

PERMITTED PRINCIPAL USES AND STRUCTURES

- Retail outlets for sale of home furnishings and appliances;
- Service establishments;
- Indoor commercial recreational facilities such as motion picture theaters, billiard parlors, swimming pools, bowling alleys and similar uses;
- Vocational, trade and business schools;
- Miscellaneous uses such as telephone exchanges, and commercial parking lots and parking garages;
- Manufacturing of goods for sale only at retail on the premises;
- Existing single-family or two-family dwellings;
- Union halls;
- Dry cleaning and laundry package plants;
- Banks and financial institutions, without drive-in facilities;
- Commercial and noncommercial piers and docks;
- Railroad sidings;
- Animal hospitals ;
- Houses of worship;
- Automotive convenience centers;
- Convenience stores;
- Service establishments;
- Small loan agencies, travel agencies, employment offices, newspaper offices;
- Professional and business offices, and medical or dental clinics;
- Private clubs and libraries;

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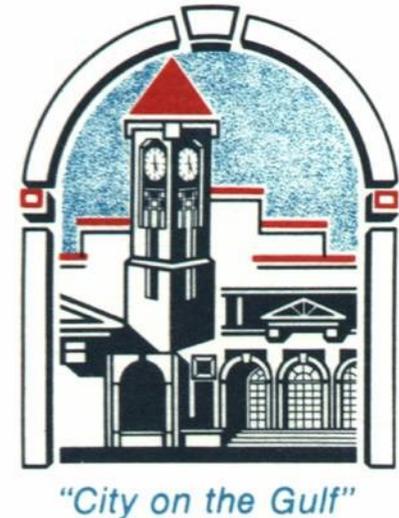
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CITY OF VENICE, FLORIDA PLANNING AND ZONING DEPARTMENT



A CITIZEN'S GUIDE TO ZONING DISTRICT STANDARDS

CG
Commercial,
General

CG

INTENT

The CG district is intended for general commercial activity. Businesses in this category require larger land area and a location convenient to automotive traffic. Pedestrian traffic will be found in this district. The district is not suitable for heavily automotive-oriented uses. It is not the intent of this district that it shall be used to encourage extension of strip commercial areas.

LOT REQUIREMENTS

Minimum lot requirements:

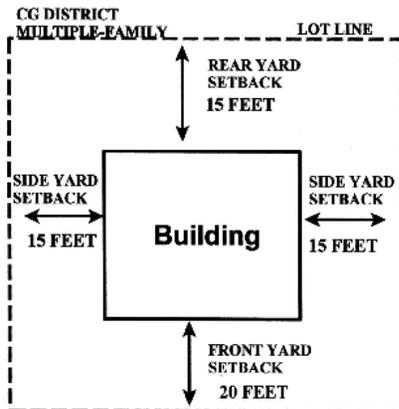
Multiple-family dwellings:

Width: 100 feet.

Area: 2,420 sq ft / dwelling unit.

LOT COVERAGE

Multiple-family dwellings and their accessory buildings: 30 percent.



Plus additional setbacks if height exceeds 35 feet.

YARD REQUIREMENTS

Minimum yard requirements:

- Commercial, service, office, hotel motel or similar activities:

Front yard: 20 feet. In blocks with both residential and CG districts, the requirements of the residential district apply to the CG zoned lot.

Side yard:

Fire-resistive construction:

Set to the side property line; or
Set not less than 8 feet back from the side property line.

Non-fire-resistive construction:

Set back not less than 8 feet from the side property line.

Rear yard: 10 feet.

- Multiple-family dwellings:

Front yard: 20 feet.

Side yard: 15 feet.

Rear yard: 15 feet.

Waterfront yards: 20 feet.

- Other permitted or permissible uses:

Front yard: 20 feet.

Side yard: Ten feet.

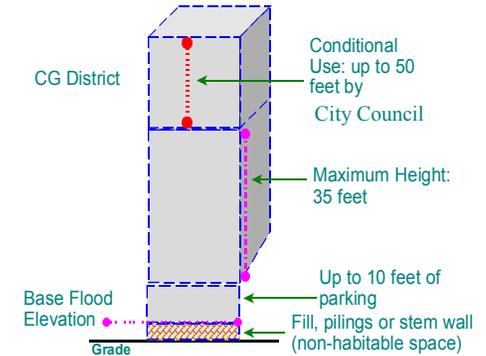
Rear yard: 15 feet.

Waterfront yards: 20 feet.

Buildings above 35 feet shall provide additional side and rear yards at a ratio of 1 foot of yard for each 3 feet of building height and a front yard of 25 feet or 1/2 of the building height, whichever is greater.

MAXIMUM HEIGHT OF STRUCTURES

No portion of a structure shall exceed the following in the CG district, except as permissible by conditional use: 35 feet.



ADDITIONAL INFORMATION

This brochure provides general information concerning the CG district regulations but may not include all details. For more complete information on the City's zoning districts, refer to the City of Venice Land Development Code, which is available online at the City's website, www.venicegov.com. Select: [Departments / Planning and Zoning / Zoning / Land Development Code](#)

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