

*Minimum lot area:* 10,000 square feet.

*Minimum lot width:* 80 feet.

*Minimum yard requirements:*

1. *Front yard:* 25 feet.
2. *Side yard:* 15 feet.
3. *Rear yard:* 15 feet.
4. *Any yard abutting a residential parcel:* 25 feet.

*Minimum distance between structures:* 25 feet, or one-half the sum of the building heights, whichever is greater.

*Maximum height of structures:* 30 feet, except for antennas and towers, which is 40 feet.

*Minimum floor area of principal structure:* 1,000 square feet for each building on the ground floor.

*Maximum lot coverage.* 76% of total lot area.

*Floor area ratio.* (Reserved.)

## SECTION TWENTY-ONE: SUPPLEMENTAL STANDARDS – COMMUNITY FACILITY DISTRICT.

*Minimum off-street parking and off-street loading.* As required in the Land Development Code.

*Landscaping.* As required in the Land Development Code.

*Lighting.* Per the City of Marco Island Outdoor Lighting Ordinance.

*Signs.* As required in the Land Development Code.

## SECTION TWENTY-TWO: ARCHITECTURAL AND DESIGN REGULATIONS.

*Architectural and design standards.* Reserved.

## SECTION TWENTY-THREE: GOLF COURSE DISTRICT (GC) PURPOSE AND INTENT.

*Purpose and intent.* The purpose and intent of this district is to provide lands for golf courses and normal accessory uses to golf courses, including certain uses of a commercial nature.

#### SECTION TWENTY-FOUR: PERMITTED USES.

*Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses, in the golf course district (GC).

*Permitted uses.*

1. Golf courses.

*Uses accessory to permitted uses.*

1. Uses and structures that are accessory and incidental to uses permitted as of right in the GC district.
2. Recreational facilities that serve as an integral part of the permitted use, including but not limited to clubhouse, community center building, practice driving range, storage rooms or buildings, shuffleboard courts, swimming pools and tennis facilities, snack shops and restrooms.
3. Pro shops with equipment sales up to 1,000 square feet in size; restaurants with a seating capacity of 300 seats or less and shall serve patrons no later than 12:00 p.m.
4. A maximum of two residential dwelling units for use by golf course employees in conjunction with the operation of the golf course.

#### SECTION TWENTY-FIVE: CONDITIONAL USES.

*Conditional uses.* The following uses are permissible as conditional uses in the GC district, subject to the standards and provisions established in the Land Development Code.

1. Commercial establishments oriented to the permitted uses of the district including gift shops; pro shops with equipment sales in excess of 1,000 square feet; restaurants with seating capacity of greater than 300 seats; cocktail lounges, and similar uses, primarily intended to serve patrons of the golf course.

## SECTION TWENTY-SIX: DIMENSIONAL STANDARDS.

*Dimensional standards.* The following dimensional standards shall apply to all permitted, accessory and conditional uses in the golf course district (GC).

*Minimum lot area.* Not applicable.

*Minimum lot width.* Not applicable.

*Minimum yard requirements.* A 50-foot yard setback requirement together with landscaping and buffering pursuant to the Land Development Code, buffer type B, shall be provided adjacent to any residential district which is contiguous to the area of the golf course upon which is located the clubhouse and all related activities to the clubhouse, and adjacent to all maintenance buildings. The length of the buffer shall be of a sufficient distance to block the view of recreational activities, parking and any activities relative to any other buildings, structures or outside activities from contiguous residences.

*Maximum height.* 35 feet.

*Maximum density.* Not applicable. However, a maximum of two residential units for use by golf course employees in conjunction with the operation of the golf course as described in the uses accessory to permitted uses may be allowed in the district.

*Distance between structures.* Not applicable.

*Minimum floor area.* Not applicable.

*Minimum lot coverage.* Not applicable.

*Minimum off-street parking.* As required in the Land Development Code.

*Lighting.* Per the City of Marco Island Outdoor Lighting Ordinance.

*Landscaping.* As required in the Land Development Code.

*Signs.* As required in the Land Development Code.

SECTION TWENTY-SEVEN: ARCHITECTURAL AND DESIGN REGULATIONS.

*Architectural and design standards.* Reserved.

SECTION TWENTY-EIGHT: AGRICULTURAL DISTRICT (A).

*Purpose and intent.* The purpose and intent of the agricultural district (A) is to provide lands for agricultural, pastoral, and rural land uses by accommodating traditional agricultural, agricultural related activities and facilities, support facilities related to agricultural needs, and conservation uses. Uses that are generally considered compatible to agricultural uses that would not endanger or damage the agricultural, environmental, potable water, or wildlife resources of the City of Marco Island are permissible as conditional uses in the A district.

SECTION TWENTY-NINE: PERMITTED USES.

*Permitted uses.* The following uses are permitted as of right, or as uses accessory to permitted uses, in the rural agricultural district (A).

*Permitted uses.*

1. Single-family dwelling.
2. Agricultural activities, including, but not limited to: crop raising; dairying; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; live stock raising; and animal breeding; raising, training, stabling or kenneling, and aquaculture for native species subject to State of Florida game and freshwater fish commission permits.
3. Wholesale reptile breeding and raising (non-venomous), subject to the following standards:
  - a. Minimum ten acre parcel size;
  - b. Any roofed structure used for the shelter and/or feeding of such reptiles shall be located a minimum of 100 feet from any lot line.

4. Wildlife management, plant and wildlife conservancies, wildlife refuges and sanctuaries.
5. Conservation uses.
6. Family care facilities, subject to the Land Development Code.
7. Communications towers up to specified height, authorized in the Land Development Code.

SECTION THIRTY: USES ACCESSORY TO PERMITTED USES.

1. Uses and structures that are accessory and incidental to the uses permitted as of right in the A district.
2. Farm labor housing, subject to the Land Development Code.
- ~~3.~~ Retail sale of fresh, unprocessed agricultural products; grown primarily on the property and subject to a review of traffic circulation, parking, and safety concerns pursuant to the submission of a site improvement plan.
4. Excavation and related processing and production subject to the following criteria:
  - a. The activity is clearly incidental to the agricultural development of the property.
  - b. The affected area is within a surface water management system for agricultural use as permitted by the South Florida Water Management District.
  - ~~e.~~ The amount of excavated material removed from the site cannot exceed 4,000 cubic yards. Amounts in excess of 4,000 cubic yards shall require conditional use approval for earthmining, pursuant to the procedures and conditions set forth in the Land Development Code
- ~~5.~~ Guesthouses, subject to the Land Development Code
6. 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 subdivision master plan for that development. Recreation facilities may

include but are not limited to golf course, clubhouse, community center building and tennis facilities, parks, playgrounds and playfields.

#### SECTION THIRTY-ONE: CONDITIONAL USES.

*Conditional uses.* The following uses are permitted as conditional uses in the rural agricultural district (A), subject to the standards and procedures established in the Land Development Code.

1. Extraction or earthmining, and related processing and production not incidental to the agricultural development of the property.
2. Sawmills.
3. Zoo, aquarium, aviary, botanical garden, or other similar uses.
4. Hunting cabins.
- ~~5.~~ Aquaculture for nonnative or exotic species, subject to State of Florida game and freshwater fish commission permits.
6. Churches and other places of worship.
7. Private landing strips for general aviation, subject to any relevant state and federal regulations.
8. Cemeteries.
9. Schools, public and private.
10. Child care centers and adult day care centers.
11. Collection and transfer sites for resource recovery.
12. Communication towers above specified height contained in the Land Development Code.
13. Social and fraternal organizations.
14. Veterinary clinic.

15. 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.
16. Golf courses and/or golf driving ranges.
17. Sports instructional schools and camps.
18. Sporting and recreational camps.
19. Retail plant nurseries subject to the following conditions:
  - a. Retail sales shall be limited to the sale of plants, decorative products such as mulch or stone, fertilizers, pesticides, and other products and tools accessory to or required for the planting or maintenance of said plants.
  - b. The sale of large power equipment such as lawn mowers, tractors, and the like shall not be permitted in association with a retail plant nursery in the rural agricultural district.
20. Cultural, educational, or recreational facilities and their related modes of transporting participants, viewers or patrons where applicable, subject to all applicable federal, state and local permits.

#### SECTION THIRTY-TWO: DIMENSIONAL STANDARDS.

*Dimensional standards.* The following dimensional standards shall apply to all permitted, accessory, and conditional uses in the rural agricultural district (A).

*Minimum lot area.* Five acres.

*Minimum lot width.* 165 feet.

*Minimum yard requirements.*

1. *Front yard.* 50 feet.
2. *Side yard.* 30 feet.
3. *Rear yard.* 50 feet.

4. Yard requirements for nonconforming lots of record.

a. *Front yard.* 40 feet.

b. *Side yard.* Ten percent of the lot width, not to exceed a maximum of 20 feet on each side.

c. *Rear yard.* 30 feet.

*Minimum floor area.* 1200 square feet for single-family dwelling units.

*Maximum height.* 30 feet, except as provided in the Land Development Code.

*Maximum density.* Once dwelling unit for each five acres.

*Off-street parking.* As required in the Land Development.

*Landscaping.* As required in the Land Development

*Signs.* As required in the Land Development Code.

SECTION THIRTY-THREE:        ARCHITECTURAL        AND        DESIGN  
   REGULATIONS.

*Architectural and design standards.* Reserved.

SECTION THIRTY-FOUR:        INCORPORATION,        CONFLICT        AND  
   SEVERABILITY.

[A] It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Marco Island, Florida, and that the sections of this Ordinance may be renumbered or relettered and that the word "ordinance" may be changed to "section", "article" or other appropriate word.

[B] All sections or parts of sections of the Code of Laws and Ordinances of Collier County, Florida, all Collier County ordinances or parts of ordinances, and all Collier County resolutions or parts of resolutions made applicable by the City Charter in conflict herewith are hereby repealed to the extent of such conflict.



[C] If any word, phrase, clause, subsection or section of this Ordinance is for any reason held unconstitutional or invalid by any court of competent jurisdiction, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

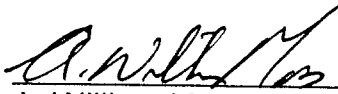
SECTION THIRTY-FIVE: EFFECTIVE DATE.


This Ordinance shall take effect immediately upon adoption by the Marco Island City Council.

Passed in open and regular session through roll call vote by the City Council of the City of Marco Island, Florida, this 1st day of October, 2001.

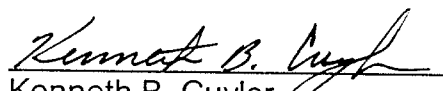
Attest:

CITY OF MARCO ISLAND, FLORIDA

  
\_\_\_\_\_  
A. William Moss  
City Manager/City Clerk

By:   
\_\_\_\_\_  
E. Glenn Tucker, Chairman

Approved as to Form and  
Legal Sufficiency:

  
\_\_\_\_\_  
Kenneth B. Cuyler  
City Attorney