



Sec. 2.2.13. Commercial convenience district (C-2).

2.2.13.1. Purpose and intent. The purpose and intent of the commercial convenience district (C-2) is to provide lands where commercial establishments may be located to provide the small scale shopping and personal needs of the surrounding residential land uses within convenient travel distance except to the extent that office type uses and land uses carried forward from the C-1 district will expand the traditional neighborhood size. However, the intent of this district is that retail and service uses be of a nature that can be economically supported by the immediate residential environs. Therefore, the uses should allow for goods and services that households require on a daily basis, as opposed to those goods and services that households seek for the most favorable economic price and therefore require much larger trade areas. It is intended that the C-2 district implements the Collier County growth management plan within those areas designated agricultural/rural; estates neighborhood center district of the Golden Gate Master Plan; the neighborhood center district of the Immokalee Master Plan; and the urban mixed use district of the future land use element permitted in accordance with the locational criteria for commercial and the goals, objectives and policies as identified in the future land use element of the Collier County growth management plan. The maximum density permissible in the commercial convenience 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 growth management plan. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system.

2.2.13.2. Permitted uses. The following uses, as defined with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section, are permitted as of right, or as uses accessory to permitted uses in the C-2 commercial convenience district.

2.2.13.2.1. Permitted uses.

1. Unless otherwise provided for in this section, all permitted uses and all conditional uses except increased height and mixed residential and commercial uses of the C-1 commercial professional and general office district.
2. Apparel and accessory stores with 1,800 with square feet or less of gross floor area in the principal structure (groups 5611--5699).
3. Business services (groups 7311, 7313, 7322--7338, 7371--7379, 7384).
4. Eating places with 2,800 square feet or less of gross floor area in the principal structure (5812 except contract feeding, dinner theaters, food service (institutional), industrial feeding).
5. Food stores with 2,800 square feet or less of gross floor area in the principal structure (groups 5411 except supermarkets, 5421--5499).
6. Gasoline service stations (5541 subject to section 2.6.28).
7. General merchandise stores with 1,800 square feet or less of gross floor area in the principal structure (5331--5399).
8. Group care facilities (category I and II, except for homeless shelters); care units, except for homeless shelters; 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 2.6.26.
9. Hardware stores with 1,800 square feet or less of gross floor area in the principal structure (5251).
10. Health services (groups 8011--8049, 8082).

11. Home furniture, furnishing and equipment stores with 1,800 square feet or less of gross floor area in the principal structure (groups 5713--5719, 5731--5736).
12. Libraries (8231) except regional libraries.
13. Miscellaneous repair services, except aircraft, business and office machines, large appliances, and white goods such as refrigerators and washing machines (7629--7631).
14. Miscellaneous retail services with 1,800 square feet or less of gross floor area in the principal structure (5912, 5942--5961).
15. Paint, glass and wallpaper stores with 1,800 square feet or less of gross floor area in the principle structure (5231).
16. Personal services (groups 7212, 7215, 7221--7251, no beauty or barber schools, 7291).
17. United States Postal Service (4311 except major distribution center).
18. Veterinary services (0742 excluding outside kenneling).
19. Videotape rental with 1,800 square feet or less of gross floor area in the principal structure (7841).

2.2.13.2.2. *Uses accessory to permitted uses.*

1. Uses and structures that are accessory and incidental to the customary uses permitted as of right in the C-2 district.
2. Where play areas are constructed as an accessory use to a permitted use, the following conditions shall apply:
 - a. A minimum five-foot, six-inch high reinforced fence shall be installed on all sides of the play area which are not open to the principal structure;
 - b. Ingress to and egress from the play area shall be made only from the principal structure, however an emergency exist from the play area shall be provided which does not empty into the principal structure;
 - c. The play equipment shall be set back a minimum distance of five feet from the required fence and from the principal structure.
3. Caretaker's residence, subject to section 2.6.16.

2.2.13.3. *Conditional uses.* The following uses are permissible as conditional uses in the commercial convenience district (C-2), subject to the standards and procedures established in division 2.7.4.

1. Educational services (8221, 8222) except regional libraries.
2. Homeless shelters, as defined by this Code.
3. Mixed residential and commercial uses subject to the following criteria:
 - a. A site development plan is approved pursuant to division 3.3 that is designed to protect the character of the residential uses and neighboring lands;

- b. The commercial uses in the development may be limited in hours of operation, size of delivery trucks, and type of equipment;
 - c. The residential uses are designed so that they are compatible with the commercial uses;
 - d. Residential dwelling units are located above principal uses;
 - e. Residential and commercial uses do not occupy the same floor of a building;
 - f. The number of residential dwelling units shall be controlled by the dimensional standards of the C-2 district, together with the specific requirement that in no instance shall the residential uses exceed 50 percent of the gross floor area of the building or the density permitted under the growth management plan;
 - g. Building height may not exceed two stories;
 - h. Each residential dwelling unit shall contain the following minimum floor areas: efficiency and one-bedroom, 450 square feet; two-bedroom, 650 square feet; three-bedroom, 900 square feet;
 - i. The residential dwelling units shall be restricted to occupancy by the owners or lessees of the commercial units below;
 - j. A minimum of 30 percent of the mixed use development shall be maintained as open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements; landscaped areas; recreation areas; or setback areas not covered with impervious surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained);
 - k. The mixed commercial/residential structure shall be designed to enhance compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular accessways and parking areas from residential units, to the greatest extent possible.
4. Permitted personal service, video rental or retail uses with more than 1,800 square feet of gross floor area in the principal structure.
 5. Permitted food service (eating places or food stores) uses with more than 2,800 square feet of gross floor area in the permitted principal structure.
 6. Soup kitchens, as defined by this Code.
 7. Any other convenience commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with purpose and intent statement of the district, as determined by the board of zoning appeals.

2.2.13.4. Dimensional standards. The following dimensional standards shall apply in the commercial convenience district (C-2). Where specific development criteria and standards also exist in the Golden Gate Master Plan, Immokalee Master Plan or the future land use element of the Collier County growth management plan, they supersede any less stringent requirement or place additional requirements on development.

2.2.13.4.1. *Minimum lot area.* 15,000 square feet.

2.2.13.4.2. *Minimum lot width.* 150 feet.

2.2.13.4.3. *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.* A minimum of 25 feet.

2.2.13.4.4. *Maximum height.* 35 feet.

2.2.13.4.5. *Maximum lot coverage.* (Reserved.)

2.2.13.4.6. *Floor area ratio.* (Reserved.)

2.2.13.4.7. *Minimum floor area of structures.* 1,000 square feet for each building on the ground floor.

2.2.13.4.8. *Minimum off-street parking and off-street loading.* As required in division 2.3.

2.2.13.4.9. *Landscaping.* As required in division 2.4.

2.2.13.4.10. *Lighting.* Lighting facilities shall be arranged in a manner that protects roadways and neighboring properties from direct glare or other interference.

2.2.13.4.11. *Distance between structures.* If there is a separation between any two principal structures on the same parcel, said separation shall be a minimum of 15 feet or a distance equal to one-half the sum of their heights, whichever is the greater.

2.2.13.5. *Merchandise storage and display.* There shall be no outside storage or display of merchandise.

2.2.13.6. *Signs.* As required in division 2.5.

2.2.13.7. *Architectural and site design standards.* All commercial buildings and projects shall be subject to the provisions of division 2.8.

(Ord. No. 92-73, § 2; Ord. No. 93-89, § 3; Ord. No. 94-27, § 3; Ord. No. 96-66, § 3.B.; Ord. No. 97-26, § 3.B.; Ord. No. 98-63, § 3.A.; Ord. No. 99-6, § 3.A.; Ord. No. 99-46, § 3.A.; Ord. No. 00-8, § 3.B.; Ord. No. 02-3, § 3.B.; Ord. No. 02-31, § 3.B.; Ord. No. 03-01, § 3.B.)