

PRINCIPAL USES

- Office Uses
- Residential Care
- Minor Essential Services and Public Utilities
- Places of Assembly/Worship
- Cultural Facility
- Lodge or Private Club
- School (Private/Public)
- University, College, Vocational School
- Day Care Center (more than 6 persons)
- Hospital

For a full list of uses available in this district, see Ch. 87, Sec. 2.2.7. Traditional Zoning Districts Use Table.

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OPI

A Citizen's Guide to Zoning District Standards

Office, Professional and Institutional

Planning and Zoning Department

OPI

INTENT

The **Office, Professional and Institutional (OPI)** zoning district implements the Institutional-Professional Future Land Use defined in Strategy LU 1.2.4.b of the Comprehensive Plan and provides for office development and compatible uses.

LOT

- Width (min): 100 feet
- Area (min): 10,000 square feet
- Coverage (max): 40%

BUILDING PLACEMENT

- Front yard: 20 feet
- Side yard: 10 feet
- Rear yard: 15 feet
- Waterfront: 20 feet

HEIGHT

- Maximum building height is 35 feet.
- City Council may grant a height exception to allow a maximum height of 46 feet.
- 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 **Office, Professional and Institutional** 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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