

## **PERMITTED PRINCIPAL USES AND STRUCTURES**

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- Retail outlets for sale of new and used automobiles, motorcycles, trucks and tractors, manufactured homes, boats, automotive vehicle parts and accessories (but not junkyards or automobile wrecking yards), secondhand merchandise in completely enclosed buildings, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments and package liquors;
- Service establishments;
- Commercial recreation facilities;
- Palmists, astrologists, psychics, clairvoyants and phrenologists;
- Auditoriums and convention centers;
- Wholesaling from sample stocks only;
- Revival and gospel establishments under temporary use permits;
- Motorbus terminals.

## **PERMITTED ACCESSORY USES AND STRUCTURES**

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Warehousing as accessory to retail use on the same property.

## **PLANNING & ZONING STAFF**

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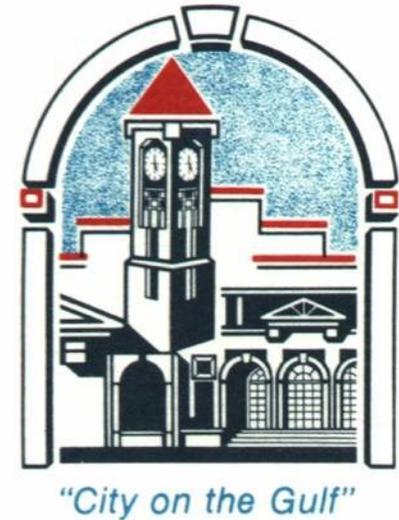
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## **CITY OF VENICE, FLORIDA PLANNING AND ZONING DEPARTMENT**



## **A CITIZEN'S GUIDE TO ZONING DISTRICT STANDARDS**

**CI**  
**Commercial,  
Intensive**

# CI

## INTENT

The CI district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. These districts permit uses not of a neighborhood or general commercial type and serve large sections of the city. This district is suitable for areas where commercial development has displaced or will displace residential uses, but it is not the intent that this district be used to encourage extension of strip commercial areas, since the pattern of existing development provides more than ample frontage for this purpose.

## LOT REQUIREMENTS

### Minimum lot requirements in the CI district are:

- None, except as needed to meet other requirements set out in Section 86-93 of the City's Land Development Code.

## LOT COVERAGE

### Maximum lot coverage by all buildings:

- Unrestricted, except as necessary to meet other requirements set out in Section 86-93.

## YARD REQUIREMENTS

### Minimum yard requirements:

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

Front yard: 20 feet. In blocks within both residential and CI districts, the requirements of the residential district apply to the CI 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.

- Automotive service stations and automotive convenience centers:

### Front yard:

Structures: 20 feet.

Gas pumps: 15 feet.

### Side yard:

Structures: 8 feet.

Gas pumps: 25 feet from residential zoned property, 15 feet from all other properties

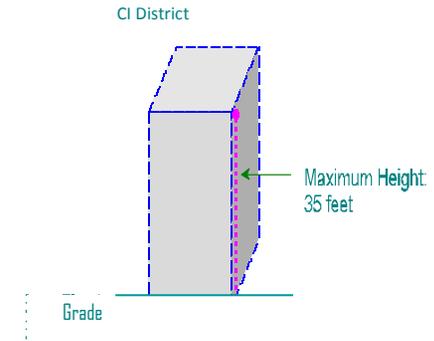
### Rear yard:

Structures: 10 feet.

Gas pumps: 25 feet from residential property, 15 feet from all other properties.

## MAXIMUM HEIGHT OF STRUCTURES

No portion of a structure shall exceed 35 feet in the CI district.



## ADDITIONAL INFORMATION

This brochure provides general information concerning the CI 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](http://www.venicegov.com). Select: [Departments / Planning and Zoning / Zoning / Land Development Code](#)

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