

## PRINCIPAL USES

The following uses are allowed as permitted by the Planned District:

- Minor and Major Essential Services and Public Utilities
- Open Space
- Parks
- Places of Assembly/Worship
- Cultural Facility
- Lodge or Private Club
- Post Office/ Mail & Package Service
- University, College, Vocational School
- Retail Sales and Service
- Gas Station with Convenience Store
- Pawn Shops
- Car, Boat, Other Vehicle Sales and Rentals
- Vehicle Service
- Restaurant
- Hotel
- Day Care Center
- Tattoo and Piercing Parlors
- Office
- Hospital
- Warehouse Distribution; Logistics
- Warehouse (Indoor Only)
- Self-Storage

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



# PCD

## A Citizen's Guide to Zoning District Standards

# Planned Commercial Development

**Planning and Zoning Department**

# PCD

## INTENT

**Planned Commercial Developments (PCD)** are intended to allow for a commercial planned development. PCD implements the Commercial Future Land Use as defined in Strategy 1.2.4.a in the Comprehensive Plan. No residential use/ density is permitted.

A PCD approved prior to the effective date of the Land Development Regulations (LDR) shall be permitted to retain all previously approved standards including: land uses, intensity, open space percentage provisions and any other specified development standards. The zoning ordinance and master plan including all associated documents shall act as the source of compliance for a previously approved PCD.

## COMPATIBILITY

A PCD shall have a compatibility buffer along the entire perimeter of the PCD that complies with Section 4: Compatibility.

## MINIMUM ACREAGE

A PCD shall require a minimum of 40 acres of land. A previously approved PCD that is nonconforming in size may add additional land into the PCD. No design alternative or modification may be permitted from this standard.

## FAR

All PCDs shall comply with the FAR limitations defined within the Comprehensive Plan. No design alternative or modification may be permitted from this standard.

## OPEN SPACE

A minimum of 20% of the total acreage within a PCD shall be devoted to functional and conservation open space. Stormwater ponds, lakes, and required landscape buffers may be included in this open space calculation. No design alternative or modification may be permitted from this standard.

## HEIGHT

- Maximum building height is 35 feet.
- City Council may grant a height exception to allow a maximum height of 57 feet.
- Building height exceptions shall be identified for specific structures and not permitted PCD-wide.
- 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 **Planned Commercial Developments** 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](http://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](http://www.venicegov.com)