

## PRINCIPAL USES

- Multifamily Dwelling (three or more dwelling units)
- Upper Story Residential Dwelling
- Home Day Care (6 or fewer persons)
- Group Living
- Minor Essential Services and Public Utilities
- Cultural Facility
- Lodge or Private Club
- Other Government Use
- Retail Sales and Service (single user less than 65,000 square feet)
- Restaurant
- Bar and Tavern
- Brewpub
- Microbrewery/Distillery
- Hotel
- Commercial Parking Structures
- Professional Office
- Personal & Financial Services
- Indoor Entertainment and Recreation
- 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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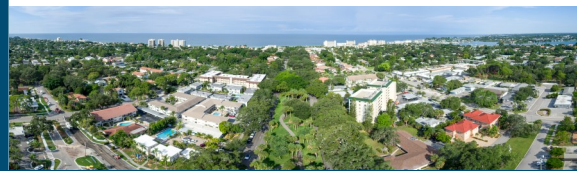
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# SBI

## A Citizen's Guide to Zoning District Standards

# Seaboard Improvement

*Planning and Zoning Department*

# SBI

## INTENT

The **Seaboard Improvement (SBI)** Mixed Use district represents a major goal of the Comprehensive Plan: to integrate the area of East Venice Avenue into the traditional downtown core and to promote its revitalization. The SBI district has the advantage of a waterfront location and proximity to the downtown, in addition to its historical significance as part of the original John Nolen Plan for Venice. A key purpose of the SBI district is to promote the transition of this area to a mixture of retail, service, office, and medium to high density residential uses. The SBI district places an emphasis on increased opportunities for pedestrian-oriented uses, improvement and placement of on-street parking, and attractive and functional public spaces. The district supports adaptive reuse of existing buildings and encourages a mix of uses, both horizontal and vertical. Flexibility in building placement and lot standards is promoted within the SBI district to maintain the Nolen street grid and to establish on-street parking and regional drainage facilities.

## LOT

- Length (min): 150 feet
- Width (min): 50 feet
- Coverage (min/max): 40%/90%

## BUILDING FRONTAGE

- Entrances must be oriented towards the street.
- Prioritization order of primary streets shall govern placement of entrances, except that entrances facing Venetian Waterway Park are encouraged.
- Monument signs may only be permitted at entrances on US 41 Bypass.

## PARKING

- Placement and access from side/rear only.
- No parking required, subject to the availability of marked on-street parking spaces or public parking facilities within 1/4 mile, otherwise a 50% ratio applies.
- Follow standards in Ch. 87, Sec. 3.6.5 for loading requirements.

## ARCHITECTURE

- No metal or unfinished block facades
- Blank wall area is prohibited when the wall is adjacent to a street. Where applicable, design elements of the Venice Historic Precedent may be found in Ch. 87, Sec. 7.10.6 through 7.10.7.

## HEIGHT

- Building height is 46 feet by right.
- City Council may grant a height exception to allow a maximum height of 75 feet.
- 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 **Seaboard Improvement** 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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