

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
- Other Government Use
- Retail Sales and Service (single user less than 65,000 square feet)
- Restaurant
- Bar and Tavern
- Brewpub
- Microbrewery/Distillery
- Hotel
- Marina
- Professional Office
- 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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NTG

A Citizen's Guide to Zoning District Standards

North Trail Gateway

Planning and Zoning Department

NTG

INTENT

The **North Trail Gateway (NTG)** Mixed Use district is applied to two properties; one serving as the gateway into the City and the second serving as the gateway to the properties designated as Mixed Use Downtown on the Comprehensive Plan Future Land Use Map. The NTG district provides for a mix of uses (primarily horizontal) and promotes internal pedestrian connectivity.

LOT

- Length (min): 50 feet
- Width (min): 25 feet
- Coverage (min/max): 5%/75%

ARCHITECTURE

- Blank wall area is 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: 0 feet / 150 feet
- Side yard: 0 feet / 50 feet

BUILDING FRONTAGE

Building frontage requirement is 25%.

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 Design Alternative request, building placement and building frontage requirements may be modified to accommodate the AUA.

Entrance must be oriented toward the street.

PARKING

- Placement can be front, side, or rear
- 100% of minimum parking required
- Side or rear access only

HEIGHT

- Building height is 57 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 **North Trail Gateway** 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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