PERMITTED PRINCIPAL USES AND STRUCTURES

- One single-family dwelling per lot.
- Public elementary and high schools with conventional academic curriculums, and private elementary and high schools with conventional academic curriculums similar to those in public elementary and high schools.
- Parks, playgrounds, playfields and city buildings in keeping with the character and requirements of the district, and public libraries.
- Essential services.
- Existing railroad rights-of-way.
- Community residential homes having six or fewer residents.

PERMITTED ACCESSORY USES AND STRUCTURES

- Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- Do not involve the conduct of business on the premises, provided that accessory home occupations shall be allowed.
- Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
- Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
- Do not involve operations or structures not in keeping with the character of single-family, residential estate development.

Noncommercial plant nurseries and greenhouses, servants quarters, private garages, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits, private swimming pools, private docks and the like are permitted in these districts.

PLANNING & ZONING STAFF

JEFF SHRUM, AICP
Community Development Director
941.486.2626 ext. 28006
jshrum@venicegov.com

SCOTT PICKETT, AICP
Senior Planner
941.486.2626. ext. 25004
spickett@venicegov.com

ROGER CLARK
Planner
941.486.2626 ext. 28004
rclark@venicegov.com

CHRISTINA RIMES
Administrative Coordinator
941.486.2626, ext. 28002
crimes@venicegov.com

KRISTEN PYNE
GIS Specialist
941.486.2626 ext. 28001
kpyne@venicegov.com

CITY OF VENICE, FLORIDA PLANNING AND ZONING DEPARTMENT

"City on the Gulf"

A CITIZEN'S GUIDE TO ZONING DISTRICT STANDARDS

RSF-1

Residential, Single Family

RSF-1

INTENT

The RSF districts are intended to be single-family residential areas of low density. The nature of the use of property is the same in all districts. Variation among the RSF-1, RSF-2, RSF-3 and RSF-4 districts is in requirements for lot area, width and certain yards. Certain structures and uses designed to serve governmental, educational, religious, noncommercial recreational and other immediate needs of such areas are permitted or are permissible as special exceptions within such districts. Maximum residential density in the RSF-1 district is 2.5 dwelling units per acre.

LOT REQUIREMENTS

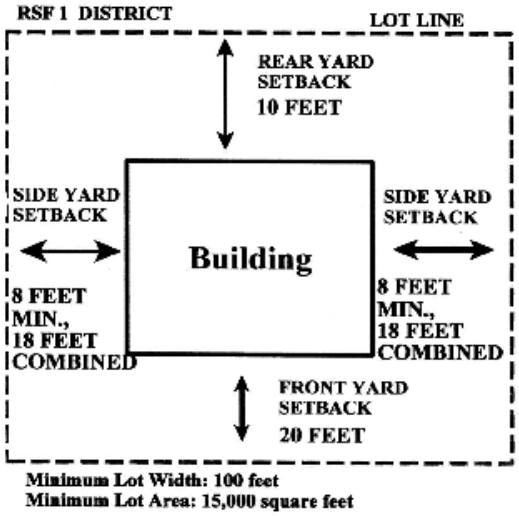
Minimum RSF-1 lot requirements:

- Width: 100 feet.
- Area: 15,000 square feet.

LOT COVERAGE

Maximum lot coverage by all buildings:

- Single-family dwellings and their accessory buildings: 30%.
- Cluster housing or townhouses: 30%.
- Other permitted or permissible buildings in connection with permitted or permissible uses, including accessory buildings: 25%.



YARD REQUIREMENTS

Minimum yard requirements:

Single-family dwellings:

Front yard: 20 feet.

Side yard: 8 feet minimum, but in no case less than 18 feet combined side yards.

Rear: 10 feet

Cluster housing:

As for single-family dwellings, except that internal side yards are subject to the following: No minimum except that adjacent structures shall be separated by at least 20 feet.

Townhouses:

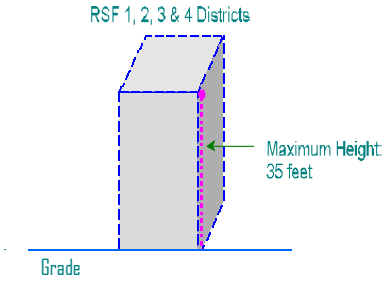
As for single-family dwellings, except that there is no minimum side yard.

Patio houses:

As for single-family dwellings, except for side yards, which must comply with the special exception standards for patio houses

MAXIMUM HEIGHT OF STRUCTURES

No portion of a structure shall exceed 35 feet in height.



ADDITIONAL INFORMATION

This brochure provides general information concerning the RSF-1 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

Planning & Zoning Department
401 W. Venice Ave.
Venice, FL 34285
Phone: 941.486.2626
Fax: 941.480.3031
www.venicegov.com