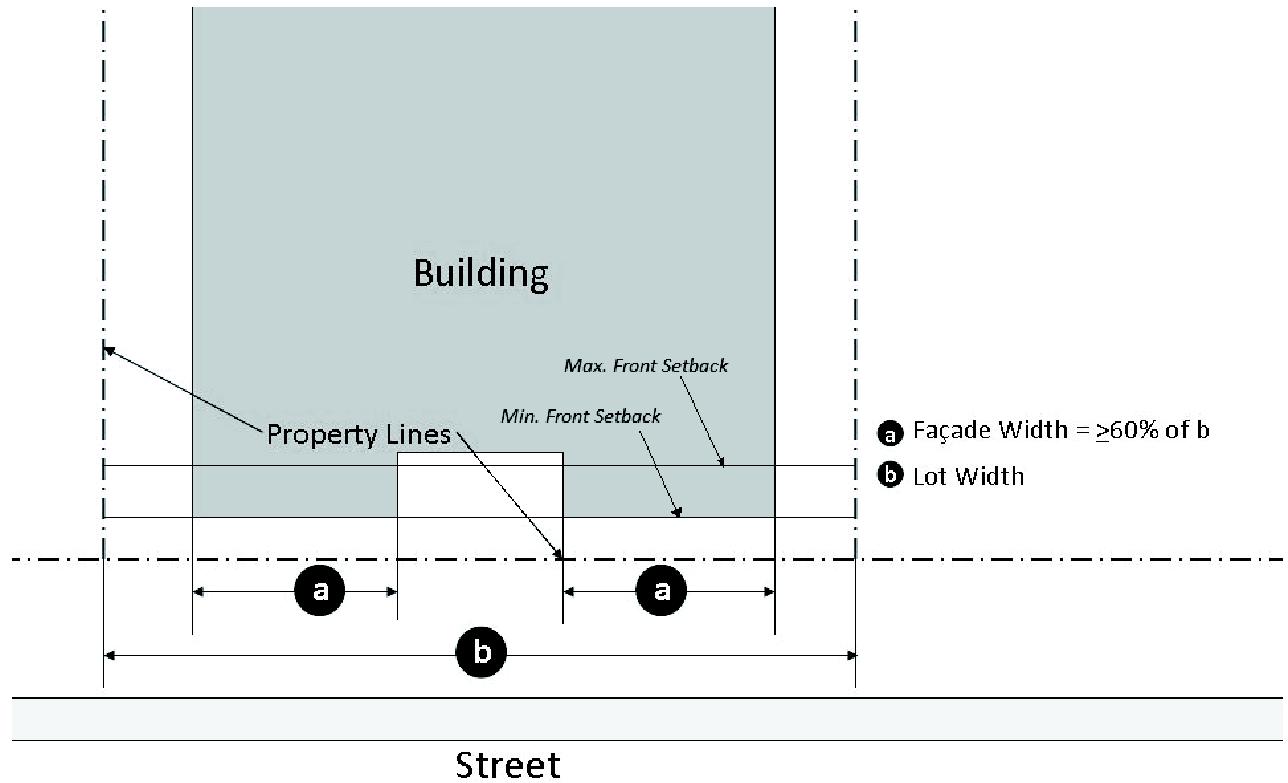
Multi-**Story**: Mixed-use **buildings** shall have a minimum of two **stories**. The first floor shall have a minimum floor-to-ceiling height of 14 feet.

d.

**Street Façades**: The first floor of all mixed-use **buildings** shall be designed to encourage and complement pedestrian-style interest and activity through the following elements:

i.

The first floor **building** elevation shall be located between the minimum and maximum front **setback** line (if provided) for a minimum of 60 percent of lot width.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig15.pdf)

***BGT Redevelopment Area Figure 15  
Mixed-Use Building Facade Diagram  
(For illustrative purposes only)***

ii.

Glazing, consisting of transparent windows and doors, shall be provided along a minimum of 35 percent of the length of first floor **building** elevation along the primary **street frontage**. **Building** elevations along secondary **street frontages** shall provide 30 percent glazing.

iii.

Expanses of blank walls may not exceed 20 feet in length along the primary **street frontage**. A blank wall is a **façade** that does not contain transparent windows, doors, arcades, stairs or similar features.

e.

Windows: Windows along the first floor **building** elevation shall meet the following standards:

i.

Clear glass windows shall not exceed a tint of more than 25%.

ii.

Windows shall be located between 2 and 7 feet above **sidewalk grade**.

f.

**Building** Entrances: All mixed-use **buildings** shall have a clearly defined principal pedestrian entrance fronting the **street**. Additional entrances may be oriented toward the side and rear parking **lots** or **pedestrian pathways**.

g.

Elevation Details:

i.

All mixed-use **buildings** shall provide a minimum of 4 of the following design details and architectural features:

a)

Dormers.

b)

Gables.

c)

Recessed entries.

d)

Covered porch entries.

e)

Pillars or posts.

f)

Eaves.

g)

Bay windows.

h)

Balconies.

i)

Decorative finish, such as wainscoating.

j)

Decorative cornices and rooflines (for flat roofs).

k)

Window trim (minimum 4 inches wide).

l)

Canopies, porticos, or porte-cocheres (integrated with the **building's** massing and scale).

m)

Open arcade or covered walkway.

n)

Bulkheads.

o)

Transoms.

p)

Window hoods.

q)

**Building awnings** along first floor.

h.

Massing and Scale: Mixed-use **buildings** shall relate in mass and scale to the **adjacent** built environment and shall avoid single, large, dominant **building** mass.

i.

Mixed-use **buildings** shall include **façade** variations so that the maximum length, or uninterrupted curve, of any façade does not exceed 75 linear feet. **Façade** variations shall be provided through projections and recesses with a minimum depth of 4 feet.

ii.

Roofline offsets shall be provided to lend architectural interest and variety to the massing of a **building** and to relieve the effect of a single, long roof. The maximum length of an uninterrupted flat roof is 75 linear feet.

i.

Materials:

i.

Mixed-use **buildings** exteriors shall consist of wood clapboard, stucco finish, cement fiber board products, brick or stone.

ii.

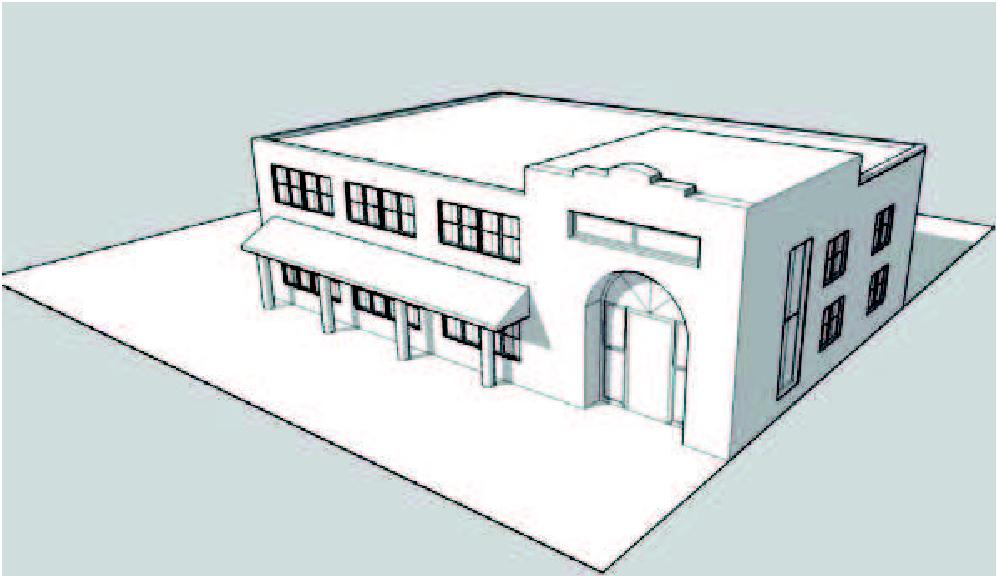
Pitched roofs shall be metal seam (5v Crimp, standing seam or similar design), slate, copper, or wood shingles.

8.

**Building** Type: COMMERCIAL

a.

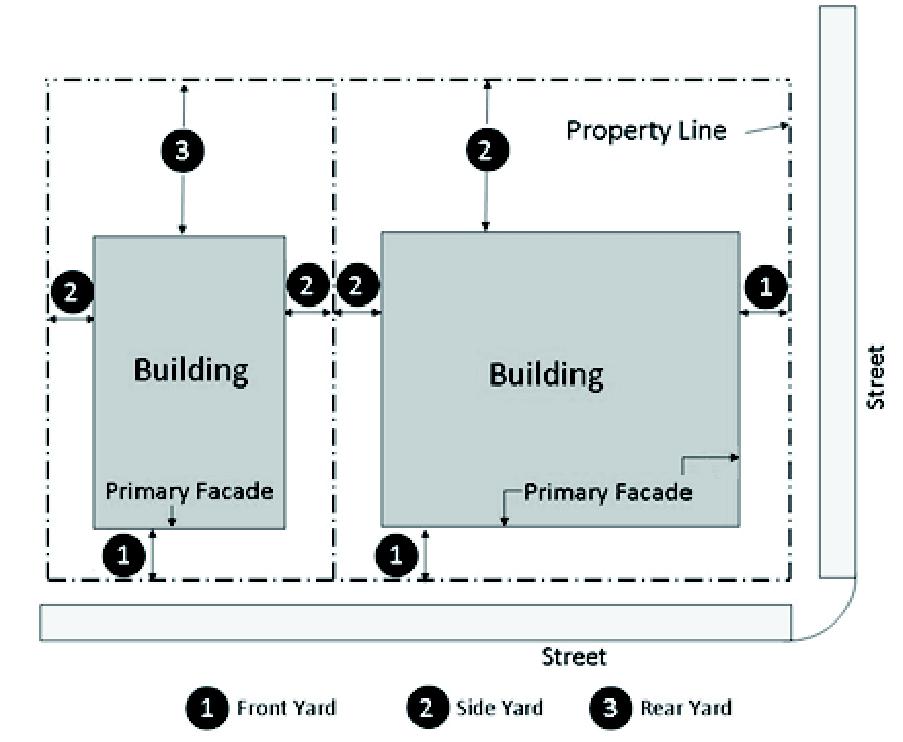
Description: A single or multi-**story building** which accommodates non-residential and automobile oriented uses, such as retail and office uses. This **building** type provides convenient vehicle **access** from the fronting roadway while minimizing the negative impacts of parking **lots** on an active pedestrian realm.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig16.pdf)

***BGT Redevelopment Area Figure 16  
Building Type: Commercial  
(For illustrative purposes only)***

b.

**Yards**: The commercial **building** has a primary **yard** located to the rear of the **structure** with the potential for a small front plaza or courtyard to provide public space or outdoor dining.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig17.pdf)

***BGT Redevelopment Area Figure 17  
Commercial Building Yard Diagram  
(For illustrative purposes only)***

c.

**Street Façades**: The first floor of all commercial **buildings** shall be designed to encourage and complement pedestrian-style interest and activity through the following elements:

i.

The first floor **building** elevation shall be located between the minimum and maximum front **setback line** (if provided) as provided in [section 4.02.16](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.02.00SIDEST.html#CH4SIDEDEST_4.02.00SIDEST_4.02.16DESTDEBAGATRREAR) A.1.a.ii. for a minimum of 50 percent of lot width.

ii.

Glazing, consisting of transparent windows and doors, covering a minimum of 30 percent of the length of first floor **building** elevation along the primary **street frontage**. **Building** elevations along secondary **street frontages** shall provide 25 percent glazing.

iii.

Expanses of blank walls may not exceed 20 feet in length along the primary **street frontage**. A blank wall is a **façade** that does not contain transparent windows, doors, stairs or similar features.

d.

Windows: Windows along the first floor **building** elevation shall meet the following standards:

i.

Clear glass windows shall not exceed a tint of more than 25 percent.

ii.

Windows shall be located between 2 and 7 feet above **sidewalk grade**.

iii.

**Buildings** over 20,000 square feet in **floor area** may utilize spandrel glass, or other faux window treatment, for up to 25 percent of the glazing requirement.

e.

**Building** Entrances: All commercial **buildings** along Bayshore Drive shall have a clearly defined principal pedestrian entrance fronting Bayshore Drive. Additional entrances may be oriented toward the side and rear parking **lots** or **pedestrian pathways**.

f.

Elevation Details:

i.

All commercial **buildings** shall provide a minimum of 4 of the following design details and architectural features:

a)

Dormers.

b)

Gables.

c)

Recessed entries.

d)

Covered porch entries.

e)

Pillars or posts.

f)

Eaves.

g)

Bay windows.

h)

Balconies.

i)

Decorative finish, such as wainscoating.

j)

Decorative cornices and rooflines (for flat roofs).

k)

Window trim (minimum 4 inches wide).

l)

Canopies, porticos, or porte-cocheres (integrated with the **building's** massing and scale).

m)

Open arcade or covered walkway.

n)

Bulkheads.

o)

Transoms.

p)

Window hoods.

q)

**Building awnings** along first floor.

g.

Massing and Scale: Commercial **buildings** shall relate in mass and scale to the **adjacent** built environment and shall avoid single, large, dominant **building** mass.

i.

Commercial **buildings** shall include **façade** variations so that the maximum length, or uninterrupted curve, of any **façade** does not exceed 100 linear feet. **Façade** variations shall be provided through projections and recesses with a minimum depth of 4 feet.

ii.

Roofline offsets shall be provided to lend architectural interest and variety to the massing of a **building** and to relieve the effect of a single, long roof. The maximum length of an uninterrupted flat roof is 100 linear feet.

h.

Materials and Colors:

i.

Commercial **buildings** shall be of wood clapboard, stucco finish, cement fiber board products, brick or stone.

ii.

Pitched roofs shall be metal seam (5v crimp, standing seam or similar design), slate, copper, or wood shingles.

iii.

Exterior **building** color: **Applicants** may request a deviation from the exterior **building** color requirements of [section 5.05.08](http://library.municode.com/HTML/13992/level2/CH5SUST_5.05.00SUSTSPUS.html#CH5SUST_5.05.00SUSTSPUS_5.05.08ARSIDEST) C.13.b. if 50 percent or more of the **façade** consists of glazing in the form of transparent windows or doors. These deviation requests shall be subject to the procedures established in [section 5.05.08](http://library.municode.com/HTML/13992/level2/CH5SUST_5.05.00SUSTSPUS.html#CH5SUST_5.05.00SUSTSPUS_5.05.08ARSIDEST) F. following the review and approval by the CRA Advisory Board to ensure consistency with CRA goals and objectives and community character.

i.

**Awning**:

i.

For **awnings** spanning less than 25 percent of a **façade**, an **applicant** may request a deviation from the color restriction identified in [section 5.05.08](http://library.municode.com/HTML/13992/level2/CH5SUST_5.05.00SUSTSPUS.html#CH5SUST_5.05.00SUSTSPUS_5.05.08ARSIDEST) C.11.c.iv. These deviation requests shall be subject to the procedures established in [section 5.05.08](http://library.municode.com/HTML/13992/level2/CH5SUST_5.05.00SUSTSPUS.html#CH5SUST_5.05.00SUSTSPUS_5.05.08ARSIDEST) F. following the review and approval by the CRA Advisory Board to ensure consistency with CRA goals and objectives and community character.

9.

**Building** Type: CIVIC & INSTITUTIONAL.

a.

Description: A **building** that serves as a public gathering place and a focal point of the community. These **buildings** should be constructed as permanent long term additions to the area and include uses dedicated to religious, cultural, governmental or educational missions.

b.

General Requirements: Because of the unique characteristics of civic and institutional **buildings**, it is generally exempt from the standards imposed on other **building** types in this section and the architectural standards of [section 5.05.08](http://library.municode.com/HTML/13992/level2/CH5SUST_5.05.00SUSTSPUS.html#CH5SUST_5.05.00SUSTSPUS_5.05.08ARSIDEST). The following standards shall apply:

i.

**Buildings** should be of sufficient design to serve as a visual anchor to the community.

ii.

All rooftop equipment shall be screened from view.

E.

Landscaping and **Buffer** Requirements

1.

Applicability: Landscaping and **buffering** in the BMUD and GTMUD shall be provided in accordance with [section 4.06.00](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.06.00LABUVERE.html#CH4SIDEDEST_4.06.00LABUVERE), unless as specified in this section.

2.

**Buffer** Requirements: **Buffers** shall be provided to give spatial separation and visual screening between incompatible uses.

a.

Perimeter **Buffers**: The following **buffer** standards shall be required for MUPs, PUDs, commercial **developments** and other non-residential **developments** in the BMUD-NC, BMUD-W and GTMUD-MXD subdistricts.

i.

**Buffers adjacent** to residential uses and residentially zoned properties shall be consistent with one of the following:

a)

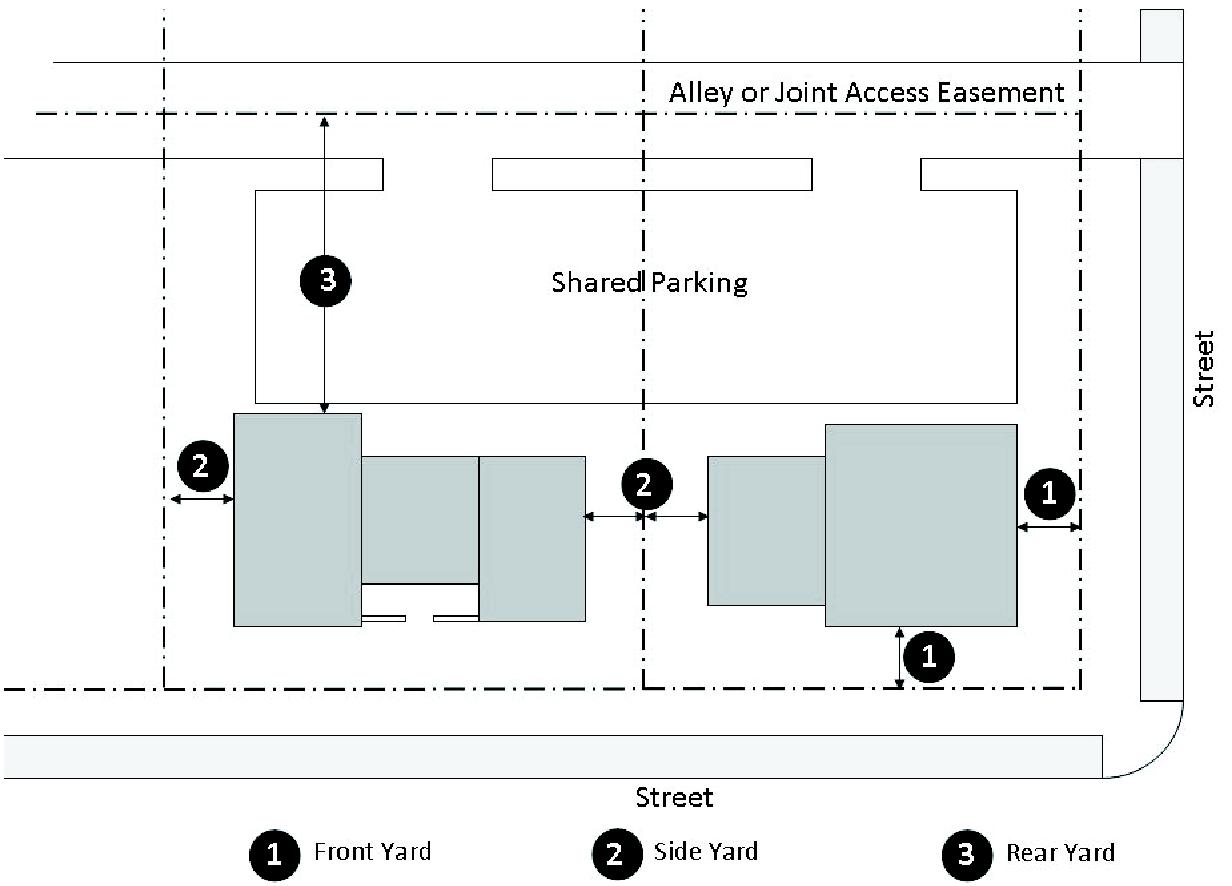
Ten foot wide **buffer** including a 6 foot high opaque masonry wall and a row of trees spaced no more than 30 feet on center; or

b)

Fifteen foot wide **buffer** including trees spaced no more than 25 feet on center and a hedge consisting of ten gallon plants five feet in height, three feet in spread and spaced a maximum four feet on center at the time of planting.

ii.

**Buffers adjacent** to non-residential uses shall include a shared 10 foot wide **buffer**. Each property must contribute a minimum of 5 feet to the **buffer**. This **buffer** area may be provided in the form of landscaped area with plantings consistent with the Type A **buffer** requirements and/or hardscaped courtyards, mini-plazas, outdoor eating areas, and **building** foundation planting areas. This **buffer** requirement is not required in the side **yard** between non-residential uses that share a common wall or between shared parking facilities.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig18.pdf)

***BGT Redevelopment Area Figure 18  
Shared Buffer Diagram  
(For illustrative purposes only)***

iii.

Road **Right-of-Way Buffers**: Road **right-of-way buffers** for multi-family (excluding house and rowhouse **building** types) and non-residential **developments** are encouraged to coordinate with and complement the Bayshore Gateway Triangle **Streetscape** Guidelines.

a)

**Developments** within an Activity Center must provide a 20 foot Type D **buffer adjacent** to US 41, Tamiami Trail, meeting the design standards of [section 4.06.02](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.06.00LABUVERE.html#CH4SIDEDEST_4.06.00LABUVERE_4.06.02BURE) C.4.

b)

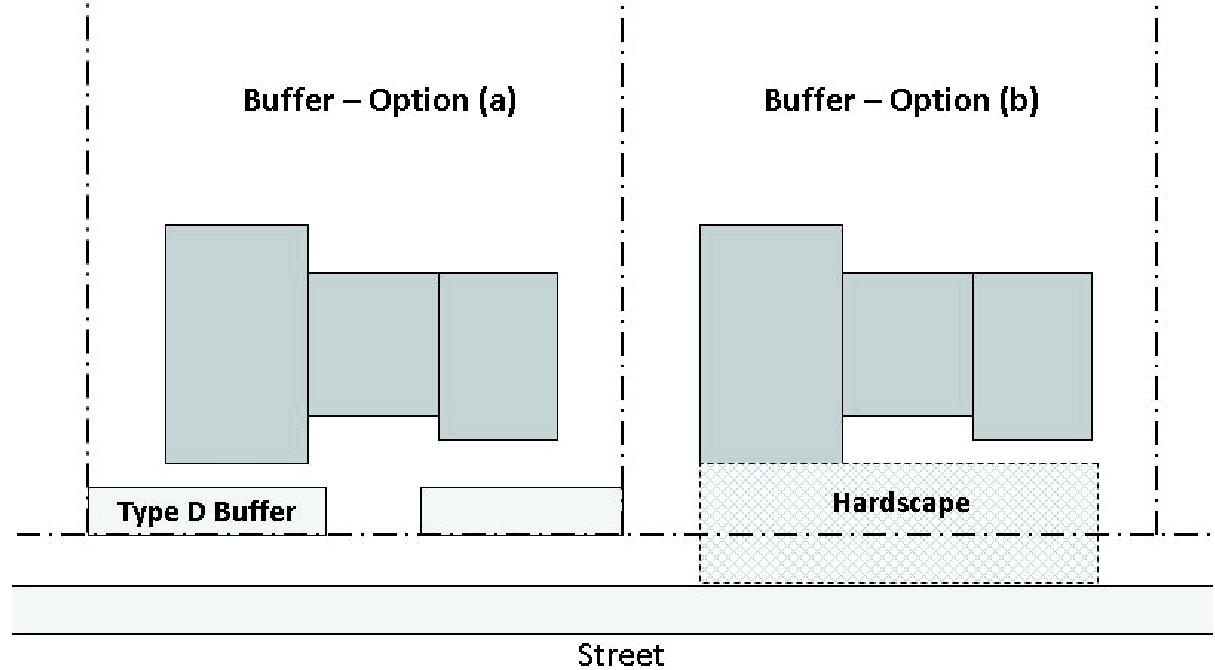
All other **developments** shall provide a **buffer** consisting of one of the following:

1)

Minimum 10 foot wide Type D **buffer** meeting the design standards of [section 4.06.02](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.06.00LABUVERE.html#CH4SIDEDEST_4.06.00LABUVERE_4.06.02BURE) C.4.

2)

A hardscaped area extending from the back of the **street** planting zone to the primary front **façade**. The hardscaped area shall perform as an expanded public realm and may include benches, outdoor eating areas, plazas, fountains, and art pieces.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig19.pdf)

***BGT Redevelopment Area Figure 19  
Road Right-of-Way Buffer Diagram  
(For illustrative purposes only)***

3.

Parking Lot Landscaping:

a.

A maximum of 30 percent of the landscape islands may have a minimum width of 5 feet inside planting area and may be planted with a palm tree equivalent.

b.

Minimum tree size shall be 1-¾" caliper and a minimum of 10 feet in height.

c.

Parking lot perimeter:

i.

Parking lots shall include perimeter planting areas that are a minimum of 5 feet in width. Shrubs shall be arranged in a staggered pattern with a minimum size of 3 gallons at the time of planting to provide year-round screening. Trees shall be included in the perimeter landscape area at a minimum spacing of one tree/palm per 25 feet of linear **frontage**.

ii.

**Streetwalls** shall be used when surface parking lots for non-residential uses **abut** the **right-of-way** of Bayshore Drive, Van Buren Avenue, Thomasson Drive in the BMUD and US 41, Davis Boulevard, and Commercial Drive in the mini-triangle portion of the GTMUD.

a)

The wall shall complement the materials and colors of the primary **buildings** and be 3 to 4 feet in height and shall have a 12 inch projection or recess a minimum of every 15 feet.

b)

The **streetwall** shall be set back the same distance as the primary **building façade**; however, the **streetwall** shall meet County standards for site distance triangles per [section 4.06.01](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.06.00LABUVERE.html#CH4SIDEDEST_4.06.00LABUVERE_4.06.01GE) D.1.

c)

The **street** side of the **streetwall** shall have trees at 30 feet on center planted within tree wells or a minimum 5 foot wide strip with ground covers other than grass.

d)

The **streetwall structure** shall be protected through the use of a root barrier system as identified by LDC section Figure 4.06.05.H.A.

e)

No **streetwall** is required if all of the parking is located in rear of the **development**.

4.

**Building** Foundation Planting: **Building** foundation plantings shall be required per [section 4.06.05](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.06.00LABUVERE.html#CH4SIDEDEST_4.06.00LABUVERE_4.06.05GELARE) of the LDC, except as follows. The **building** shall provide the equivalent of 10 percent of its gross ground level **floor area**, in **building** foundation planting area. A continuous **building** foundation planting width is not required per [section 4.06.05](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.06.00LABUVERE.html#CH4SIDEDEST_4.06.00LABUVERE_4.06.05GELARE) of the LDC. However, the foundation plantings shall be located within 25 feet of the **building** edge in the form of landscaped courtyards and seating area landscaping.

5.

Water Management Area: The water management area may be located within any required **buffer** area provided all **buffer** plantings can be accommodated.

6.

Plant Materials: Landscaping in the BMUD and GTMUD shall utilize tree and shrub plants that are identified in the Collier County Native Plant List in order to minimize maintenance and water demands after establishment. Ornamental plantings should be drought-tolerant in nature, consistent with Florida Yards & Neighborhoods Program, and cross-referenced with the latest Florida Exotic Pest Plant Council (FLEPPC) listing of invasive species (Categories I and II).

F.

Parking Standards. The purpose of the parking standards for the BMUD and GTMUD is to regulate the location, siting, and design of on-**street** and off-**street** parking in a manner that provides convenient **access** to adjoining uses, reduces increased surface level heat and glare, and enhances pedestrian, bicyclist and motorist safety and visibility within the built environment. Parking in the BMUD and GTMUD shall be as provided for in [section 4.05.00](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.05.00OREPALO.html#CH4SIDEDEST_4.05.00OREPALO), except as specified in this section.

1.

Parking Space Requirements: Parking spaces shall be provided in accordance with the following table. For uses not specifically listed, the most similar category shall be used to calculate the minimum parking requirements. Net **Floor Area** is defined as total floor area excluding mechanicals and core space.

**Table 1. Parking Space Requirements in the BMUD and GTMUD**

|  |  |
| --- | --- |
| Use Type | Minimum Parking Spaces |
| Single-Family Residential | 2.0/**dwelling unit** |
| Multi-family Residential |  |
| 1-bedroom | 1.0/**dwelling unit** |
| 2-bedroom | 1.5/**dwelling unit** |
| [3](http://library.municode.com/HTML/13992/level2/APXHLDUDCOTA_ART3DERE.html#APXHLDUDCOTA_ART3DERE) or more bedrooms | 2.0/**dwelling unit** |
| Lodging | 1.0/room |
| Places of worship | 1/4 seats (pews: 1 seat = 1.5 feet) |
| Assembly/Museum/Gallery | 1/500 sq. ft. of net floor area open to the public |
| Institutional | 1/300 sq. ft. of net floor area |
| General Office | 1/350 sq. ft. of net floor area |
| Retail | 1/300 sq. ft. of net floor area |
| **Restaurant** 1 | 1/150 sq. ft. of net floor area or 1/4 seats, whichever is greater |
| Industrial/Manufacturing | 1/500 sq. ft. of net floor area |
| Warehousing | 1/1,000 sq. ft. of net floor area |

Note: 1Outdoor café seating shall be exempt from parking calculations.

2.

Adjustments to Parking Space Requirements: **Developments** which meet any of the following standards may be exempted from the minimum parking requirements of this section.

a.

Public parking facilities. The CRA can make parking on CRA owned property available to meet the minimum parking requirements for new construction or redevelopment projects. An **applicant** must provide documentation stating the parking allocation has been approved by the CRA as part of the MUP, site **development** or site improvement plan process. The public parking facility must be located within one-half mile of the **development**. Once spaces are allocated to a specific property through the approval of the MUP, SDP or SIP, the **applicant** has one year to begin utilizing the parking. If the spaces are not used within one year, and an extension is not granted by the CRA, the spaces will be made available for reallocation and all **development** orders shall be revised accordingly.

b.

Off-site parking. Off-site parking may be used in order to meet the minimum parking requirements, provided the off-site parking is located no farther than 1,200 feet from the use it will serve. The location and design of the off-site parking will be shown on the SDP or SIP and approved as part of the SDP or SIP review and approval process. The required parking spaces will be committed by a recordable covenant, lease, or other agreement.

c.

Shared parking. Shared parking is permitted for new **development** if the **applicant** establishes that the peak parking demands for the new uses clearly occur at different times. A shared parking agreement must be recorded by a recordable covenant, lease, or other agreement. Shared parking lots must be within 600 feet of each use and may not be separated from the use by a **street right-of-way** or **easement** exceeding 60 feet in width.

d.

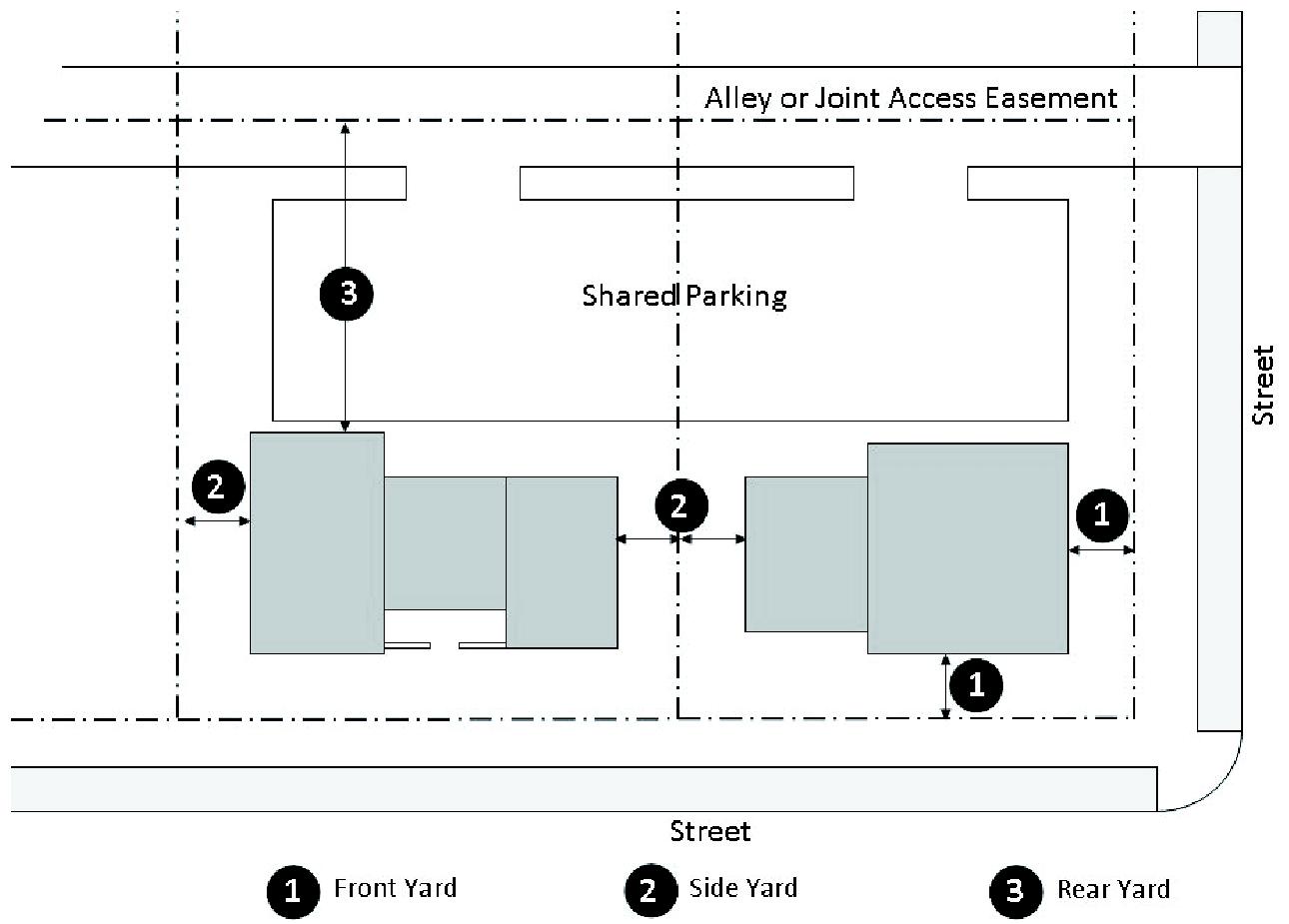
On-**street** parking. Where on-**street** parking exists or is permitted, a **development** may count the spaces directly along the site's **frontage** toward the minimum parking requirement, however the on-**street** parking spaces are considered public spaces and are not for the exclusive use of the **adjacent** use.

e.

Tree preservation. The minimum number of spaces required may be adjusted by the County Manager or designee when it has been determined that the reduction is necessary to preserve a healthy tree or trees (with a 12 inch or greater diameter at breast height) from being damaged or removed, and where the site plan provides for the retention of said tree or trees.

f.

Connectivity. Parking lots are encouraged to connect to **adjacent** lots through the use of a joint **access easement**. If a joint **access easement** is provided for connectivity, then the minimum parking requirement for the use may be reduced by 10 percent.

[](http://library.municode.com/HTML/13992/images/4-02-16Fig20.pdf)

***BMUD and GTMUD Area Figure 20  
Parking Diagram  
(For illustrative purposes only)***

3.

On-**Street** Parking.

a.

On-**street** parking may be allowed on local **streets** subject to an approved **right-of-way** permit to construct parking spaces in the public **right-of-way**.

b.

Parallel parking shall be a minimum of 9 feet wide by 23 feet long, but is not required to be striped. For every 5 on-**street** parking spaces provided, a landscape island that is 8 feet wide and 15 feet long and is surrounded by Type D concrete curbing shall be provided, in addition to the pedestrian clear zone landscape requirement. The corners **adjacent** to the travel lane shall be angled at least 45 degrees away from perpendicular with the curb in order to provide adequate ingress and egress from each parallel parking space. Each island shall be planted with hedges, groundcover and/or grasses less than 36 inches high and shall contain at least one small to medium ornamental tree that is a minimum of 8 feet tall at the time of planting.

c.

Angled parking may be 45 degrees or 60 degrees from the travel lane. Spaces must be a minimum of 9 feet wide and 18 feet long. For every 8 on-**street** parking spaces provided, a landscape island that is 12 feet wide and 15 feet long and is surrounded by Type D concrete curbing shall be provided, in addition to the pedestrian clear zone landscape requirement. The island shall be planted with hedges, groundcover, and/or grasses less than 36 inches high and shall contain at least one small to medium ornamental tree that is a minimum of 8 feet tall at the time of planting.

4.

Off-**Street** Parking Location: Off-**street** parking is encouraged to be located to the side or rear of the **building** in order to establish a pedestrian friendly environment. Off-**street** parking in front of **buildings abutting** Bayshore Drive and Thomasson Drive in the BMUD and US 41, Davis Boulevard and Commercial Drive in the mini-triangle area of the GTMUD shall not exceed 50 percent of that **building's** parking requirements and shall be limited to a single-aisle double loaded parking lot.

5.

Bicycle Parking: Bicycle parking shall be required as provided for in [section 4.05.08](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.05.00OREPALO.html#CH4SIDEDEST_4.05.00OREPALO_4.05.08BIPARE), except as provided below.

a.

Number of Required Spaces: The number of bicycle parking spaces shall be as provided for in [section 4.05.08](http://library.municode.com/HTML/13992/level2/CH4SIDEDEST_4.05.00OREPALO.html#CH4SIDEDEST_4.05.00OREPALO_4.05.08BIPARE) B.

b.

Location: Bicycle parking shall have **access** via **sidewalks**, **pathways** or **driveways** to the public **right-of-way** and be located as provided below:

i.

Parking **Structures**: Required bicycle parking within a **structure** shall be located in or near main entrances or elevators to provide for pedestrian safety, visibility, and security of property.

ii.

On Site: Bicycle parking (not located within a parking **structure**) shall be located on site within 50 feet of main **building** entrances. Bicycle parking shall not obstruct walkways.

iii.

**Right-of-Way**: Bicycle parking may be located in the public **right-of-way** subject to an approved **right-of-way** permit.

iv.

Shared Bicycle Parking: Where there is more than one **building** on a site, or parking is shared with an **adjacent** site, bicycle parking shall be distributed equally to serve all **buildings** and main entrances.

G.

Signage. Signage shall be permitted as allowed by [section 5.06.00](http://library.municode.com/HTML/13992/level2/CH5SUST_5.06.00SIRESTLAUSCL.html#CH5SUST_5.06.00SIRESTLAUSCL), except as otherwise regulated by this section for specific uses.

H.

Murals. Murals are allowed as public art within the Bayshore Gateway Triangle Redevelopment Area subject to the following conditions:

1.

Murals are only allowed on commercial, civic or institutional **buildings**.

2.

**Building** must be located within the proposed Cultural District boundary, Community Redevelopment Agency Resolution 08-60, and cannot be located along U.S. 41.

3.

One mural is allowed per **building**.

4.

Murals are permitted on sections of **buildings** where there are no windows or doors or where the mural will not interfere with the **building's** architectural details.

5.

The mural cannot exceed 200 square feet unless specifically approved by the CRA Advisory Board.

6.

The mural shall not contain text for the purpose of advertising any business or commercial activity.

7.

The mural cannot be temporary in nature and the **building** owner must commit to maintaining the mural.

8.

Review and approval from the CRA Advisory Board is required to ensure the mural complies with the conditions above and that the artwork complements the design of the **building** in color, shape, and location.

*(Ord. No. 06-08, § 3.J; Ord. No. 06-63, § 3.Q; Ord. No. 07-68, § 3.C; Ord. No. 12-39, § 3.C)*

**4.02.17—4.02.21 - Reserved.permanent link to this piece of content**