

PRINCIPAL USES

- Multifamily Dwelling (three or more dwelling units)
- Upper Story Residential Dwelling
- Residential Care
- Minor Essential Services and Public Utilities
- Cultural Facility
- Lodge or Private Club
- Post Office/Mail & Package Service
- University, College, Vocational School
- Other Government Use
- Retail Sales and Service (single user less than 65,000 square feet)
- Restaurant
- Bar and Tavern
- Brewpub
- Microbrewery/Distillery
- Hotel
- Fitness, Athletic, Health Club
- Processional Office
- Personal & Financial Services
- Medical/Dental Office
- Veterinarian/Animal Hospital
- Research & Development
- Warehouse Storage (indoor only)

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

PLANNING & ZONING STAFF

ROGER CLARK, AICP
Planning & Zoning Director
941.882.7432
rclark@venicefl.gov

AMY NELSON, AICP
Planning Manager
941.882.7373
anelson@venicefl.gov

NICOLE TREMBLAY, AICP
Senior Planner
941.882.7449
ntremblay@venicefl.gov

BRITTANY SMITH
Planner
941.882.7431
bsmith@venicefl.gov

JOSH LAW
Planner
941.882.7458
jlaw@venicefl.gov

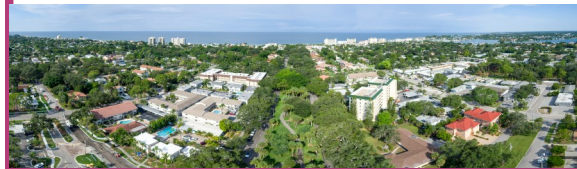
LISA OLSON
Administrative Coordinator
941.882.7444
lolson@venicefl.gov

REBECCA PAUL
Planning Coordinator
941.882.7434
rpaul@venicefl.gov

KELSEY SHOPE
GIS/Planning Analyst
941.882.7435
kelseyshope@venicefl.gov

ILONA KRIGSMAN
Zoning Permit Technician
941.882.7446
lnemetz@venicefl.gov

JIM YELVERTON
City Arborist
941.882.7433
jyelverton@venicefl.gov



KT

A Citizen's Guide to Zoning District Standards

Knights Trail

Planning and Zoning Department

KT

INTENT

The **Knights Trail (KT)** Mixed Use district provides access to employment and residential uses in the City and in Sarasota County to the north of the City. It also serves as the primary access to the City's major industrial parks. A variety of uses, both horizontal and vertical, are allowed in the KT district to primarily provide supporting retail, office, open space, moderate to medium residential, and other non-industrial uses, which are determined to be necessary to support the existing employment centers in the area.

LOT

- Length (min): 100 feet
- Width (min): 50 feet
- Coverage (min/max): 10%/75%

ARCHITECTURE

The following Venice Historic Precedent standards are preferred:

- 7.10.3. Facades and Exterior Doors
- 7.10.5. Roofs
- 7.10.7. Other Building Features

Blank Wall Areas: prohibited when the wall is adjacent to a street

Where applicable, 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: 15 feet / 100 feet
- Side yard: 10 feet / 50 feet
- Rear: 10 feet / 50 feet

BUILDING FRONTAGE

Encroachments:

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

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

Entrances must be oriented toward the street.

Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building.

PARKING

- 100% of minimum parking is required.
- Side or rear access to internal street only.
- Follow standards in Ch. 87, Sec. 3.6.5 for loading requirements.

HEIGHT

- Building height is 35 feet by right.
- City Council may grant a height exception to allow for a maximum of 46 feet.
- 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 **Knights Trail** 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.

Planning and Zoning Department
401 W. Venice Ave.
Venice, FL 34285
941-486-2626
www.venicegov.com