

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 Uses
- Retail Sales and Service (single user less than 65,000 square feet)
- Restaurant
- Bar and Tavern
- Brewpub
- Microbrewery/Distillery
- Hotel
- 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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LW

A Citizen's Guide to Zoning District Standards

Laurel West

Planning and Zoning Department

LW

INTENT

The **Laurel West (LW)** Mixed Use district is characterized by Laurel Road and Pinebrook Road. This district features buildings with moderate setbacks and landscaped buffers located between the public roadways and off-street parking/building areas. LW supports a mix of uses, although it is envisioned to be primarily non-residential in nature. Due to the proximity of I-75 and the hospital, non-residential uses will entail support to the traveling public, services for the nearby residential communities, and enhancement of medical-related activities. A variety of housing types are allowed given nearby employment opportunities. This district promotes and incorporates streetscape improvements, landscape and architectural themes, wayfaring signage, and other design features.

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 are 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 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 46 feet by right.
- City Council may grant a height exception to allow a maximum height of 75 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 West** 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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