

PERMITTED PRINCIPAL USES AND STRUCTURES

- Retail outlets;
- Service establishments;
- Banks and financial institutions;
- Professional and business offices;
- Commercial recreation facilities in completely enclosed soundproof buildings;
- Miscellaneous uses such as telephone exchanges, commercial parking lots and parking garages;
- Houses of worship.

All of the above uses are subject to the requirement that all sales, service, storage and display shall be within completely enclosed buildings and that no goods shall be produced on the premises except for sale at retail on the premises.

REQUIREMENTS FOR REZONING TO CSC CLASSIFICATION

The application for rezoning of land to CSC classification shall demonstrate, in addition to the general requirements of Chapter 86 of the City's Code of Ordinances that the request meets the following requirements:

- Compliance with Chapter
- Ownership of property
- Elimination of nonconformities
- Traffic study
- Site and development plan and other required materials

PLANNING & ZONING STAFF

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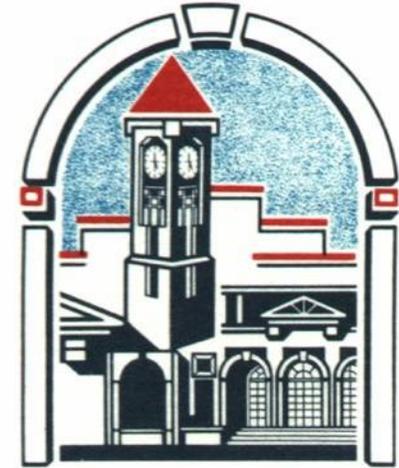
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CITY OF VENICE, FLORIDA PLANNING AND ZONING DEPARTMENT



"City on the Gulf"

A CITIZEN'S GUIDE TO ZONING DISTRICT STANDARDS

CSC
Commercial,
Shopping Center

CSC

INTENT

The CSC district is intended to encourage the development of planned commercial facilities with depth rather than strip-type commercial development. Commercial activities that have an adverse effect on adjacent or adjoining properties, or on shopping centers themselves, are prohibited. Rezoning of additional lands to the commercial shopping center classification requires a showing of public and economic need for the establishment of new commercial areas outside existing commercial areas. It is further intended that the district shall be used for the purpose of providing a variety of goods and services and not used for single-purpose activities.

LOT REQUIREMENTS

Minimum lot requirements in the CSC district are:

Area: Five acres.

Width: 300 feet.

LOT COVERAGE

Maximum lot coverage by all buildings:

- Maximum lot coverage in the CSC district is 35 percent.

YARD REQUIREMENTS

Minimum yard requirements and landscaped buffer area requirements in the CSC district are as follows:

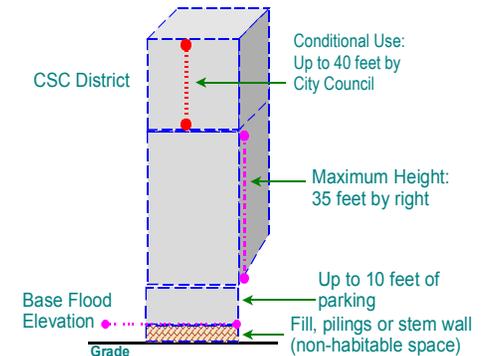
- All yards adjacent to streets, to residentially zoned property, or to alleys adjacent to residentially zoned property shall be at least 100 feet in depth. Yards adjacent to property zoned other than residential shall be 50 feet in depth. At least 15 feet of the required yards adjacent to streets shall be maintained in landscaped condition, except for points of ingress and egress to the shopping center, and shall present no material obstruction to visibility between 2.5 feet and ten feet above ground level.
- Section 86-131 of the City's Land Development Code contains more detailed information related to signage requirements, yard usage and landscape buffering.

SITE AND DEVELOPMENT PLAN APPROVAL

Prior to the issuance of any building permit to begin construction of a shopping center on land which has been rezoned CSC, site and development plan approval, as set out in the City's Land Development Code, is required. Requests for rezoning to the CSC classification and approval of site and development plans are submitted to the Planning and Zoning Department and may be processed concurrently.

MAXIMUM HEIGHT OF STRUCTURES

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



ADDITIONAL INFORMATION

This brochure provides general information concerning the CSC 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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