

PRINCIPAL USES

- Multifamily Dwelling (three or more dwelling units)
- Upper Story Residential
- 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
- Commercial Uses
- Office Uses
- Hospital

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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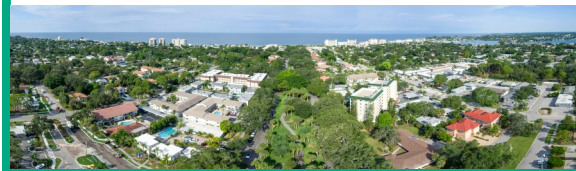
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LE

A Citizen's Guide to Zoning District Standards

Laurel East

Planning and Zoning Department

LE

INTENT

The **Laurel East (LE)** Mixed Use district is an implementing district of the Laurel Road Mixed Use Corridor (MUC) designation. The LE district is characterized by the proximity of I-75 and the intersection of Laurel Road and Knights Trail Road. The district allows buildings with moderate setbacks and landscaped buffers between the street and off-street parking. Development in this district shall consider using various design elements to connect the Laurel East area with more established areas of the City aesthetically. This district supports a mix of uses (horizontal and vertical), supports moderate to medium density residential, and is envisioned to be primarily non-residential in nature. The district provides commercial and retail services for I-75 travelers, nearby residential communities, and significant employment centers of the nearby industrial parks.

ARCHITECTURE

The following Venice Historic Precedent standards are required:

- 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.

LOT

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

BUILDING PLACEMENT

Building (min/max):

- Front yard: 15 feet / 100 feet
- Side yard: 10 feet / 50 feet
- Rear yard: 10 feet / 50 feet

BUILDING FRONTAGE

Encroachments:

- Maximum Length: 25 feet or 50% of building frontage, whichever is less
- Maximum Encroachment: 10 feet
- Minimum Clearance: 12 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 required.
- Side or rear access to internal street only; access directly into parking from Laurel Road is prohibited.
- Loading from side/rear only.

HEIGHT

- Building height is 35 feet by right.
- City Council may grant a height exception to allow a maximum height 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 **Laurel East** 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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