

PRINCIPAL USES

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

- Single-Family Detached/ Attached Dwelling
- Two-Family Dwelling/ Paired Villas
- Multifamily Dwelling (three or more dwelling units)
- Residential Care
- Minor/Major Essential Services and Public Utilities
- Open Space
- Parks
- Places of Assembly/Worship
- Retail Sales and Service
- Restaurant
- Fitness, Athletic, Health Club
- Professional Office
- Personal & Financial Services
- Medical/Dental Office
- Golf Course/Par-3/Driving Range
- School (Public/Private)

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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PUD

A Citizen's Guide to Zoning District Standards

Planned Unit Development

Planning and Zoning Department

PUD

INTENT

A **Planned Unit Development (PUD)** is intended to allow for residential planned developments and implements the Mixed Use Residential Future Land Use as defined in Strategy LU 1.2.16 in the Comprehensive Plan. A PUD has its own zoning standards established through the planned development process, as defined in Ch. 87, Sec. 1.7.3

A PUD 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.

MINIMUM ACREAGE

PUDs shall require a minimum of 10 acres of land. A previously approved PUD that is nonconforming in size may add additional land into the PUD. No design alternative or modification may be permitted from this standard.

COMPATIBILITY

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

NON-RESIDENTIAL USES

If non-residential uses are permitted by the PUD:

- Floor Area Ratio (FAR) shall be limited to 0.4 (average) and 0.5 maximum per individual property.
- Non-residential uses are limited to a maximum of 5 percent of the total acreage and shall meet the requirement of Comprehensive Plan Strategy LU1..2.16. Non-residential uses in a PUD shall be appropriately located so as to serve one or several neighborhoods within convenient traveling distance in order to reduce vehicle trips outside the area.

OPEN SPACE

A minimum of 50% of the total acreage within a PUD shall be devoted to functional and conservation open space. Functional open space shall not be less than 10% of the total minimum open space acreage and conservation open space shall not be less than 20% of the total minimum open space acreage. Stormwater ponds, lakes, and required buffers may be included in this open space calculation consistent with the standards provided in Strategy LU 1.2.16 and Strategy OS 1.11.1 in the Comprehensive Plan. 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 PUD-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 Unit 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, then select: Code Library → Florida → Venice → Subpart B Land Development Regulations → Chapter 87 Land Development Code → Section 2 Zoning.

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