

SECTION 1. - ADMINISTRATION

1.1.2. *Planning Commission (Commission)*

A.-D. No change.

E. **Terms and Reappointments.** Members of the Commission shall have overlapping terms for three years. The term of office for the school board appointee shall be determined by the school board. Members can be reappointed to the Commission for an indefinite number of terms; these reappointments will follow the same process as the initial appointment. A member shall hold over after the expiration of his or her term until a successor is duly appointed.

F.-M. No change.

1.1.3. *Historic and Architectural Preservation Board (HAPB)*

A.-E. No change.

F. **Terms and Reappointments.** Members of the HAPB shall have overlapping terms of three years. Members can be reappointed to the HAPB for an indefinite number of terms; these reappointments will follow the same process as the initial appointment. A member shall hold over after the expiration of his or her term until a successor is duly appointed.

1.1.6. *Summary of Review Authority Tables*

Table 1.1. No change.

Table 1.2. Summary of Application Types with Administrative Approvals

APPLICATION TYPES REQUIRING ADMINISTRATIVE APPROVAL	CODE SECTION	DIRECTOR	CITY ENGINEER
Construction Plans	1.15.1	R	D
Temporary Use Permits	1.15.2	D	R
Minor Site and Development Plan	1.15.3	D	R
Minor Preliminary Plat Permit	1.15.4	D	R
Lot Boundary Change/Lot Split Permit	1.15.5	D	R
Zoning Permit	1.15.6	D	R
Zoning Determination	1.15.7	D	-
Certificate of Concurrency	1.15. 78	D	R
Engineering Permit	1.15. 89	R	D

KEY:

R = Review

D = Decision

NOTE: Appeals of administrative decisions shall be heard by the Planning Commission

1.2. - Common Review Procedures

A.-D. No change.

E. **Public Notice Requirements.** Applicants shall pay the cost of public notice requirements. The City shall perform the notices.

1.-3. No change.

4. **Continued Hearings.** If a public hearing that has been properly noticed pursuant to subparagraphs 1.-3. above is continued by the Commission or Council on the record to a date certain, re-notice shall not be required.

F.-J. No change.

1.15.7. Zoning Determination

A. **Purpose and Intent.** The purpose of a zoning determination is to provide a written response to a request for interpretation of the Land Development Code.

B. **Applicability.** Zoning determinations may be requested for such items as permitted uses, nonconforming uses, applicability of code provisions to a specific property or proposal, and other situations requiring interpretation.

C. **Specific Application Requirements.** The application for a zoning determination shall include a written request containing the code provisions to be interpreted and any details about the property or development proposal pertinent to those sections of the code. The Zoning Administrator may request additional information as needed to provide a specific determination.

1.15.8 Certificate of Concurrency

A.-C. No change.

1.15.9 Engineering Permit

A. No change.

SECTION 2. - ZONING

2.2.4.4. *Planned Districts Open Space/Common Area Standards*

A.-C. No change.

D. **Open Space General Requirements.** Open space shall mean that not more than five percent of the area of any required open space, when calculated by each area, shall be occupied by buildings or other impervious surfaces. Such open space shall be held in common ownership by all owners within the development for which the open space is required. Any property within 20 feet of any structure (except accessory structures within the designated open space) or any proposed open space area having any dimension of less than 15 feet, shall not be considered open space in meeting the requirements of this chapter. Where areas within a development are identified as native habitat, such areas shall be utilized to fulfill the open space requirements of this chapter. All land in a PUD designated as open space at the time of PUD approval will be restricted at the time of the recording of each final plat by appropriate legal instrument satisfactory to the city attorney as open space perpetually, or for a period of not less than 99 years. Such instrument shall be binding upon the developer, his successor and assigns and shall constitute a covenant running with the land, and be in recordable form.

Table 2.3.4. Downtown Edge Development Standards

Downtown Edge Development Standards Table			
Standard		Measurement Requirement	
Building Height		South of Tampa Avenue	PID 0407130059
		35' by right	35' by right
		No height exception available	55' through Height Exception
		Subject to Section 4: Compatibility	Subject to Section 4: Compatibility
		All Other Properties North of Tampa Avenue	
		35' by right	75' through Height Exception ^a
		Subject to Section 4: Compatibility	Subject to Section 4: Compatibility
Building Placement (min/max) ^b	Front (Street)	0' / 20'	
	Side	0' / 10'	
	Rear	0' / 20'	
	Waterfront	20'	
Lot	Length (min)	100'	
	Width (min)	50'	
	Coverage (min/max)	50% / 75%	
		100% coverage permitted if parking structure is provided	
Building Frontage Requirement	% Requirement	80%	
	Encroachments	Maximum Length: 25' or 50% of building frontage, whichever is lesser	

		Maximum Encroachment: 6' Minimum Clearance: 8'
	Active Use Area (AUA)	Active Use Areas defined by/as Design Alternative. As part of Design Alternative request, building placement and building frontage requirements may be modified to accommodate the AUA
	Entrances	Oriented to street. Prioritization order of primary streets shall govern placement of entrances.
Architecture ^c	Style	Venice Historical Precedent
Parking	Placement	Side / Rear Parking within 50' of waterfront must provide for a landscaped buffer consisting of a continuous hedge at a height of 6' at installation.
	Percentage of Minimum Parking Required	50%
	Access	Side/Rear
	Loading ^d	See Section 3.6.5: Design Standards
Downtown Edge Development Standards Table Notes		
<p>^a Height Exception. Any Height Exception for properties eligible to request 75' shall require, at a minimum, a vertical mix of uses (residential, office, retail/commercial) with a maximum 85% of Gross Floor Area dedicated to any single use, except for additions to existing structures that do not result in an increase in residential density or increase in FAR greater than 15%. Additional architectural features are required and will be reviewed during the Height Exception application process.</p> <p>^b Building Placement. Where adjacent to or fronting existing waterway, the BTZ may be increased up to 50' to accommodate boardwalks and other publicly accessible recreational features.</p> <p>^c Architecture. As some parcels located in the Downtown Edge district are also located within the Historic Venice or Venetian Theme Architectural Districts, new construction or substantial improvements may be subject to Section 7: Historic and Architectural Preservation Controls and Standards.</p> <p>^d Parking-Loading. Loading/unloading is not permitted on Tamiami Trail or Harbor Drive. Parking and loading shall not encroach, infringe or otherwise hinder accessibility through or along any alleyway.</p>		

2.3.5. South Trail District

Table 2.3.5.1. South Trail Development Standards

South Trail Development Standards Table	
Standard	Measurement Requirement
Building Height	35' by right
	57' through Height Exception ^a

		Subject to Section 4: Compatibility	
Building Placement (min/max)		Subarea 1. North of Milan	Subarea 2. South of Milan
	Front (Street)	5'/25'	5'/90'
	Side	0'/15'	0'/50'
	Rear	0'/20'	0'/75'
	Waterfront	N/A	20'
Lot	Length (min)	100'	
	Width (min)	50'	
	Coverage (min/max)	35%/75%	
Building Frontage Requirement	% Requirement	75%	
	Encroachments	Maximum Length: 25' or 50% of Building Frontage (whichever is lesser)	Maximum Length: None
		Maximum Encroachment: 6'	Maximum Encroachment: None
		Minimum Clearance: 8'	Minimum Clearance: None
	Active Use Area (AUA)	Active Use Areas defined by/as Design Alternative. As part of Design Alternative request, building placement and building frontage requirements may be modified to accommodate the AUA	
	Entrances	Oriented to street. Prioritization order of primary streets shall govern placement of entrances.	
Architecture	Style	Venice Historical Precedent ^b	
Parking	Placement	Side/Rear	
	Percentage of Minimum Parking Required	100%	
	Access	Side/Rear	

	Loading ^c	See Section 3.6.5: Design Standards
South Trail Development Standard Table Notes:		
<p>^a <u>Height Exception.</u> Any Height Exception shall require at a minimum a vertical mix of uses (residential, office, retail/commercial) with a maximum 85% of gross floor area dedicated to any single use except for additions to existing structures that do not result in an increase in residential density or increase in FAR greater than 15%. Additional architectural features are required, which will be reviewed during the Height Exception application process.</p>		
<p>^b <u>Architecture.</u> As some parcels located in the South Trail district are also located within the Historic Venice or Venetian Theme Architectural Districts, new construction or substantial improvements may be subject to Section 7: Historic Architectural Preservation Controls and Standards.</p>		
<p>^c <u>Loading.</u> Loading/unloading is not permitted on Tamiami Trail.</p>		

2.3.7 Seaboard Improvement District

Table 2.3.7. Seaboard Improvement Development Standards

Seaboard Improvement Development Standards Table		
Standard		Measurement Requirement
Building Height		46' by right 75' through Height Exception ^a Subject to Section 4: Compatibility
Building Placement ^b	Front (Street)	None
	Side	None
	Rear	None
Lot	Length (min)	150'
	Width (min)	50'
	Coverage (min/max)	40%/90%
Building Frontage Requirement	% Requirement	None
	Encroachments	None

	Active Use Area (AUA)	Not restricted
	Entrances	Oriented to 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.
Architecture	Style	No metal or unfinished block facades
	Blank Wall Area	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 Secs. 7.10.6. through 7.10.7.
Parking	Placement	Side/Rear
	Percentage of Minimum Parking Required	No parking required, subject to the availability of marked on-street parking spaces or public parking facilities within one-quarter of a mile, otherwise a 50% ratio applies.
	Access	Side/Rear
	Loading ^c	See Section 3.6.5: Design Standards

Seaboard Improvement Development Standards Table Notes:

^a Height Exception. Any Height Exception shall require at a minimum a vertical mix of uses (residential, office, retail/commercial) with a maximum 85% of gross floor area dedicated to any single use except for additions to existing structures that do not result in an increase in residential density or increase in FAR greater than 15%. A Design Alternative may be requested to increase the allowed maximum gross floor area dedicated to any singular use.

^b Building Placement. There are no minimum standards for building placement for the purpose of facilitating redevelopment.

^c Loading. Loading/unloading is not permitted on US 41 Bypass.

2.3.13 Mixed Use Districts Use Table

Residential – Public and Institutional Uses. No change.

CITY OF VENICE – MIXED-USE DISTRICTS USE TABLE											
KEY: P = Permitted C = Conditional Use X = Use Not Permitted * = Permitted according to Sec. 2.3.6	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE ^a	SEABOARD IMPROVEMENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL	Definitions/Standards
COMMERCIAL USE CLASSIFICATION											
RETAIL											
Retail Sales and Service	P	P	P	P	P	P	P	P	P	P	2.4.5.A

Gas Station with Convenience Store	C	X	C	X	X	X	C	C	C	P	2.4.5.B
Car Wash	X	X	C	X	X	X	C	C	C	P	2.4.5.C
Appliance Repair	X	X	X	C	C	X	X	X	X	P	2.4.5.D
Laundromat	X	X	C	P	C	X	C	C	C	P	2.4.5.E
Pawn Shop	X	X	C	X	C	X	C	C	C	P	2.4.5.F
Car, Boat, Other Vehicle Sales and Rentals	X	X	C	X	X	C	C	C	C	P	2.4.5.G
Minor Vehicle Service	X	X	C	C	C	X	C	C	C	P	2.4.5.H
RESTAURANT											
Sit Down (Casual, Fine Dining)	P	P	P	P	P	P	P	P	P	P	2.4.5.I
Quick Service/Fast Food	P	P	P	P	P	P	P	P	P	P	2.4.5.J
Bar and Tavern	P	P	P	P	P	P	P	P	P	P	2.4.5.K
Brewpub	P	P	P	P	P	P	P	P	P	P	2.4.5.L
Microbrewery/Distillery	P	P	P	P	P	P	P	P	P	P	2.4.5.M
Rooftop Dining	C	C	C	C	C	C	C	X	X	P	2.4.5.N
Theater	P	P	P	P	P	P	P	P	P	P	2.4.5.O
Artist Studio	P	P	P	P	P	P	P	P	P	P	2.4.5.P
LODGING											
Hotel	P	P	P	P	P	P	P	P	P	P	2.4.5.Q
Bed & Breakfast	X	X	X	X	X	X	X	X	X	P	2.4.5.R
Day Care Center (More Than 6 Persons)	X	C	C	C	C	C	C	C	C	P	2.4.5.S
Fitness, Athletic, Health Club	C	P	P	P	P	P	P	P	P	P	2.4.5.T
Airport	X	X	X	P	X	X	X	X	X	P	2.4.5.U
Marinas	X	X	P	X	C	P	X	X	X	P	2.4.5.V
Commercial Parking Lots	X	C	P	P	C	P	P	P	P	P	2.4.5.W
Commercial Parking Structures	C	C	C	P	P	P	P	P	P	P	2.4.5.X
Tattoo and Piercing Parlors	X	C	C	C	C	C	C	C	C	P	2.4.5.Y
Palmists and Fortune Tellers	X	C	C	C	C	C	C	C	C	P	2.4.5.Z
Taxidermists	X	X	X	X	X	X	X	X	X	P	2.4.5.AA

Office Uses. No change.

CITY OF VENICE—MIXED-USE DISTRICTS USE TABLE											
KEY: P = Permitted C = Conditional Use X = Use Not Permitted ≠ = Permitted	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE ≠	SEABOARD IMPROVEMENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL *	Definitions/Standards

according to Sec. 2.3.6 * = Permitted according to Sec. 2.3.12												
INDUSTRIAL CLASSIFICATION												
Warehouse Distribution; Logistics	X	X	X	X	X	X	X	X	X	X	P	2.4.7.A
Heavy Industrial	X	X	X	X	X	X	X	X	X	X	X	2.4.7.B
Light Industrial & Advanced Manufacturing	X	X	X	X	X	X	X	X	X	X	P	2.4.7.C
Research & Development	X	X	X	X	X	X	X	X	P	P	P	2.4.7.D
Warehouse Storage— Indoor Only	X	X	X	X	X	X	C	C	P	P	P	2.4.7.E
Self- Storage— Indoor Only	X	X	X	X	X	X	C	C	C	P	P	2.4.7.F
Self- Storage— Indoor and Outdoor	X	X	X	X	X	X	C	C	C	P	P	2.4.7.G
Flex	X	X	C	X	X	X	C	C	P	P	P	2.4.7.H
Major Vehicle Service	X	X	X	X	X	X	X	X	X	X	P	2.4.7.I
Wholesale	X	X	X	X	X	X	X	X	X	X	P	2.4.7.J
Junkyard/Wre cking Yard	X	X	X	X	X	X	X	X	X	X	X	2.4.7.K

Other Uses. No change.

SECTION 3. - DEVELOPMENT STANDARDS

3.1. - General Development Standards

3.1.8. Access Management Requirements

A.-B. No change.

C. Driveway Width.

1. Non-Residential and Mixed Use Districts.

a. No change.

b. Planning Commission may, via a design alternative, authorize driveways up to forty (40) feet in width at the property line in nonresidential or mixed use zoning districts after finding that the specific use proposed requires large vehicles to use the driveways and that the increased width is necessary to accommodate such vehicles.

2.-3. No change.

D.-F. No change.

3.7. - Landscaping

3.7.2. Plant Materials

A. **Selection of Materials.** Plant materials used to meet the requirements of this section must meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, Parts I and II, Department of Agriculture, State of Florida (as amended). Root ball sizes on all transplanted plant materials must also meet state standards.

1. **Tree Requirements.** All trees installed as part of a landscape plan shall meet the requirements of Chapter 89, Section 3 Tree Preservation, Protection and Replacement. Palms do not count as trees for the purposes of this section.

2.-8. No change.

3.7.5. Parking Lot Landscaping Requirements

A. No change.

B. **Interior Parking Area Standards.** Interior parking area landscaping shall be provided as follows:

1.-4. No change.

C. **Landscaped Divider Medians.** Landscaped divider medians shall form a continuous landscaped strip between abutting rows of parking areas or access drives. Landscaped divider medians shall meet the following requirements:

1. Any hardscape (e.g., sidewalk) proposed is in addition to the minimum width required by Section 3.6.5.A.17.

2. Landscaped divider medians shall be required for all abutting rows of parking. A design alternative may be requested for the minimum number of required landscaped divider medians.

3. One canopy tree shall be required for each thirty-five (35) linear feet of divider median (or fraction above one half thereof).

4. Shrubs shall be planted in divider medians which separate parking areas from access drives to form a continuous hedge the full length of the divider median.

5. Vehicles shall not encroach more than two (2) feet per row upon divider medians.

Figure 3.7.5.3 Divider Medians

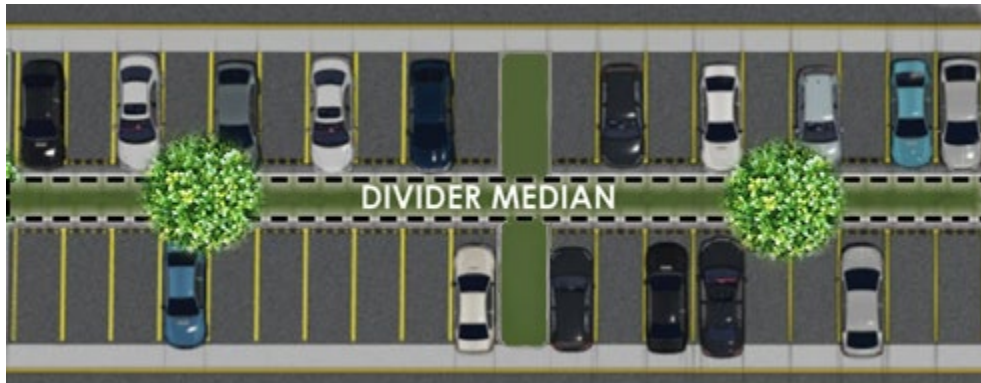
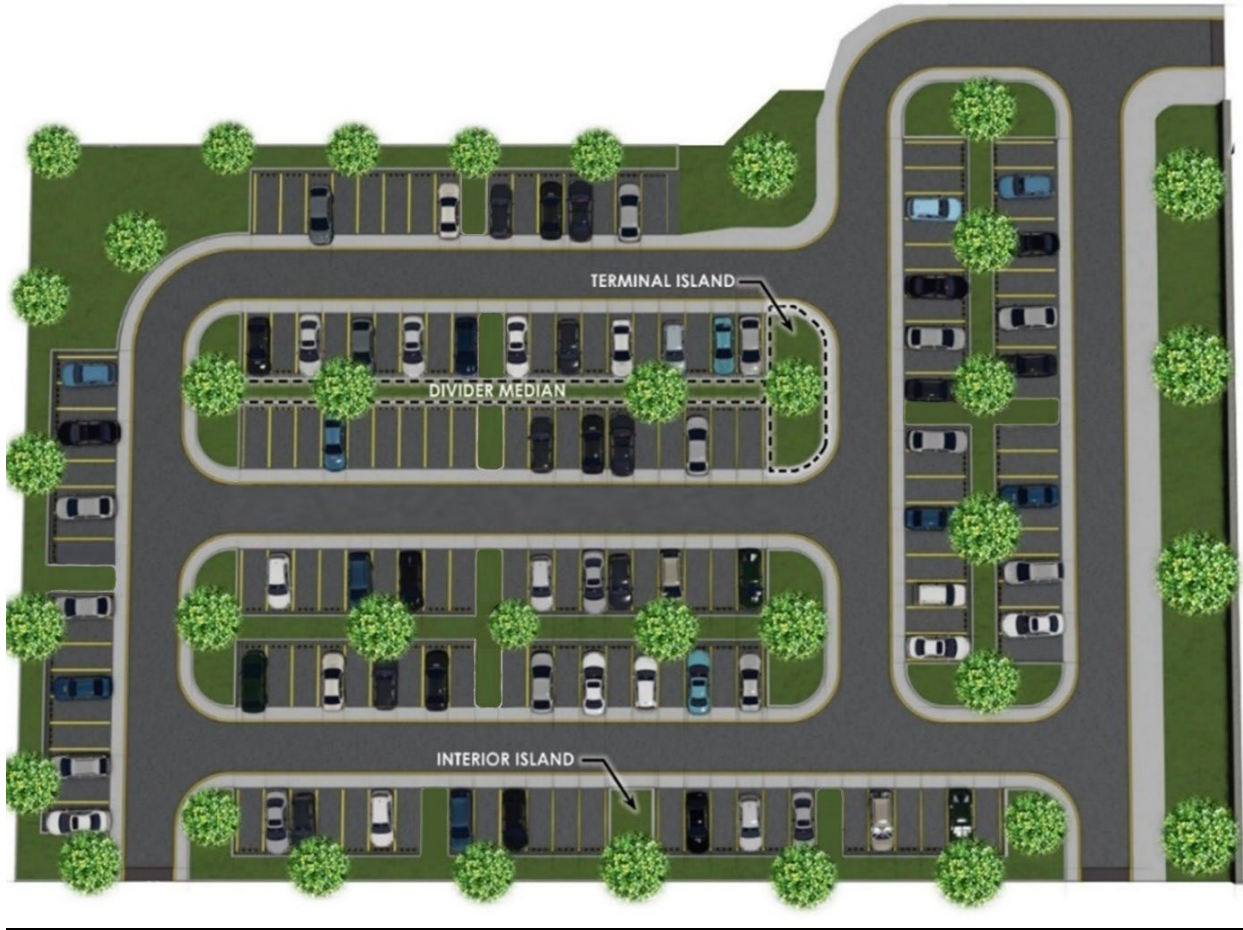


Figure 3.7.5.4. No change.

- D. **Curbing and Wheel Stops.** Concrete curbing shall be provided within all parking areas to prevent vehicles from encroaching onto and overhanging required plantings, sidewalks, rights-of-way or adjacent property. Wheel stops shall be consistent with Section 3.4.4: Design Standards.
- E. **Protection of Existing Native Plant Communities.** Consistent with the standards for preservation of existing trees and plant communities in Chapter 89, Section 3: Tree Preservation, Protection and Replacement, credit for applicable plant material may be approved by the Director in determining allowance to modify parking and access aisles. In the case of a tree that may be counted towards a tree preservation credit, said tree must be graded by a licensed arborist and approved by City staff to be in good health.
- F. **Lighting.** Parking lot lighting shall not be located such that it prevents the installation of required trees, or that required trees will block lighting. Parking lot lighting layout and heights shall meet the standards as set forth in Section 3.7: Lighting.

Figure 3.7.5.5 Interior Parking Area Standards Combined (For Illustrative Example Purposes Only)



SECTION 4. - COMPATIBILITY

Table 4.3. Perimeter Buffer Type Key—Traditional Districts

Proposed	Existing (Zoning District Groups)										
	Mixed Use	RSF	RMF	RMH	PUD	PCD	PID	CM	OPI	GOV	IND
Mixed Use		See Section 4.5									
RSF	See Section 4.6	None	1	2	2	4	6	4	3	4	6
RMF		1	None	2	2	3	5	3	2	3	5
RMH		2	2	None	2	3	5	3	2	3	5
PUD		2	2	2	2	4	6	3	2	4	6
PCD		4	3	3	4	None	3	1	2	4	4
PID		6	5	5	6	3	None	3	4	5	1
CM		4	3	3	3	1	3	None	2	4	4
OPI		3	2	2	2	2	4	2	None	2	4
GOV		4	3	3	4	4	5	4	2	None	5
IND		6	5	5	6	4	1	4	4	5	None
Notes:											
RSF = Residential, Single Family Districts											
RMF = Residential, Multi Family Districts											
RMH = Residential Manufactured Home Districts (RMHS and RMHP)											
PUD = Planned Commercial District											
PCD = Planned Commercial											
PID = Planned Industrial District											
CM = Commercial District											
OPI = Office, Professional and Institutional District											
GOV = Government Use District											
IND = Industrial District											

SECTION 7. - HISTORIC AND ARCHITECTURAL PRESERVATION CONTROLS AND STANDARDS

7.8. - Changes to Historic and Architectural Resources

7.8.1. *Certificate of Architectural Compliance (CAC)*

A. **Applicability.**

1.-2. No change.

3. All Nolen-Era properties that are on the Local Register and/or within the HV or VT districts are subject to review of the Secretary of the Interior's Standards as referenced in Sec. 7.8.3.C. The HRM shall provide analysis of the standards for the HAPB to consider in its decision to approve or deny a CAC.

B. **Exceptions.**

1. Ordinary Maintenance. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any resource, which does not involve a change in the design, material, or outer appearance thereof. For Nolen-Era properties, replacement of materials must be compliant with the VHP.

2. No CAC shall be required for the following:

a. Detached single-family and attached single-family residential properties in the VT District not on the Local Register, except for Nolen-Era properties, which require a CAC for changes other than ordinary maintenance and repair.

b.-h. No change.