

PRINCIPAL USES

- Multifamily Dwelling (three or more dwelling units)
- Upper Story Residential Dwelling
- Minor Essential Services and Public Utilities
- Other Government Use
- Retail Sales and Service (single user less than 65,000 square feet)
- Restaurant
- Bar and Tavern
- Brewpub
- Microbrewery/Distillery
- Theater
- Artist Studio
- Hotel
- Professional Office
- Personal & Financial Services
- Medical/Dental Office

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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VA

A Citizen's Guide to Zoning District Standards

Venice Avenue

Planning and Zoning Department

VA

INTENT

The **Venice Avenue (VA)** Mixed Use district supports an urban form and is the centerpiece of the vision of John Nolen's General Plan of Venice. It promotes a walkable, interconnected design of blocks, grid streets, and alleys. Buildings are required to be placed at or close to the public rights-of-way to invite visitors and promote a vibrant downtown area. The application of the VA district has extended the existing downtown area east across the Venice Avenue bridge up to the U.S. 41 Bypass to help interconnect the Island and Gateway Neighborhoods. The Nolen Plan promoted a mixture of uses in this area and the VA district has been envisioned to further promote and encourage a vertical mixture of residential and commercial uses.

LOT

- Length (min): 100 feet
- Width (min): 25 feet
- Coverage (min/max): 75% / 100%

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

Building placement (min/max):

- Front yard: 0 feet / 2 feet
- Side yard: 0 feet / 2 feet
- Rear yard: 0 feet / 20 feet
- Waterfront: 20 feet

BUILDING FRONTAGE

Percent Requirement: 100%

Encroachments:

- Maximum Length: 50% of building frontage
- Maximum Encroachment: 2 feet
- Minimum Clearance: 8 feet

Active Use Areas (AUA) are 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

Entrance must be oriented to street. Prioritization order of primary streets shall govern placement of entrances.

PARKING

- Placement and access on side/rear only.

HEIGHT

- Building height is 35 feet by right.
- City Council may grant a height exception to allow a maximum height of 45 feet.
- 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 **Venice Avenue** 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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