

SECTION 3. DEVELOPMENT STANDARDS

3.1. General Development Standards

3.1.1. Building Height

A.-C. No change.

- D. **Height Exceptions.** If indicated on a zoning district development standard table, a height exception may be requested per the requirements of Section 1.12: Height Exceptions.

3.1.2. Block Configuration Requirements

A.-C. No change.

- D. **Culs-De-Sac.** Where a tract of land is of such size or location as to prevent a typical lot arrangement, there may be established one or more courts, dead-end streets or other arrangements; provided, however, that direct access shall be given to all lots from a dedicated street or court. A dead-end street (cul-de-sac) shall terminate in a circular roadway having a minimum diameter of 100 feet. A dead-end street (cul-de-sac) shall not exceed 600 feet in length. Street stubs to adjoining areas shall be provided to the property line when required to give access to such areas or to provide for future traffic circulation. Street stubs in excess of 250 feet shall be provided with a temporary cul-de-sac turnaround within the platted right-of-way complying with the cul-de-sac standards contained in this section. A design alternative for cul-de-sac lengths and design may be requested subject to fire code standards.

3.1.4. Building Placement Requirements

A. No change.

1. No change.
2. **Corner Lot.** A lot which abuts two or more streets, other than an alley or easement. Each corner lot shall be required, either on its plat or building permit, to designate the street that will define its front yard, which shall dictate its front setback requirement. For single-family residential uses, the primary structure shall be oriented so the entrance is in the designated front yard. If the abutting streets are different street types, the driveway shall be on the lesser street type (e.g., local road instead of collector arterial).
3. **Through Lot.** A lot which has frontage on two parallel streets. Each through lot shall be required, either on its plat or building permit, to designate the street for its front yard, which shall dictate its front setback requirement. For single-family residential uses, the primary structure shall be oriented so the entrance is in the designated front yard. If the abutting streets are different street types, the driveway shall be on the lesser street type (i.e., local road instead of collector arterial).
4. No change.

B. No change.

3.1.9. Accessory Uses and Structures

A.-B. No change.

C. **Specific Accessory Structures Standards.** In no case shall an accessory use be permitted that is not a permitted use under the zoning district. Except as otherwise noted or precluded through easements, accessory structures shall be located no less than five (5) feet from a side or rear property line. Standards for specific accessory structures are as follows:

1. **Pools and Pool Decks.** Pools and pool decks shall not be permitted in any front yard; may be permitted no closer than five (5) feet from the side or rear property line; and may not be located within any easements. Pools and pool decks that encroach into a waterfront yard must be no higher than thirty-six (36) inches from grade and can be no closer than five (5) feet from the property line adjacent to the waterfront, or to the mean high-water line, whichever is more landward.

2.-5. No change.

D.-F. No change.

3.5. Signs

3.5.2. Exempt Signs

A. **Types of Exempt Signs.** The following signs may be erected in any zoning district without securing a permit, subject to meeting all requirements of this Code:

1.-6. No change.

7. Three flagpoles per property are allowed. Flagpoles must be no higher than the maximum height for the zoning district, as measured at ground level. Flagpoles shall be no closer than ten feet from the property line.

8.-12. No change.

13. Non-advertising signs or symbols such as “no trespassing,” “caution,” “visitor parking,” “private property,” “no parking,” etc. located on and pertaining to a parcel of private property, not to exceed three square feet.

B. No change.

C. **General Standards for Temporary Signs.** All temporary signs shall meet the following criteria:

1.- 4. No change.

5. Displayed no more than once in a six (6) month period.

3.6. Parking

3.6.1. Off-Street Parking Standards

A. **Purpose, Intent and Applicability.**

1.-3. No change.

4. **Change in Uses.** A change in use of a building shall meet the parking requirements of that new use. For the purpose of this section, a change in use shall be defined as a change in occupancy classification per the Florida Building Code. If the parking requirements of this Code cannot be met for the new use, the Director may request additional information about the new use and shall determine whether the current parking can sustain the new use. If it cannot, an alternative parking plan may be provided. For

the requirements of an alternative parking plan, please see Section 3.6.4: Alternative Vehicle Parking Provisions.

5. **Unlisted Uses.** In those situations where a proposed use is not identified in Tables 3.6.1-3.6.6, the Director may apply an off-street parking standard based on the use determined to be the most similar to the proposed use. The applicant may provide a parking study or similar analysis prepared by a Professional Engineer or Certified Land Use Planner with experience in parking studies; the Director may use this study in applying an alternative parking standard.

3.6.3. *Parking Requirements by Use*

A.-D. No change.

Table 3.6.1. Parking Requirements by Use

CITY OF VENICE—PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
RESIDENTIAL USE CLASSIFICATION			
Single-Family Dwelling	1.0/Dwelling Unit	None	Exclusive of garage or parking structure, which shall not be included in minimum and maximum. Except for parking lots and residential driveways, parking in front yards, including on grass areas, shall be prohibited.
Two-Family Dwelling/Duplex	1.0/Dwelling Unit	1.5/Dwelling Unit	Guest parking at a maximum of 10% of total parking count may be permitted.
Multifamily Dwelling	1.0/Dwelling Unit	2.0/Dwelling Unit	Guest parking at a maximum of 10% of total parking count may be permitted. Long-term bicycle parking is required at a rate of 1 space/5 dwelling units, with a minimum of 2 provided. Short-term bicycle parking is required at a rate of 1 space/20 dwelling units, with a minimum of 2 provided.
Manufactured Home Dwelling	1.0/Dwelling Unit	2.0/Dwelling Unit	Guest parking at a maximum of 10% of total parking count may be permitted.
Upper Story Residential Dwelling	0.5/Dwelling Unit	1.5/Dwelling Unit	
Assisted Living Facility	0.25/Bed	0.5/Bed	

Independent Living Facility	0.25/Dwelling Unit	0.50/Dwelling Unit	
Community Care Facility	0.25/Dwelling Unit	0.50/Dwelling Unit	
Day Care, Home (6 or Less Persons)	1.0 Dedicated Space	4.0 Dedicated Spaces	
Group Living	2.0/Dwelling Unit	4.0/Dwelling Unit	

Tables 3.6.2. – 3.6.5. No change.

Table 3.6.6. Parking Requirements by Use

CITY OF VENICE—PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
OTHER USES			
Mining/Resource Extraction	No dedicated parking is required		
Agriculture	2.0/1,000 SF	4.0/1,000 SF	
Indoor Entertainment and Recreation	4.0/1,000 SF	8.0/1,000 SF	
Adult Oriented Businesses	4.0/1,000 SF	8.0/1,000 SF	
Outdoor Entertainment	4.0/1,000 SF	8.0/1,000 SF	
Golf Course/Par-3/Driving Range	5.0/Hole	10.0/Hole	For the purpose of parking requirement calculation, accessory uses include pro shop, snack bar, and clubhouse. Sit down restaurants are in addition to and shall be calculated using the requirement for Restaurant, Sit Down.
Clean Energy Production	No dedicated parking is required		
Live-Work	0.75/Dwelling Unit	1.75/Dwelling Unit	
Rooftop Uses	No dedicated parking is required		
Open-Air Market	1.0/100 SF	1.0/100 SF	
Tables 3.6.1. to 3.6.6. Notes:			
<ul style="list-style-type: none"> • Fractional measurements in computation of required parking. When units or measurements determining the number of required off-street parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half shall require a full off-street parking space. 			

- **Exceeding maximum allowed parking.** If proposed parking exceeds maximum allowed, an Alternative Parking Plan (APP) shall be required per Section 3.6.4.
- **Electric Vehicle (EV) parking spaces in multifamily.** For fifty (50) or more total required parking spaces, a minimum of two percent (2%) of the required parking shall be EV-installed.
- For all commercial uses, short-term bicycle parking is required at a rate of 5% of motor vehicle parking, with a minimum requirement of 2 spaces and maximum of 20 spaces.
- For all office uses, short-term bicycle parking is required at a rate of 1 space per 10,000 square feet of occupied floor area, with a minimum requirement of 2 spaces.

3.6.5. Design Standards

A. General Design Standards.

1-20. No change.

21. Bicycle Parking. Bicycle parking is required for new multifamily, commercial, and office development. Bicycle parking shall not conflict with pedestrian walkways and shall be physically separated from vehicle use areas. Bicycle racks or enclosures should be placed in highly visible locations near building entrances where possible and shall be securely anchored to prevent removal. Weather protection (such as an existing overhang or a standalone canopy) is encouraged for short-term parking and required for long-term parking that is not already fully enclosed. Enclosed long-term parking (e.g. a roofed locker or storage room) is preferred.

3.8. Fences, Walls, Berms, and Retaining Walls

3.8.1. Purpose and Applicability

A.-B. No change.

C. **Design Alternatives.** Consistent with Section 1.11: Design Alternatives, design alternatives may be considered for the following design elements within this section: building materials, breaks and openings in fences and walls, side and rear fence and wall heights for residential districts, fence and wall heights as indicated in 3.8.4 , and berm design standards. The purpose of the design alternative may be any of the following:

1. To allow an establishment with uses that require high fences or additional materials to protect public safety.
- 2.-6. No change.
7. To allow design options for, but not the removal of, required openings per Section 3.8.3.B5: Breaks and Openings in Fences and Walls; however, removal may be considered where needed to protect public safety and security of minor and major essential services and government facilities or to secure outdoor storage areas.

3.8.3 Fences and Walls Material and Design Standards

A. **No change.**

B. **Design.** Fences and walls shall comply with the design requirements established for the zoning district (if applicable).

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1. **Fencing Materials.** Fences and walls must be constructed of concrete, concrete block, brick, wood, decorative metal (aluminum, iron or steel), or vinyl materials. Where there is a conflict, the standards of Section 7: Historic Architectural Preservation Controls and Standards, shall prevail. Unless required by law, no fence or wall may be constructed of non-traditional or dangerous fence or wall materials including, but not limited to, barbed wire, razor wire, scrap metal, railroad ties, or any other material determined by the Director to be detrimental to the public health, safety and welfare. However, three-strand barbed wire may be used for protection of minor and major essential services, government facilities, or where public safety and security is a concern. Nets, sheets, or slats made of fabrics plastic, metal, or vinyl may not be used as part of the fence nor may such materials be attached to a fence for the purpose of effecting privacy or required screening.

2.-5. No change.

3.8.4. Height of Fences and Walls

- A. **Fence Height Requirements for Residentially-Zoned Properties.** Fences and walls for residentially zoned properties, including residential properties within a PUD (unless otherwise regulated within the PUD zoning standards), that are not required walls or fences for perimeter compatibility requirements shall meet the following requirements:
 1. **Front Setback Height.** Fences and walls in a front setback may be a maximum three (3) feet in height; open fences, as defined in Section 3.8.3.B.4, may be a maximum six (6) feet in height. A design alternative may be requested for open fences greater than six (6) feet, but not to exceed a height of eight (8) feet.
 2. **Side and Rear Setback Height.** Fences and walls in a rear or side setback may be a maximum six (6) feet in height. A design alternative may be requested for fences greater than six (6) feet, but not to exceed a height of eight (8) feet.
 3. **No change.**

Figure 3.8.4. No change

- B. **Fence Height Requirements for Nonresidential-Zoned Properties and Mixed Use Districts.**
 1. **Height.** Height requirements shall be as provided below:
 - a. **Height.** Fences and walls may be a maximum six (6) feet in height. A design alternative may be requested for fences greater than six (6) feet, but not to exceed a height of eight (8) feet.
 - b.-e. No change.
- C. **No change.**