

Home-Based Business Land Development Code Update

Category	Existing Regulations	Proposed Regulations
Allowable Locations:	In any zoning that permits residential, including the Estate (E) zoning district.	In any zoning that permits residential, including the Estate (E) zoning district.
Number of On-Site Employees:	Only occupants of house.	Occupants of house plus 2.
Traffic:	No employees or customers may visit.	Employees and customers may visit but need to be lawfully parked.
Volume and allowable parking (and screening) of commercial vehicles:	One commercial vehicle is allowed (in residential zoning) but must be in a fully enclosed structure or vegetatively screened or parked in rear and vegetatively screened from neighbors. Smaller vehicles are exempt. <i>This restriction is not applicable to Estates. No limitation.</i>	Commercial vehicles are allowed but not greater in volume than normally expected at a similar residence. Commercial vehicles shall not be visible from street or neighboring property.
Screening of outdoor goods and products:	No outdoor storage of goods or products allowed, except plants.	Outdoor storage is allowed but shall not be visible from street or neighboring property.
Receipt of goods or materials:	No receiving of goods or materials is allowed.	Allows receiving of goods and materials.
Appearance of dwelling:	N/A	External modifications to house must conform to “residential character and architectural aesthetics of the neighborhood.”

DSAC-LDR Subcommittee Recommendations (January 20, 2026):

Recommended approval & inquire with the County Attorney’s Office (CAO) about enforcing hours of operation.

DSAC Recommendations (March 4, 2026):

1. Add a sentence to LDC section 5.02.03 C. to indicate, “Equipment or processes that create noise, vibrations, heat, noxious odor, fumes, dust, glare, or smoke shall be subject to the noise ordinance of Section 54-92 of the Collier County Code of Laws and Ordinances and the construction hours of limitation of Section 54-92 of the Collier County Code of Laws and Ordinances.”
2. Add a sentence to subsection LDC section 5.02.03 D. to indicate, “Automobiles, passenger type vans, and pickup trucks having a rated load capacity of one ton or less, all of which do not exceed 7.5 feet in height, nor 7.0 feet in width, nor 25 feet in length shall not be considered heavy equipment.”