

PRINCIPAL USES

- Multifamily Dwelling (three or more dwelling units)
- Upper Story Residential Dwelling
- Home Day Care (6 or fewer persons)
- Group Living
- Minor Essential Services and Public Utilities
- Cultural Facility
- Other Government Use
- Retail Sales and Service (single user less than 65,000 square feet)
- Restaurant
- Bar and Tavern
- Brewpub
- Microbrewery/Distillery
- Theater
- Artist Studio
- Hotel
- Fitness, Athletic, Health Club
- Professional Office
- Personal and Financial Services
- Medical/ Dental Office
- Live-Work

For a full list of uses available in this district, see Ch. 87, Sec. 2.3.14. Mixed Use Districts Use Table.

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DE

A Citizen's Guide to Zoning District Standards

Downtown Edge

Planning and Zoning Department

DE

INTENT

The **Downtown Edge (DE)** Mixed Use district historically has served as a transition area from the core downtown commercial development, to office and other professional services, and to the surrounding residential areas of the Island Neighborhood. The DE district supports an urban form consistent with the vision of the John Nolen General Plan and is characterized by a mixture of uses. These include stand-alone higher density residential developments and waterfront development. Buildings located in the DE district are located at or close to the public roadways. The DE district supports moderate density residential development and recognizes existing single-family development within the area. Both vertical and horizontal mix of uses are allowed.

LOT

- Length (min): 100 feet
- Width (min): 50 feet
- Coverage (min/max): 50% / 75%

100% of coverage permitted if parking structure is provided.

ARCHITECTURE

- Venice Historical Precedent.
- Design elements of the Venice Historic Precedent may be found in Ch. 87, Sec. 7.10.6. through 7.10.7.

BUILDING PLACEMENT

Building placement (min/max):

- Front yard: 0 feet / 20 feet
- Side yard: 0 feet / 10 feet
- Rear yard: 0 feet / 20 feet
- Waterfront: 20 feet

BUILDING FRONTAGE

Percent Requirement: 80%

Encroachments:

- Maximum Length: 25 feet or 50% of building frontage, whichever is less
- Maximum Encroachment: 6 feet
- Minimum Clearance: 8 feet

Active Uses Areas (AUA) are defined by/as Design Alternative. As part of the request, building placement and frontage requirements may be modified to accommodate the AUA.

Entrance must be oriented to street. Prioritization order of primary streets shall govern placement of entrances.

PARKING

- Placement and access on side/rear only.
- Parking within 50 feet of waterfront must provide for a landscaped buffer consisting of a continuous hedge at a height of 6 feet at installation
- 50% of minimum parking is required.
- Follow standards in Ch. 87, Sec. 3.6.5 for loading requirements.

HEIGHT

- Building height is 35 feet by right.
- Building height may be 75 feet through height exception granted by City Council.
- A height exception requires at minimum a vertical mix of uses with a maximum 85% of gross floor area dedicated to any singular use.
- Building height is measured to the midline of the roof.
- The following are exempt from these requirements: Chimneys, steeples, cupolas, spires, belfries, mechanical equipment, including equipment for elevators, stairwells, air conditioning systems, and similar items.
- Non-habitable rooftop elements are limited to 20% of the building height.

ADDITIONAL INFORMATION

This brochure provides general information concerning **Downtown Edge** but does not include all details. For more complete information, refer to the City of Venice Land Development Code, which is available online at www.municode.com, then select: Code Library → Florida → Venice → Subpart B Land Development Regulations → Chapter 87 Land Development Code → Section 2 Zoning.

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