

## PRINCIPAL USES

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

- Industrial Uses
- Minor and Major Essential Services and Public Utilities
- Open Space
- Parks
- University, College, Vocational School
- Appliance Repair
- Car, Boat, Other Vehicle Sales and Rentals
- Minor Vehicle Service
- Restaurant
- Bar and Tavern
- Brewpub
- Microbrewery/Distillery
- Day Care Center (more than 6 persons)
- Commercial Parking Lot
- Tattoo and Piercing Parlor
- Professional Office
- Medical/Dental Office
- Veterinarian/ Animal Hospital/ Animal Boarding

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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# PID

## A Citizen's Guide to Zoning District Standards

# Planned Industrial Development

**Planning and Zoning Department**

# PID

## INTENT

**Planned Industrial Developments (PID)** are intended to allow for an industrial planned development. PID implements the Industrial Future Land Use as defined in Strategy LU 1.2.4.c in the Comprehensive Plan. No residential use/density is permitted.

A PID 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 provision and any other specified development standards.

## COMPATIBILITY

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

## OPEN SPACE

A minimum of 20% of the total acreage within a PID shall be devoted to 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.

## MINIMUM ACREAGE

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

## FAR

All PIDs shall comply with the Floor Area Ratio (FAR) limitations defined within the Comprehensive Plan. No design alternative or modification may be permitted from this standard.

## YARDS

No building, structure, activity, nor any related use may be closer than 25 feet to any PID boundary or public right-of-way, except for parking (not including loading). If the PID abuts a residential zone or use, no building or associated use or activity may be closer than 75 feet to any PID boundary, except parking, but not loading, may be permitted to within 25 feet of the PID/ residential boundary.

## HEIGHT

- Maximum building height is 46 feet.
- City Council may grant a height exception to allow a maximum height of 75 feet.
- Building height exceptions shall be identified for specific structures and not permitted PID-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 Industrial 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.

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