

PRINCIPAL USES

- Multifamily Dwelling (three or more dwelling units)
- Upper Story Residential Dwelling
- Residential Care
- Minor Essential Services and Public Utilities
- Cultural Facility
- Lodge or Private Club
- Post Office/Mail & Package Service
- Retail Sales and Service (single user less than 65,000 square feet)
- Restaurant
- Bar and Tavern
- Brewpub
- Microbrewery/Distillery
- Theater
- Artist Studio
- Hotel
- Fitness, Athletic, Health Club
- Marinas
- Professional Office
- Personal & Financial Services
- Funeral Home
- 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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ST

A Citizen's Guide to Zoning District Standards

South Trail Subareas 1 & 2

Planning and Zoning Department

ST

INTENT

The **South Trail (ST)** Mixed Use district is an implementing district for the Mixed Use Downtown and Mixed Use Corridor designations in the Comprehensive Plan. The existing development along this corridor is comprised of important landmarks of the City. The ST district reflects a traditional transportation corridor and development pattern. The ST district provides for a mix of uses, vertical and horizontal. Buildings in the ST district are located at or in close proximity to public rights-of-way within a defined Built to Zone (“BTZ”), but offers flexibility in building placement. Uses within the ST district are to be interconnected through sidewalks, multimodal pathways, and public and civic spaces. Certain Standards in the ST district vary north of Milan Avenue (ST-1) and south of Milan Avenue (ST-2).

*For standards in areas of Unique Consideration, please refer to Ch. 87, Sec. 2.3.5.B.

LOT

- Length (min): 100 feet
- Width (min): 50 feet
- Coverage (min/max): 35%/75%

ARCHITECTURE

- Venice Historical Precedent
- Where applicable, the Historic Venice or Venetian Theme Architectural District standards may apply. See Section 7 of the LDR.

BUILDING PLACEMENT

| (min/max) | ST-1 | ST-2 |
|-------------|-----------------|-----------------|
| Front: | 5 feet/ 25 feet | 5 feet/ 90 feet |
| Side: | 0 feet/ 15 feet | 0 feet/ 50 feet |
| Rear: | 0 feet/ 20 feet | 0 feet/ 75 feet |
| Waterfront: | N/A | 20 feet |

BUILDING FRONTAGE

| | ST-1 | ST-2 |
|-------------------|---|------|
| Max Length: | 25 feet or 50% of building frontage (whichever is less) | None |
| Max Encroachment: | 6 feet | None |
| Min Clearance: | 8 feet | None |

- Percent Required: 75%
- Active Use Areas (AUA) defined by/as Design Alternative. As part of a Design Alternative request, building placement and building frontage requirements may be modified to accommodate the AUA.
- Entrances must be oriented to street. Prioritization order of primary streets shall govern placement of entrances.

PARKING

- Placement and access on side/rear only.
- 100% of minimum parking is required.
- Follow standards in Ch. 87, Sec. 3.6.5 for loading requirements.

HEIGHT

- Building height is 35 feet by right.
- Building height may be 57 feet through height exception granted by City Council.
- A height exception requires at minimum a vertical mix of uses with a maximum 85% of gross floor area dedicated to any singular use.
- 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 **South Trail** 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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