

COLLIER COUNTY LAND DEVELOPMENT CODE STAFF CLARIFICATION

CURRENT PLANNING STAFF CLARIFICATION SC 98-003

DATE: 1 October 1998

LDC SECTION: Division 6.3 Definitions

INITIATED BY: Current Planning Staff, as the result of request for clarification from Building Department customer service agents

BACKGROUND/CONSIDERATIONS: The definition of "Yard, front" states that "Where corner lots of record existed prior to the date of adoption of Collier County Ordinance No. 82-2 (January 5, 1982), which lots do not meet minimum lot width or area requirements established in this code, (1) only one full depth front yard shall be required, (2) all other front yards shall be not less than 50 percent of the otherwise required front yard depth *except this dimension may not be less than 15 feet exclusive of any right-of-way, or right-of-way easement in the E estates district* and the full depth front yard shall be located along the shorter lot line along the street. The ambiguous punctuation of this sentence has led to the misinterpretation that this 15-foot minimum applies to all zoning districts, and not just the Estates zoning district, i.e., it is believed that only the reference to *right-of-way easement* applies to Estates zoning alone.

DETERMINATION (CLARIFICATION): The 15-foot minimum requirement for the ½-depth front yard applies only to the Estates zoning district. All other zoning districts allow a minimum of 50% of the required front yard setback for the ½-depth front yard.

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