

## SECTION 2. - ZONING

### 2.2.7. Traditional Zoning Districts Use Table

Residential – Industrial Use Tables. No change.

TRADITIONAL DISTRICT USE TABLE																				
<b>KEY:</b> P = Permitted C = Conditional Use X = Use Not Permitted p* = As Permitted by the Planned District	Residential										Non-Residential						Planned			Definitions/Standards
	RSF1	RSF2	RSF3	RSF4	RMF1	RMF2	RMF3	RMF4	RMHP	RMHS	OPI	CM	IND	CON	REC	GOV	PUD	PCD	PID	
OTHER USES																				
Mining/Resource Extraction	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	P*	2.4.8.A
Agriculture	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	X	X	X	P*	2.4.8.B
Indoor Entertainment and Recreation	X	X	X	X	X	X	X	X	X	X	X	P	C	X	X	X	X	P*	P*	2.4.8.C
Adult Oriented Businesses	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	P*	P*	2.4.8.D
Outdoor Entertainment	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	X	P*	P*	2.4.8.E
Golf Course/Par-3/Driving Range	X	X	X	X	X	X	X	X	X	X	X	C	X	X	P	P	P*	X	X	2.4.8.F
Clean Energy Production	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X	C	X	X	P*	2.4.8.G
Live-Work (mixed use areas only)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	2.4.8.H
Rooftop Uses (other than dining)	X	X	X	X	C	C	C	C	X	X	X	C	X	X	X	X	X	P*	X	2.4.8.I
Farmer's Market	X	X	X	X	X	X	X	X	X	X	X	C	C	X	C	P	X	P*	P*	2.4.8.J

Outdoor Sales and Display	X	X	X	X	X	X	X	X	X	X	C	C	P	X	C	X	P*	P*	P*	2.4.8.K
<u>Aeronautical Uses</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>2.4.8.L</u>

## 2.3. - Mixed Use Zoning Districts

A. No change.

**Table 2.3. Mixed Use Areas and Implementing Mixed Use Districts**

Mixed Use Area (FLU)	Implementing Mixed Use District (Zoning)	Comprehensive Plan Neighborhood	LDC Standards
Mixed Use Downtown (MUD)	Venice Avenue (VA)	Island/Gateway	Sec. 2.3.3.
	Downtown Edge (DE)	Island	Sec. 2.3.4.
	South Trail (ST-1 & ST-2)	Island	Sec. 2.3.5.
Mixed Use Seaboard (MUS)	Venice Avenue	Island/Gateway	Sec. 2.3.3.
	Seaboard Improvement (SBI)	Gateway	Sec. 2.3.7 <del>8</del> .
Mixed Use Corridor (MUC)	South Trail	Island	Sec. 2.3.5.
	Airport Avenue (AA)	Island	Sec. 2.3.6.
	<u>Airport Industrial (AI)</u>	<u>Island</u>	<u>Sec. 2.3.7</u>
	North Trail Gateway (NTG)	Gateway	Sec. 2.3.8- <del>9</del>
	Laurel West (LW)	Laurel Road Corridor	Sec. 2.3.9- <del>10</del>
	Laurel East (LE)	Laurel Road Corridor	Sec. 2.3.10- <del>11</del>
	Knights Trail (KT)	Knights Trail	Sec. 2.3.11- <del>12</del>
Mixed Use Transitional (MUT)	Knights Trail Transitional (KTT)	Knights Trail	Sec. 2.3.12- <del>13</del>
Mixed Use Residential (MUR)	Planned Unit Development (Sec. 2.3.B.)	Gateway, East Venice, Pinebrook, Laurel Road Corridor, Northeast Venice, and Knights Trail	Sec. 2.3.13- <del>14</del>

B. No change.

C. **Regulating Maps and Development Standards.** The following sections define the Mixed Use Districts via the regulating maps and Development Standards. The implementing Mixed Use Districts are illustrated in Figures 2.3.1.1, and 2.3.1.2, ~~and 2.3.1.3.~~

D. No change.

*2.3.1. Mixed Use Districts*

A. No change.

**~~Figure 2.3.1.1. City of Venice Implementing Mixed Use Districts—Full Extent~~**

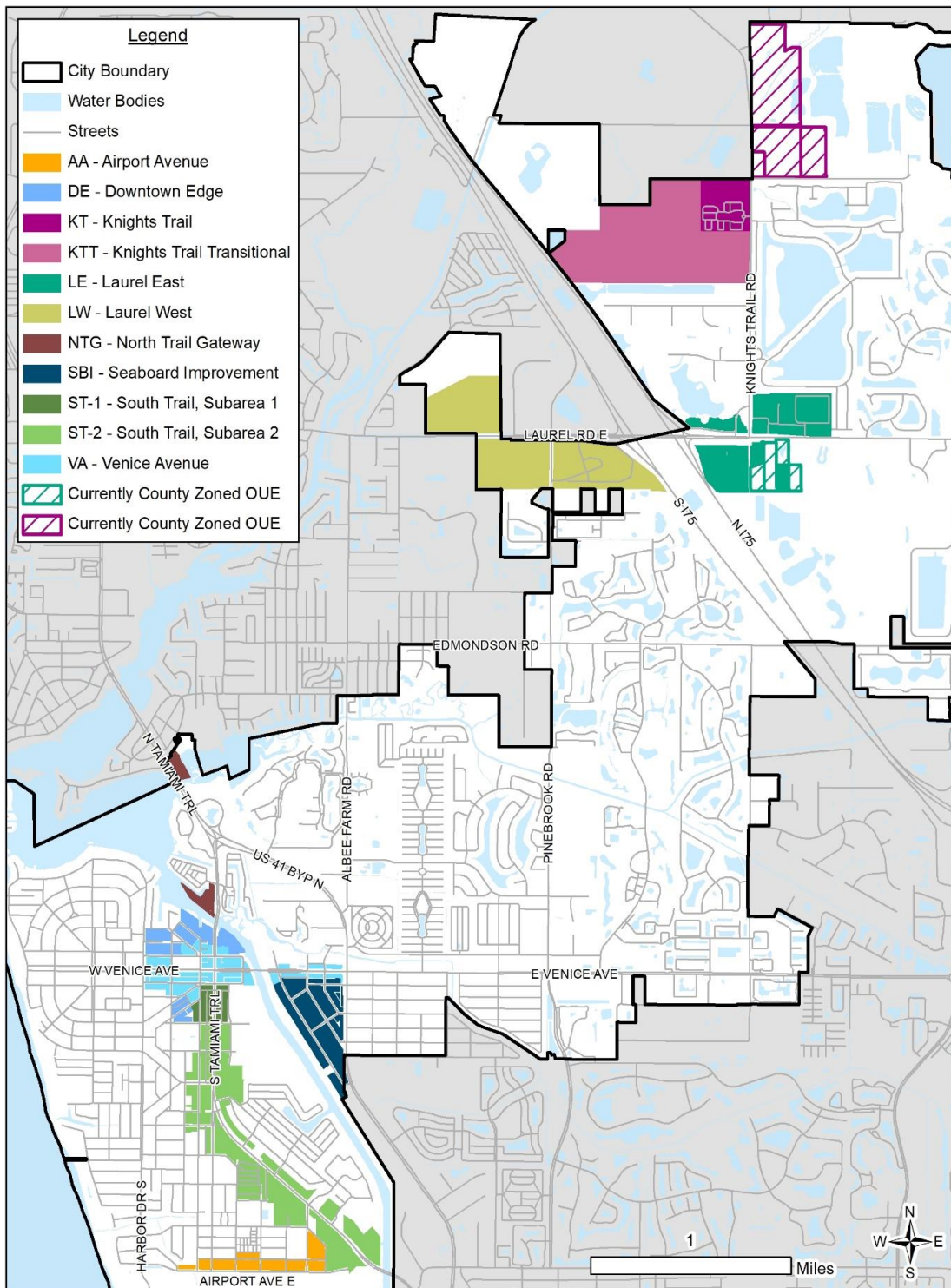
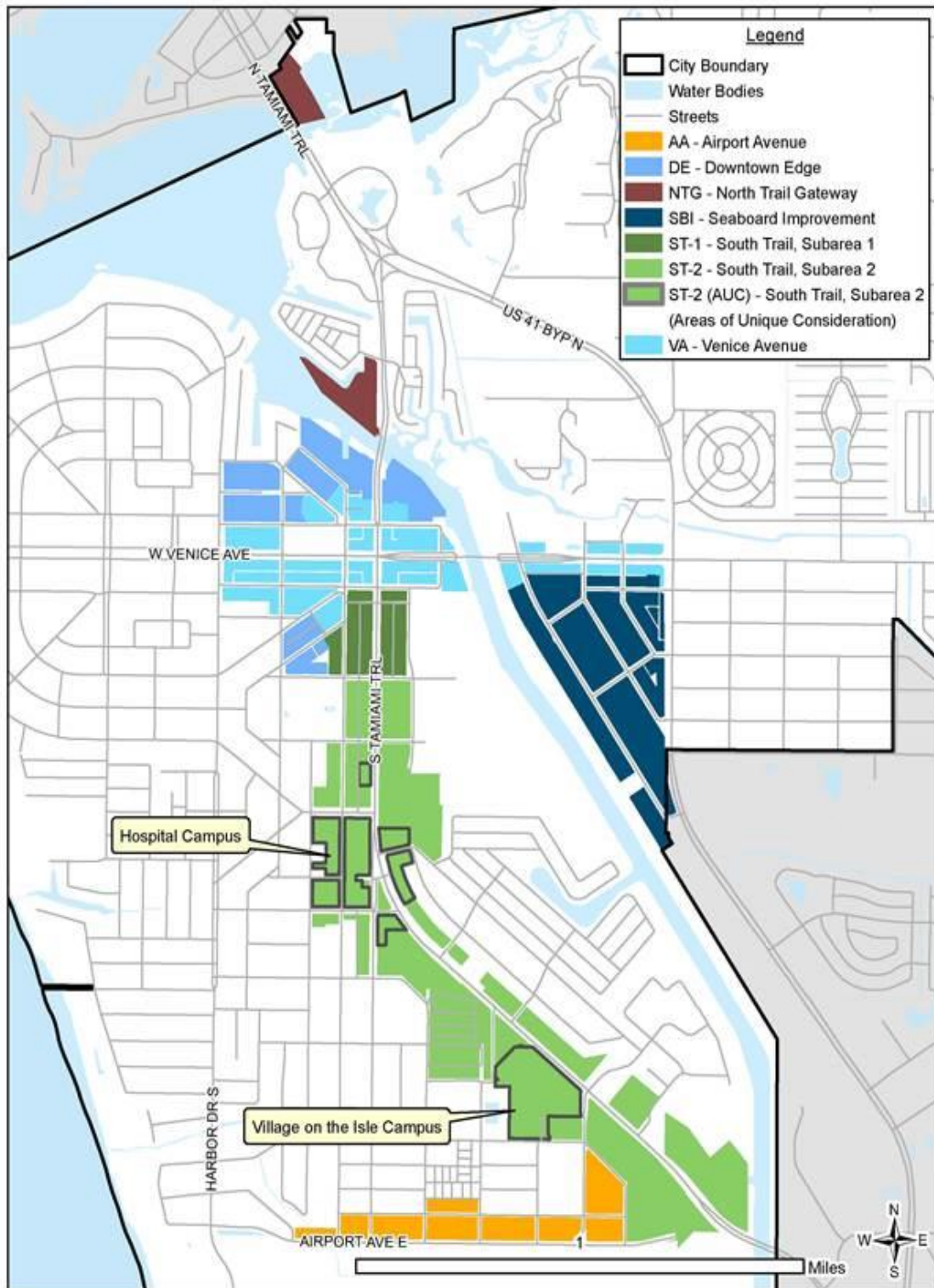


Figure. 2.3.1.2-1 City of Venice Implementing Mixed Use Districts—Southern Extent





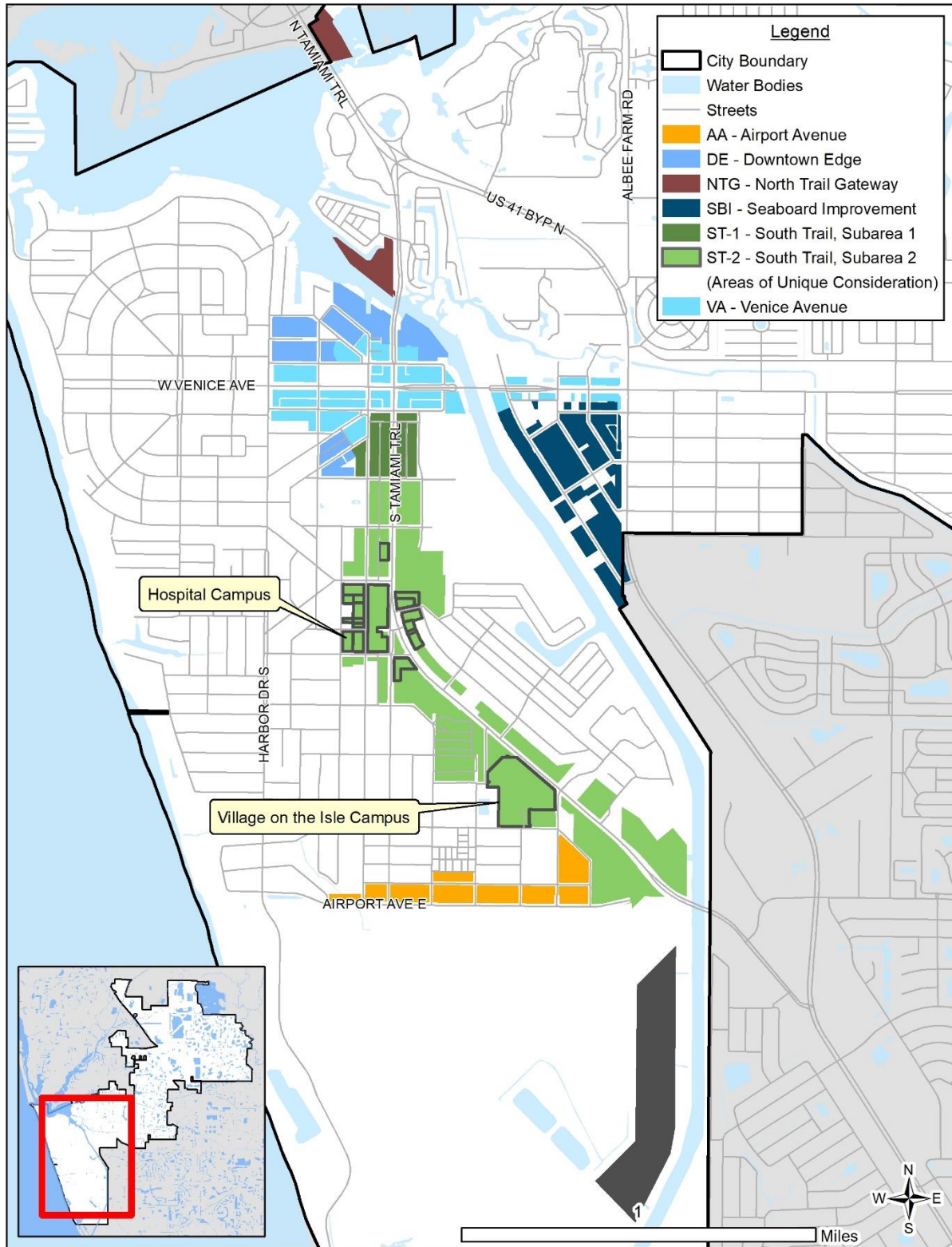
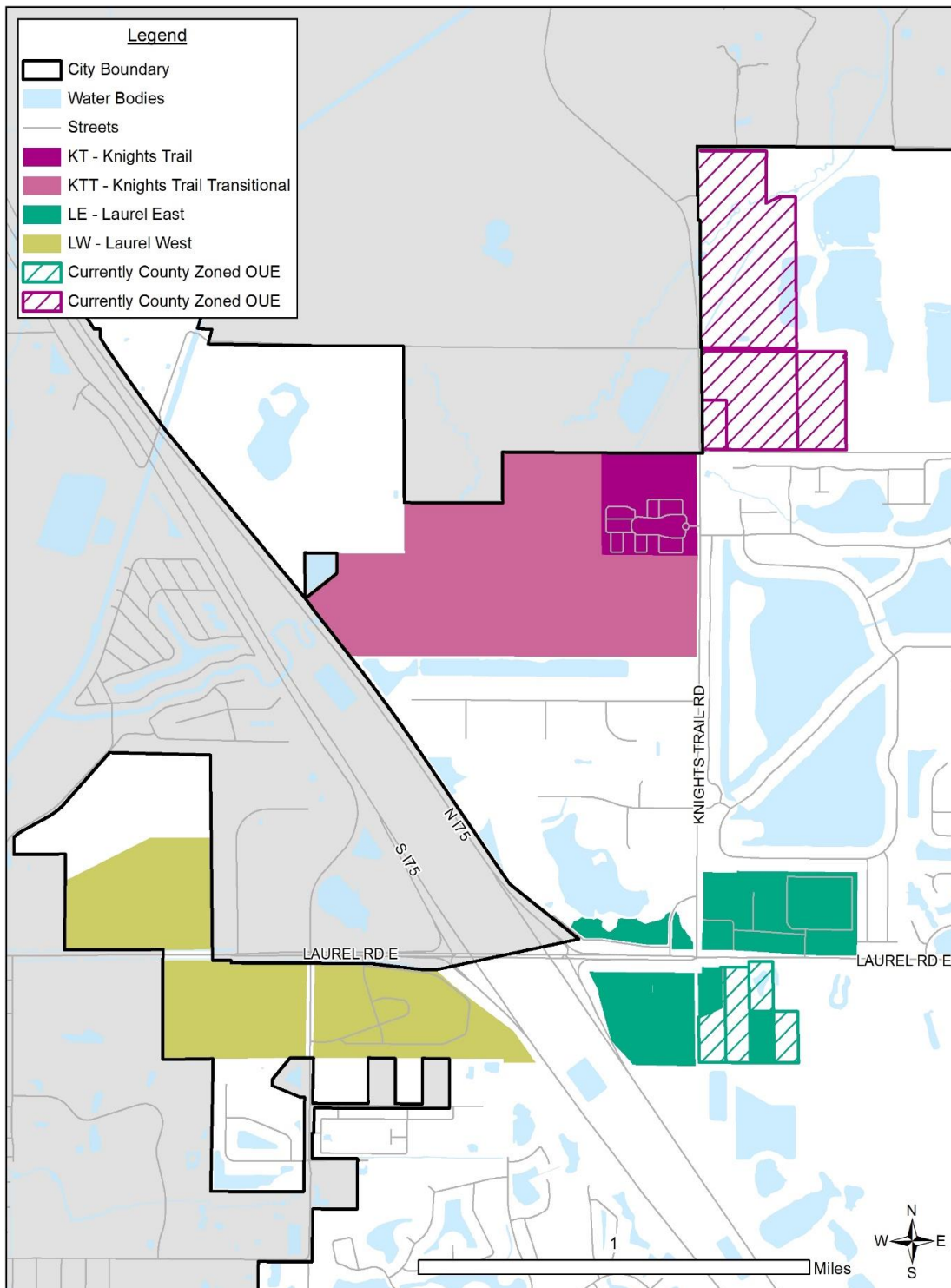
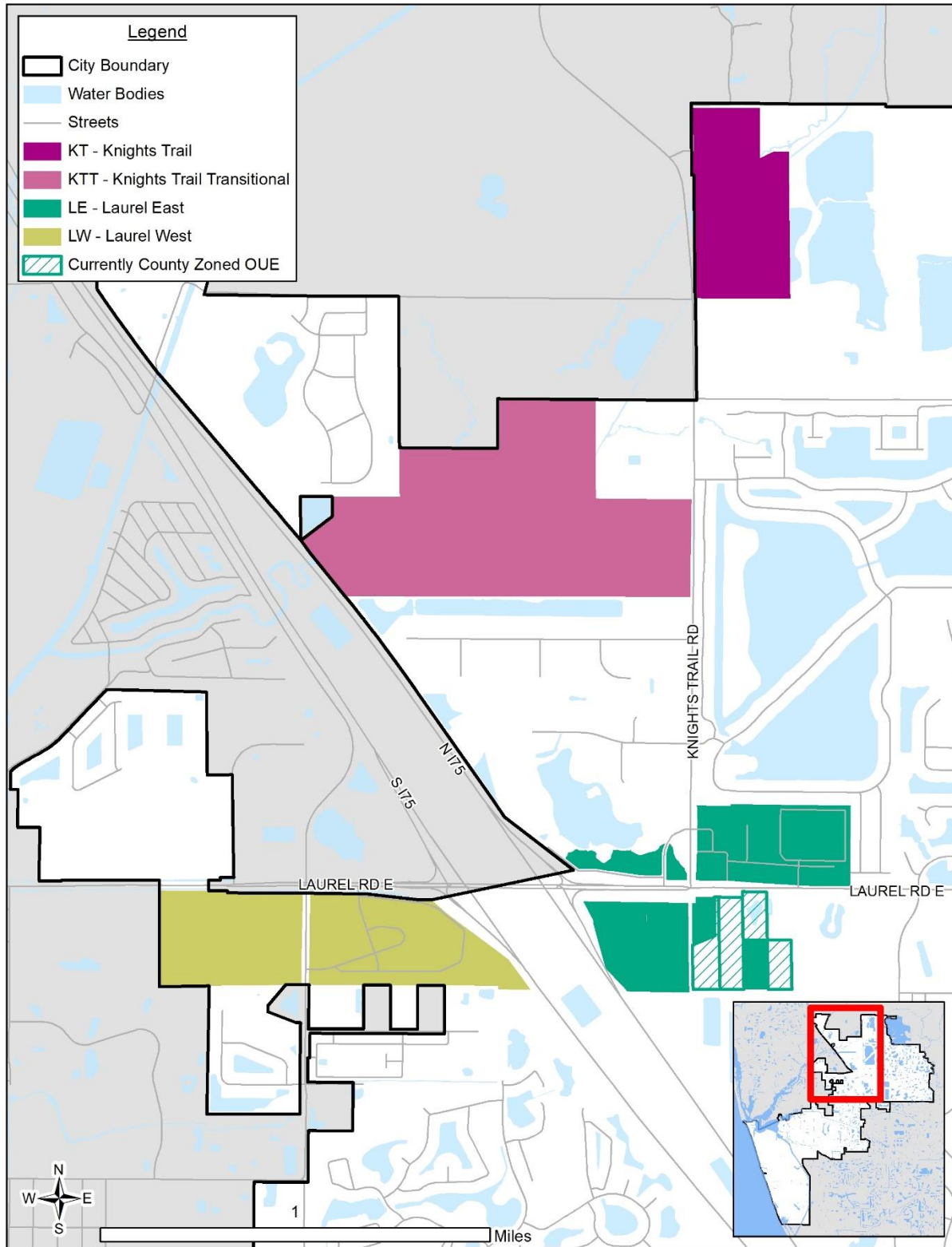


Figure. 2.3.1.3.2 City of Venice Implementing Mixed Use Districts—Northern Extent





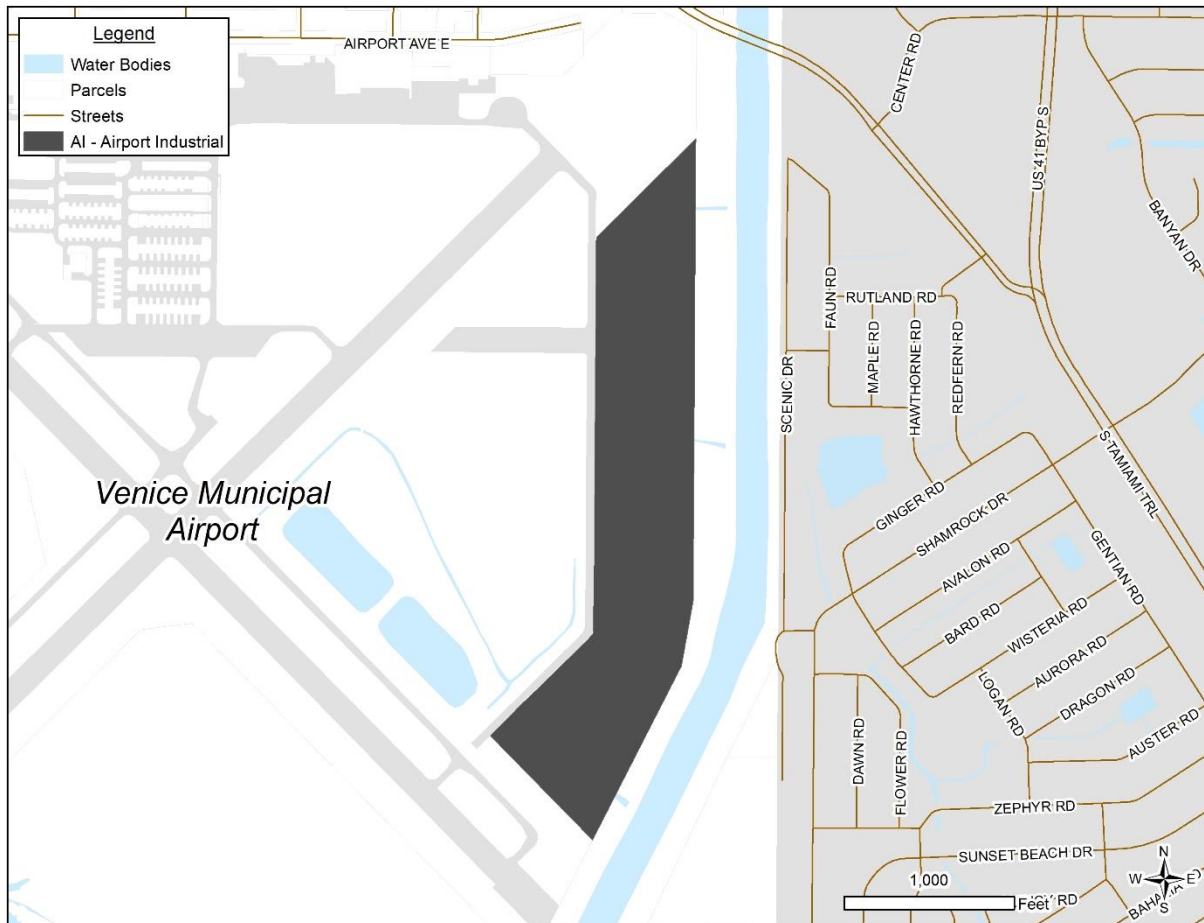


2.3.2.-2.3.6. No change.

#### 2.3.7. Airport Industrial District

**A. Purpose and Intent.** This district is located on the east side of the airport property, along the Intracoastal Waterway, and is consistent with the airport layout plan. The purpose and intent of this district is to provide opportunity for intense commercial and light industrial uses. The area will provide an option for relocation of businesses currently located in the Seaboard area, which is proposed for redevelopment. Permitted uses are consistent with those identified in the previous Industrial, and Light Warehousing (ILW) district and current Planned Industrial Development (PID) district. Standards are flexible; however, building height is limited due to the presence of the airport.

**Figure 2.3.7.1. Airport Industrial Regulating Map**



**Table 2.3.7 Airport Industrial Development Standards**

Airport Industrial Development Standards Table	
Standard	Measurement Requirement
Building Height	35' by right 46' through Height Exception

		<u>Compliance with Airport Master Plan is required</u> <u>See also Ch. 333, F.S.</u>
<u>Building Placement</u>	<u>Front (min)</u>	<u>20' minimum</u>
	<u>Interior (min)</u>	<u>40' building separation</u>
<u>Lot</u>	<u>Length (min)</u>	<u>None</u>
	<u>Width (min)</u>	<u>None</u>
	<u>Coverage (min/max)</u>	<u>None, except as required to meet other locational standards</u>
<u>Building Frontage Requirement</u>	<u>% Requirement</u>	<u>None</u>
	<u>Encroachments</u>	<u>None</u>
	<u>Active Use Area (AUA)</u>	<u>Not restricted</u>
	<u>Entrances</u>	<u>None</u>
<u>Architecture</u>	<u>Style</u>	<u>None</u>
	<u>Blank Wall Area</u>	<u>Not restricted</u>
<u>Parking</u>	<u>Placement</u>	<u>Interior to the site</u>
	<u>Percentage of Minimum Parking Required</u>	<u>100%</u>
	<u>Access</u>	<u>Not restricted</u>
	<u>Loading</u>	<u>See Section 3.6.5: Design Standards</u>
<u>Note: Retail uses may only be ancillary to a permitted primary use identified in the use tables.</u>		

### 2.3.78 Seaboard Improvement District

A. No change.

**Figure 2.3.78.1. Seaboard Improvement Regulating Map**

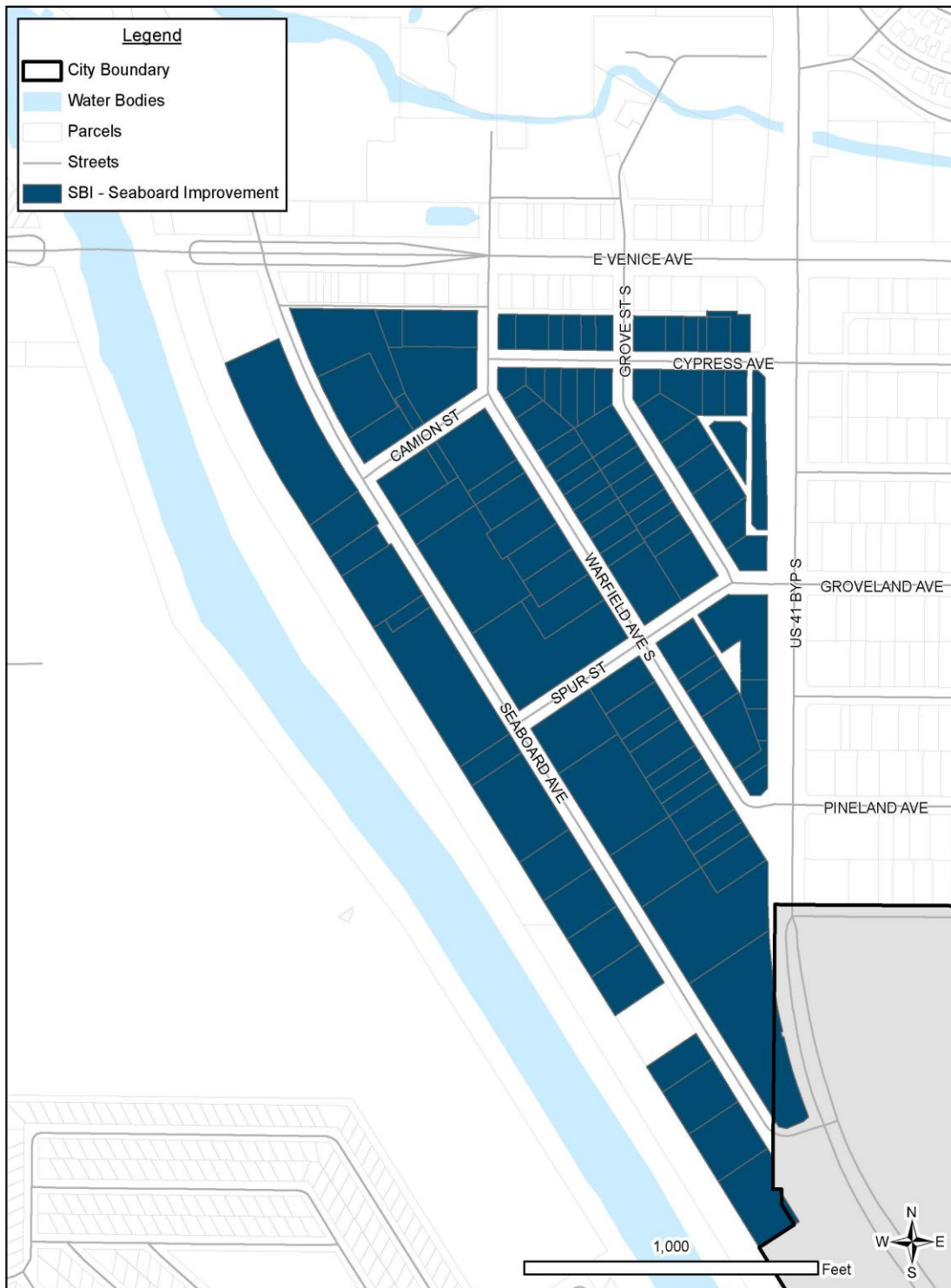
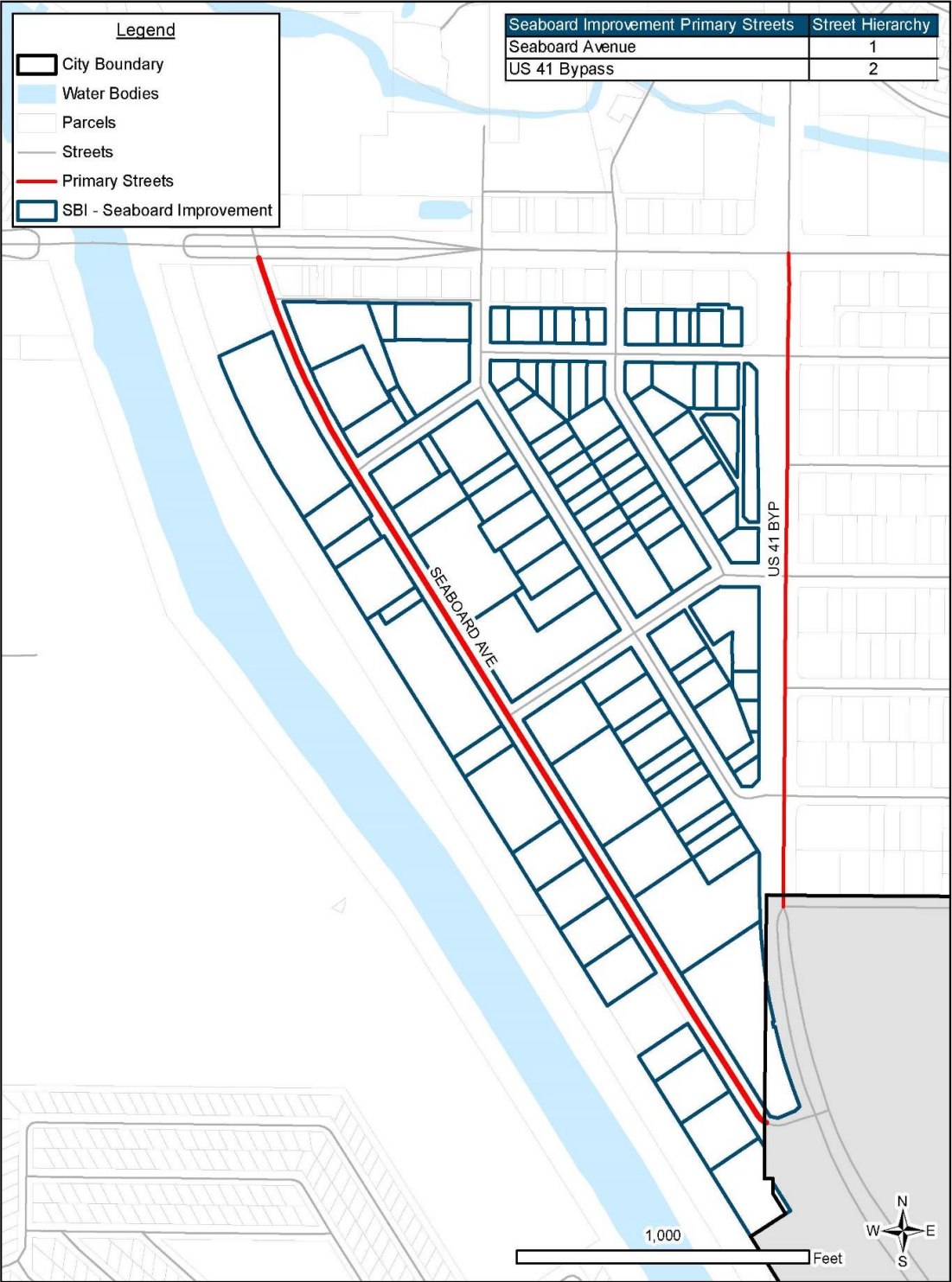


Figure 2.3.78.2. Seaboard Improvement Primary Streets



**Table 2.3.78. Seaboard Improvement Development Standards**

Seaboard Improvement Development Standards Table

Standard		Measurement Requirement
Building Height		46' by right  75' through Height Exception <sup>a</sup>  Subject to Section 4: Compatibility
Building Placement <sup>b</sup>	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 <sup>c</sup>	See Section 3.6.5: Design Standards
<p><b>Seaboard Improvement Development Standards Table Notes:</b></p> <p><sup>a</sup> <u>Height Exception.</u> Any height exception shall require at a minimum a vertical mix of uses (e.g., residential, office, retail/commercial), with a maximum 85% of gross floor area dedicated to any singular use. A Design Alternative may be requested to increase the allowed maximum gross floor area dedicated to any singular use.</p> <p><sup>b</sup> <u>Building Placement.</u> There are no minimum standards for building placement for the purpose of facilitating redevelopment.</p> <p><sup>c</sup> Loading. Loading/unloading is not permitted on US 41 Bypass.</p>		

**2.3.89. North Trail Gateway District**

A. No change.

**Figure 2.3.89.1. North Trail Gateway Regulating Map**

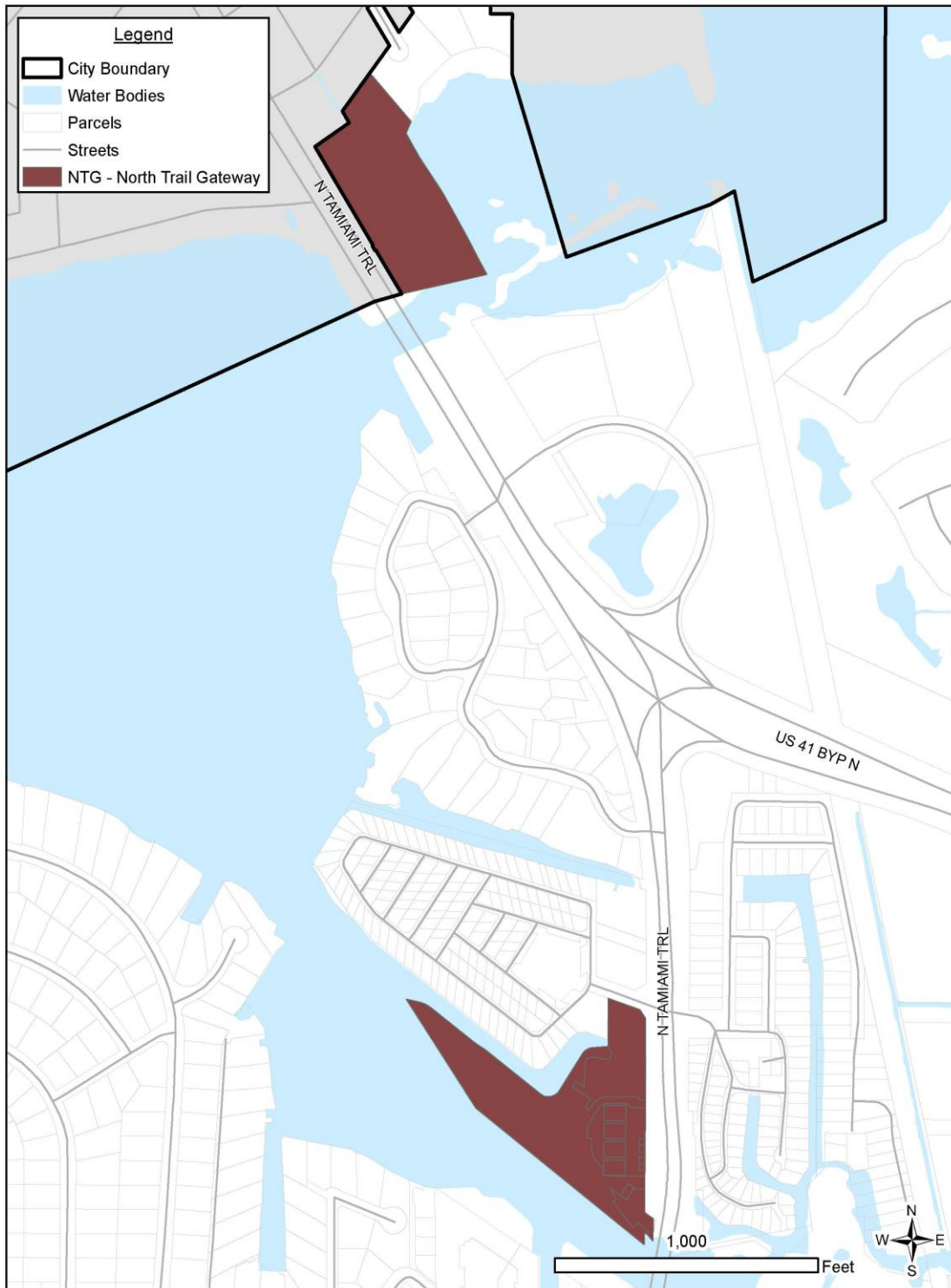
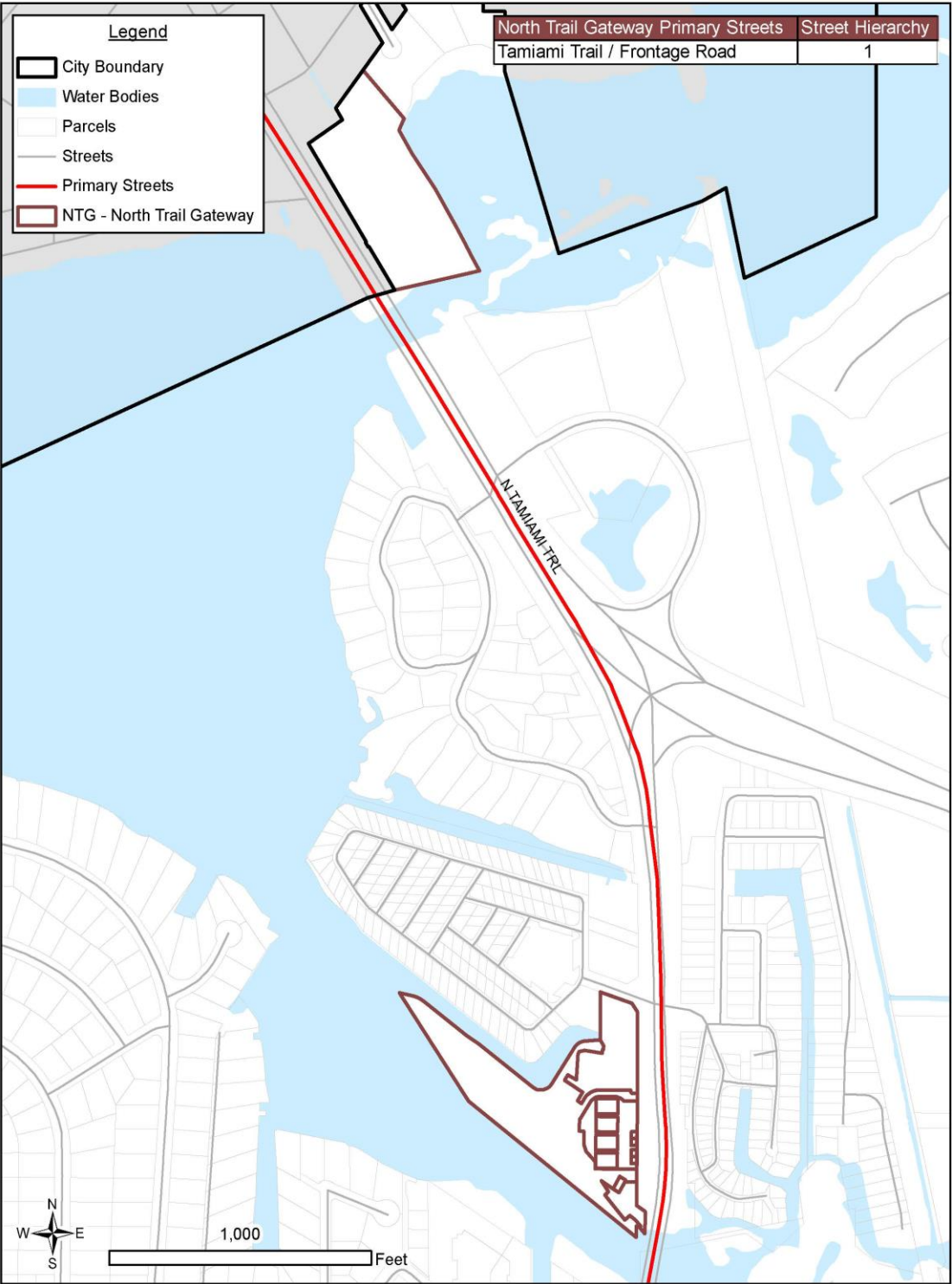


Figure 2.3.89.2. North Trail Gateway Primary Streets



**Table 2.3.89. North Trail Gateway Development Standards**

North Trail Gateway Development Standards Table

Standard		Measurement Requirement
Building Height		57' by right  75' through Height Exception  Subject to Section 4: Compatibility
Building Placement (min/max)	Front (Street)	0'/150'
	Side	0'/50'
	Rear/Waterfront	Not Required
Lot	Length (min)	50'
	Width (min)	25'
	Coverage (min/max)	5%/75%
Building Frontage Requirement	% Requirement	25%
	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 Active Use Area.
	Entrances	Oriented to Street
Architecture	Style	Not Restricted
	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	Front/Side/Rear
	Percentage of Minimum Parking Required	100%

	Access	Side/Rear
	Loading	See Section 3.6.5: Design Standards

*2.3.910. Laurel West District*

A. No change.

**Figure 2.3.910.1. Laurel West Regulating Map**



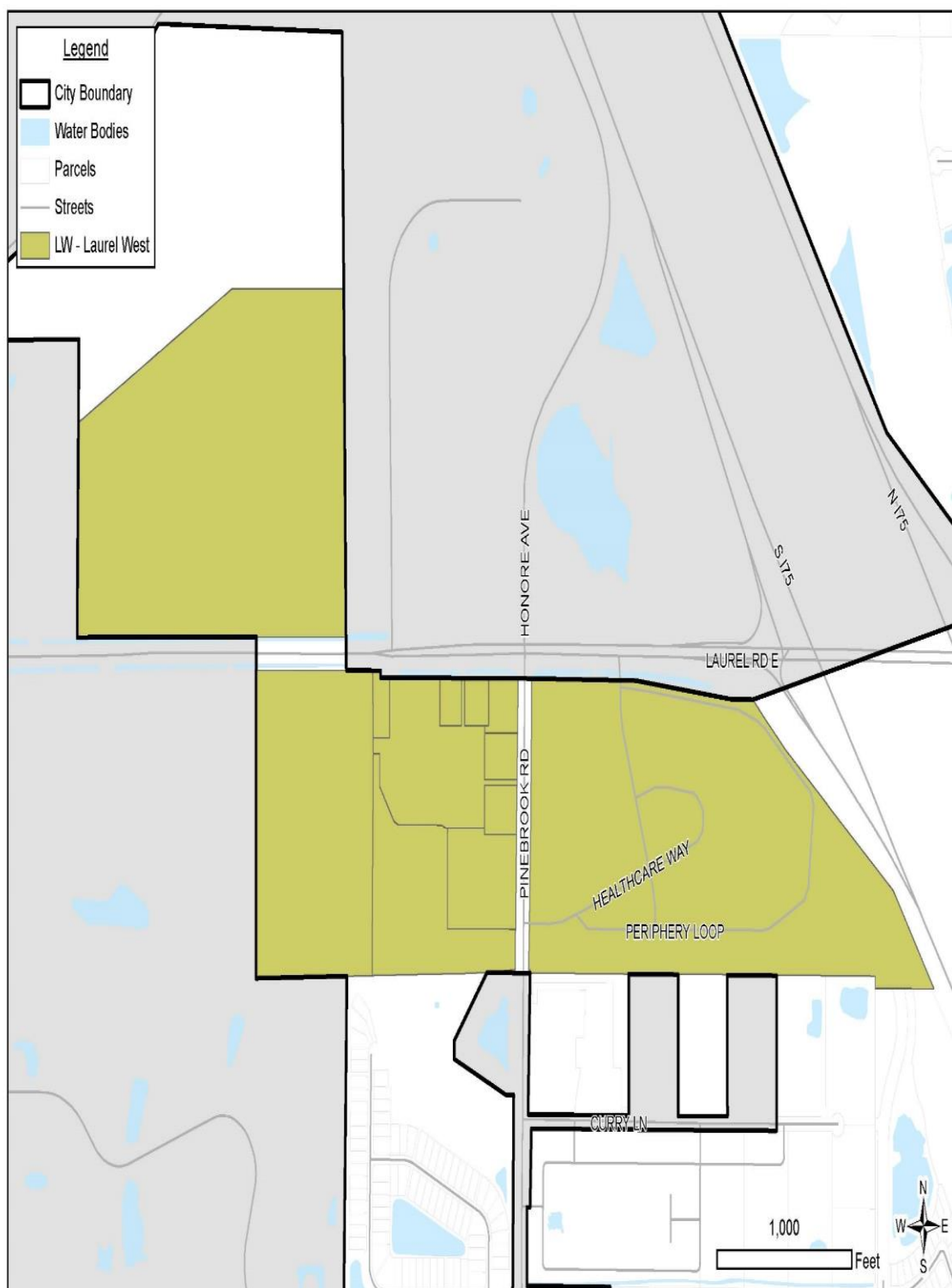
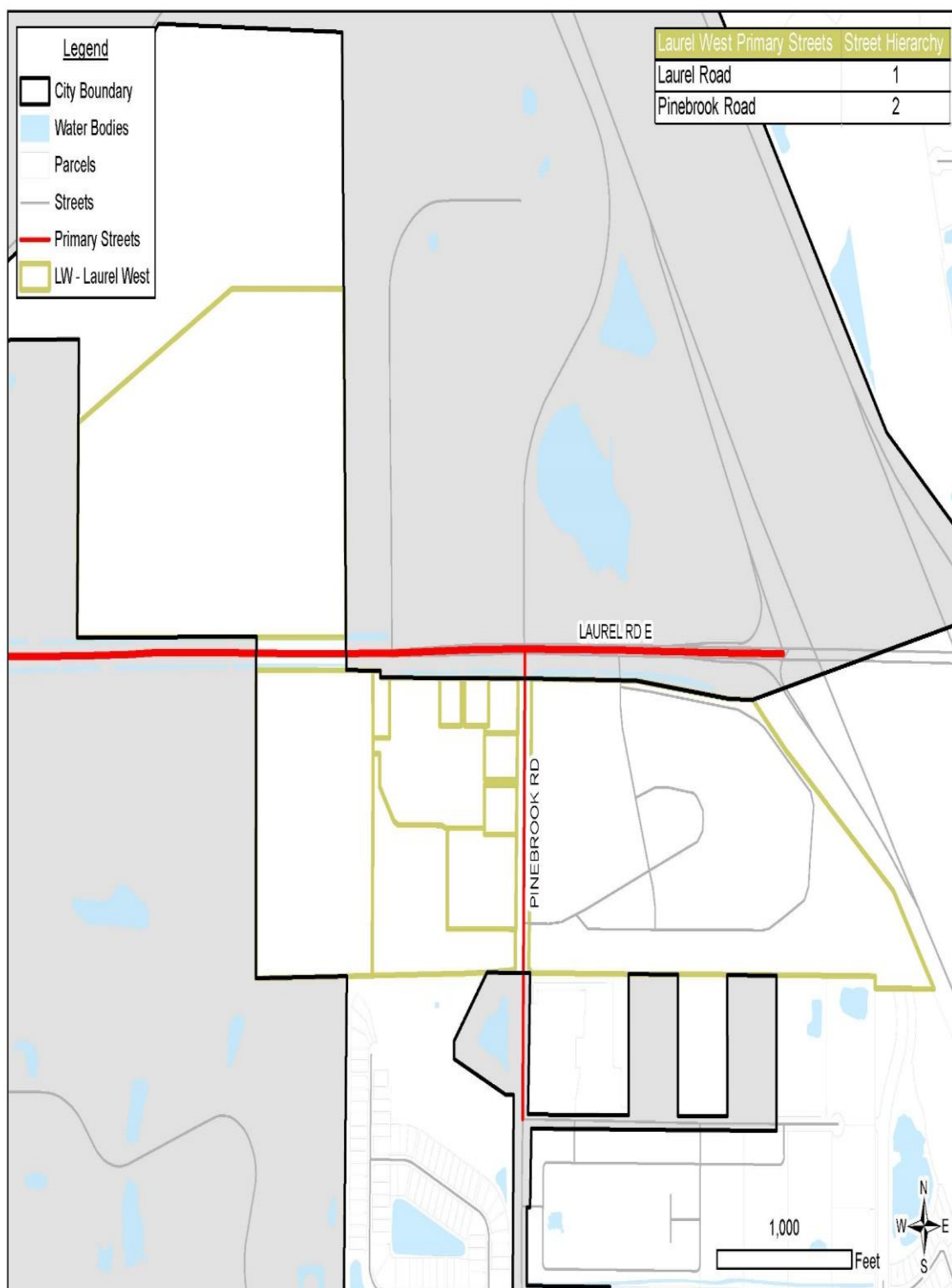


Figure 2.3.910.2. Laurel West Primary Streets



**Table 2.3.910. Laurel West Development Standards**

**Laurel West Development Standards Table**

Standard		Measurement Requirement
Building Height		46' by right  75' through Height Exception  Subject to Section 4: Compatibility
Building Placement (min/max) <sup>a</sup>	Front (Street)	15'/100'
	Side	10'/50'
	Rear	10'/50'
Lot	Length (min)	100'
	Width (min)	50'
	Coverage (min/max)	10%/75%
Building Frontage Requirement	% Requirement	Not Restricted
	Encroachments	Maximum Length: 25' or 50% of building frontage, whichever is lesser  Maximum Encroachment: 10'  Minimum Clearance: 12'
	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 Active Use Area.
	Entrances	Oriented to street. Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building.
Architecture	Style	The following Venice Historic Precedent standards are preferred:  7.10.3. Facades and Exterior Walls  7.10.5. Roofs  7.10.7. Other Building Features (2 or more categories A-D)
	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	Not restricted  On-street parking may be permitted on internal streets
	Percentage of Minimum Parking Required	100%
	Access	Side or rear access to internal street only; access directly into parking from Laurel Road prohibited
	Loading	Side/Rear

***2.3.4011. Laurel East District***

A. No change.

**Figure 2.3.4011.1. Laurel East Regulating Map**

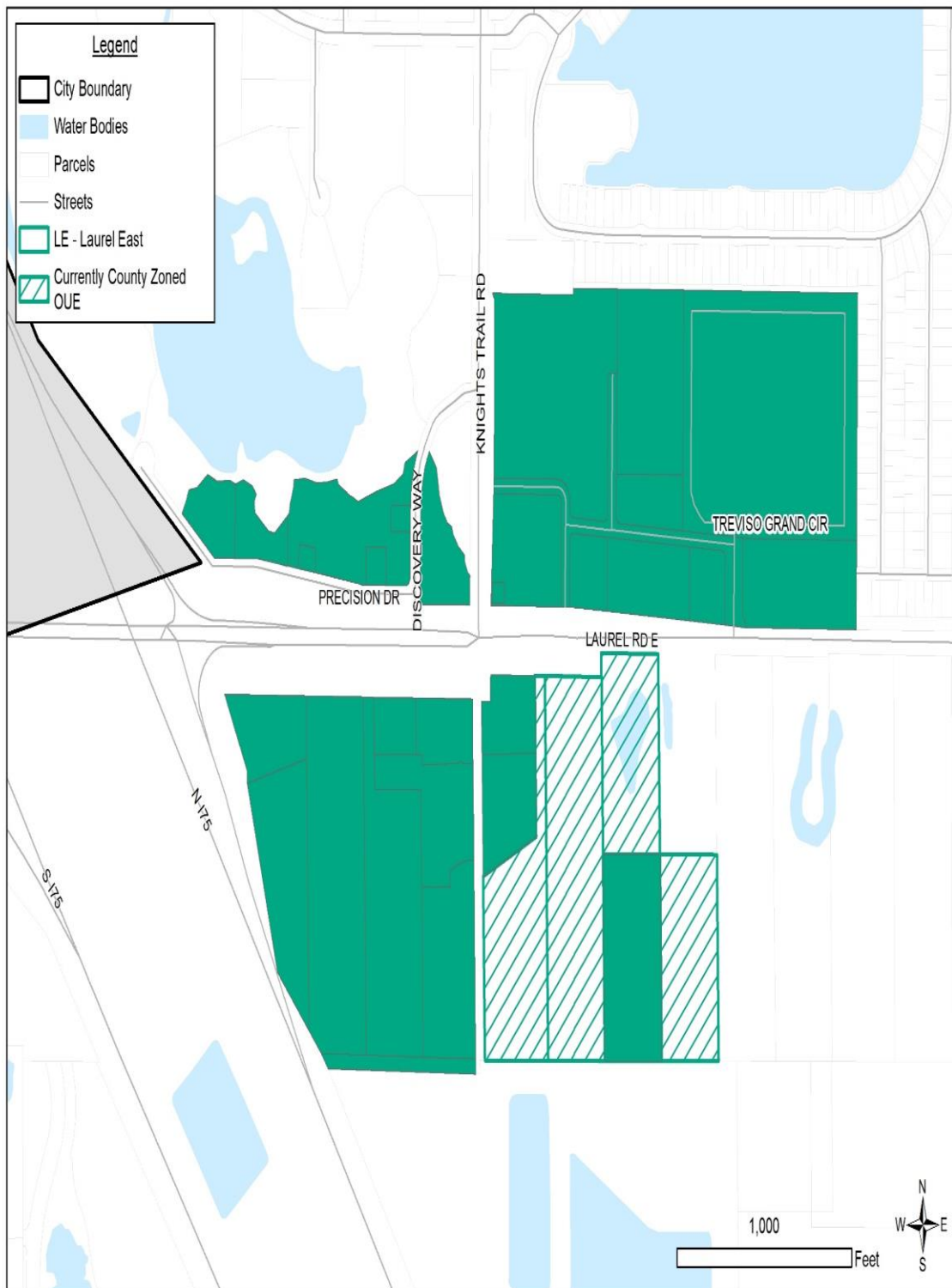


Figure 2.3.4011.2. Laurel East Primary Streets





**Table 2.3.4011. Laurel East Development Standards**

**Laurel East Development Standards Table**

Standard		Measurement Requirement
Building Height		<p>35' by right</p> <p>46' through Height Exception</p> <p>Subject to Section 4: Compatibility</p>
Building Placement (min/max) <sup>a</sup>	Front (Street)	15'/100'
	Side	10'/50'
	Rear	10'/50'
Lot	Length (min)	100'
	Width (min)	50'
	Coverage (min/max)	10%/75%
Building Frontage Requirement	% Requirement	Not Restricted
	Encroachments	<p>Maximum Length: 25' or 50% of building frontage, whichever is lesser</p> <p>Maximum Encroachment: 10'</p> <p>Minimum Clearance: 12'</p>
	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 Active Use Area.
	Entrances	Oriented to street. Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building.
Architecture	Style	<p>The following Venice Historic Precedent standards are required:</p> <p>7.10.3. Facades and Exterior Walls</p> <p>7.10.5. Roofs</p> <p>7.10.7. Other Building Features (2 or more categories A-D)</p>
	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	Not restricted. On-street parking may be permitted on internal streets.
	Percentage of Minimum Parking Required	100%
	Access	Side or rear access to internal street only; access directly into parking from Laurel Road prohibited.
	Loading	Side/Rear

#### 2.3.4412. *Knights Trail District*

A. No change.

**Figure 2.3.4412.1. Knights Trail Regulating Map**

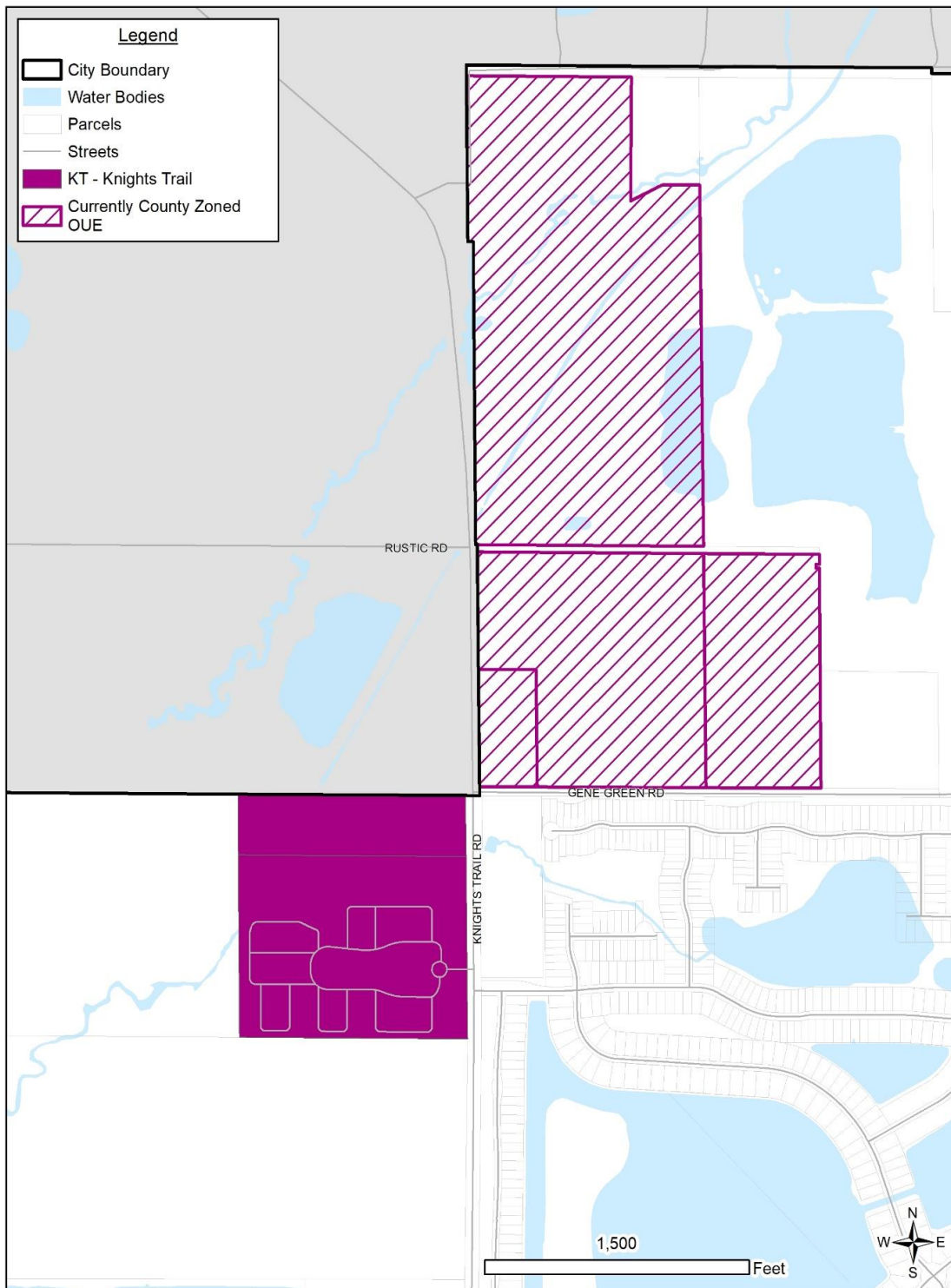
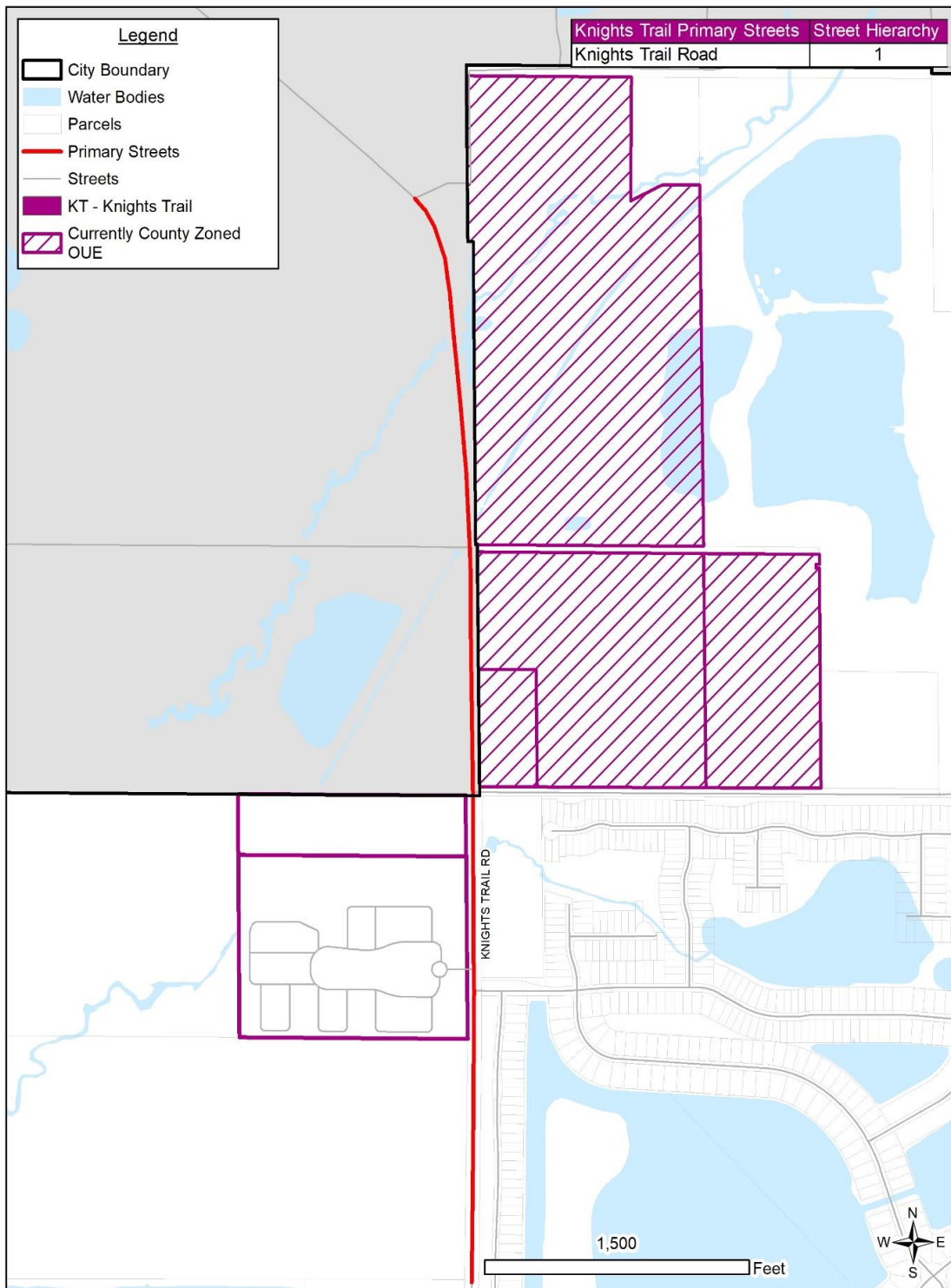


Figure 2.3.412.2. Knights Trail Primary Streets



**Table 2.3.44<sup>12</sup>. Knights Trail Development Standards**

Knights Trail Development Standards Table



Standard		Measurement Requirement
Building Height		35' by right  46' through Height Exception  Subject to Section 4: Compatibility
Building Placement (min/max)	Front (Street)	15'/100'
	Side	10'/50'
	Rear	10'/50'
Lot	Length (min)	100'
	Width (min)	50'
	Coverage (min/max)	10%/75%
Building Frontage Requirement	% Requirement	Not Restricted
	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 Active Use Area.
	Entrances	Oriented to street. Direct pedestrian access is required from the public sidewalk to the primary street-facing entrance of the building.
Architecture	Style	The following Venice Historic Precedent standards are required:  7.10.3. Facades and Exterior Walls  7.10.5. Roofs  7.10.7. Other Building Features (2 or more categories A-D)
	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	Not restricted. On-street parking may be permitted on internal streets.
	Percentage of Minimum Parking Required	100%
	Access	Side or rear access to internal street only; access directly into parking from Knights Trail prohibited where an alternative exists.
	Loading	See Section 3.6.5: Design Standards

### *2.3.4213. Knights Trail Transitional District*

A. No change.

**Figure 2.3.4213.1 Knights Trail Transitional Regulating Map**

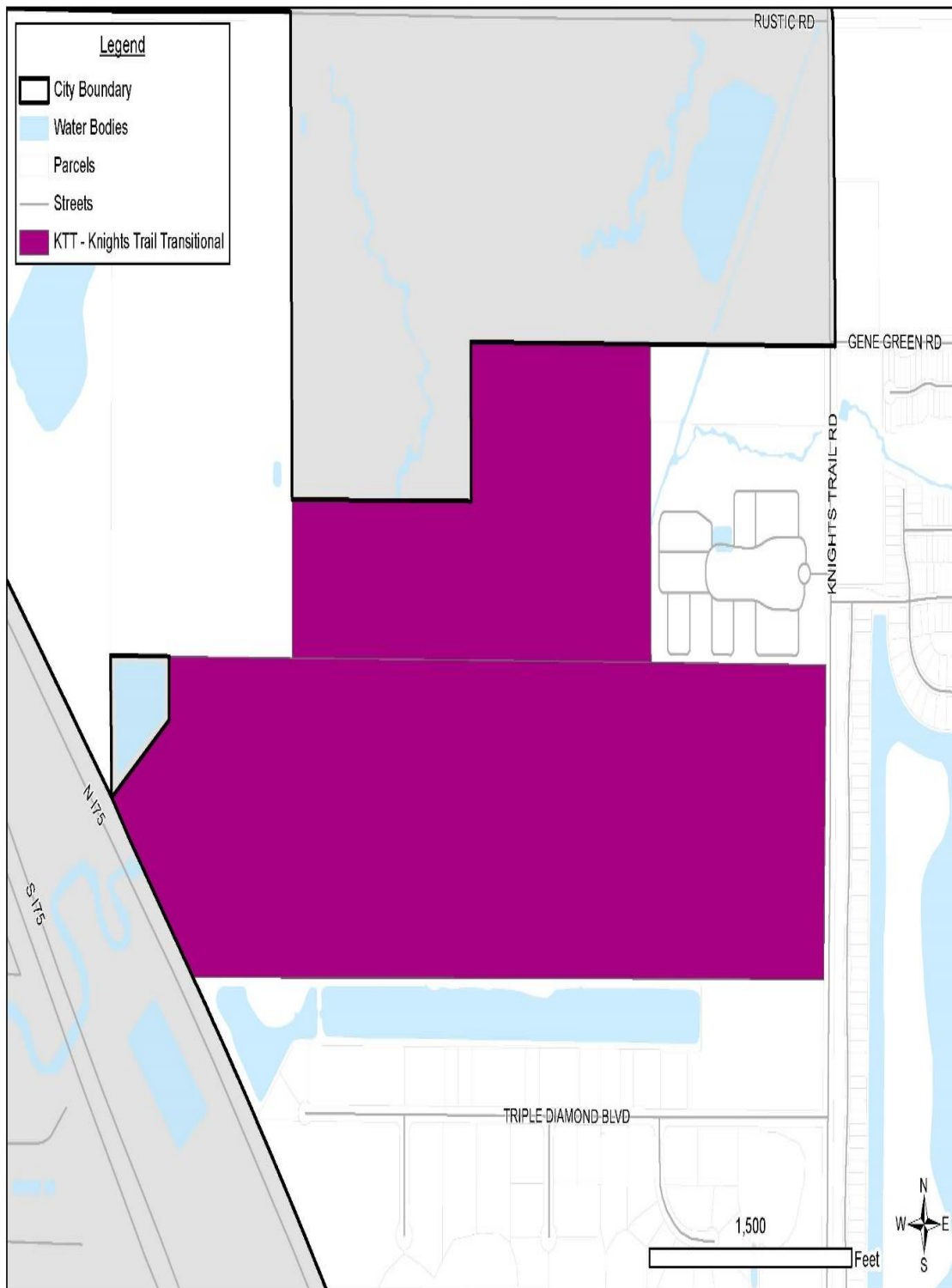
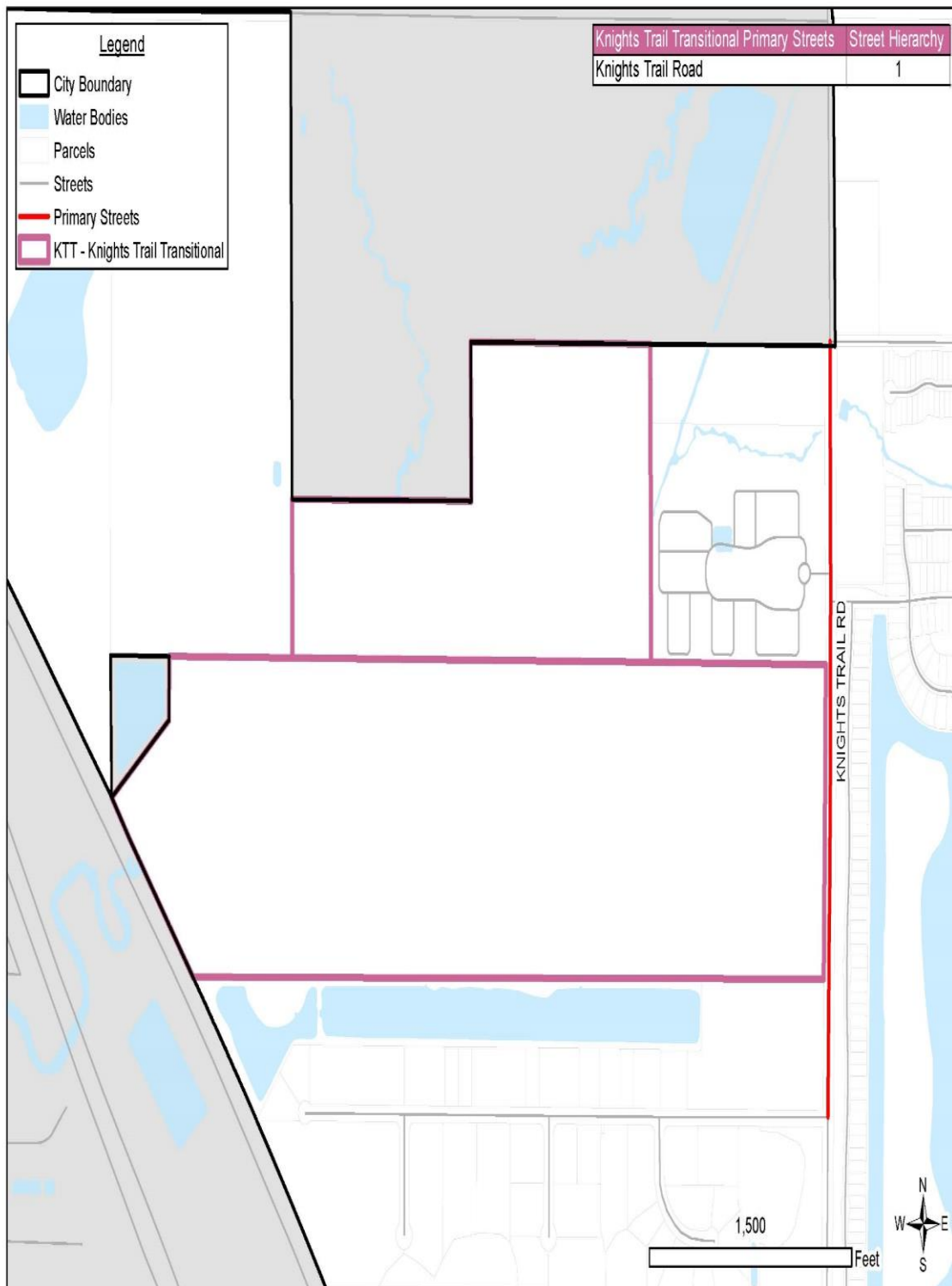


Figure 2.3.4213.2 Knights Trail Transitional Primary Streets



**Table 2.3.4213. Knights Trail Transitional District**

**Knights Trail Transitional Development Standards Table**

Standard		Measurement Requirement	
		Residential Uses	Non-Residential Uses
Building Height		35' by right  75' through Height Exception	
Building Placement (min)	Front (Street)	20'	20'
	Side	6' Minimum, 15' Combined	15'
	Rear	10'	15'
Lot	Length (min)	100 feet	N/A
	Width (min)	50 Feet	100 Feet
	Coverage (min/max)	10% minimum/75% maximum	
Building Frontage Requirement	% Requirement	N/A	N/A
	Encroachments	Maximum Length: 25' or 50% of Building Frontage (whichever is lesser)  Maximum Encroachment: 6'  Minimum Clearance: 8'	N/A
	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 Active Use Area.	
	Entrances	Oriented to Street. Direct Pedestrian Access is Required from the Public Sidewalk to the Primary Street-Facing Entrance of the Building.	
Architecture	Style	The following Venice Historic Precedent standards are preferred:  7.10.3. Facades and Exterior Walls  7.10.5. Roofs  7.10.7. Other Building Features (2 or more categories A-D)	



Single-Family Attached Dwelling	X	C	X	X	<u>X</u>	X	X	X	X	X	P*	2.4.3.B
Two Family Dwelling/Pair of Villas	X	C	X	X	<u>X</u>	X	X	C	C	C	P	2.4.3.C
Multifamily Dwelling (three or more dwelling units)	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.3.D
Manufactured Home Dwelling	X	X	X	X	<u>X</u>	X	X	X	X	X	P	2.4.3.E
Upper Story Residential Dwelling (mixed use districts only)	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.3.F
Attainable Housing Density Bonus	C	C	C	C	<u>X</u>	C	C	C	C	C	C	2.4.3.G
	<b>RESIDENTIAL CARE</b>											
Assisted Living Facility	X	C	P	P	<u>X</u>	C	P	P	P	P	P	2.4.3.H
Independent Living Facility	X	C	P	P	<u>X</u>	C	P	P	P	P	P	2.4.3.I
Community Care Facility	X	C	P	P	<u>X</u>	C	P	P	P	P	P	2.4.3.J
Day Care, Home (6 or Fewer	X	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.3.K



Persons)												
Group Living	X	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.3.L

	CITY OF VENICE—MIXED-USE DISTRICTS USE TABLE											
<b>KEY:</b> <b>P =</b> <b>Permitted</b> <b>C =</b> <b>Conditiona</b> <b>I Use</b> <b>X = Use</b> <b>Not</b> <b>Permitted</b> <b>⌘=</b> <b>Permitted</b> <b>according</b> <b>to</b> <b>Sec. 2.3.6</b>	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE ⌘	<u>AIRPORT INDUSTRIAL</u>	SEABOARD IMPROVEMENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL	Definitions/Standards
	PUBLIC AND INSTITUTIONAL USE CLASSIFICATION											
Essential Services and Public Utilities, Minor	P	P	P	P	<u>P</u>	P	P	P	P	P	P	2.4.4.A
Essential Services and Public Utilities, Major	C	C	C	C	<u>P</u>	C	C	C	C	C	C	2.4.4.B
Open Space	X	X	X	X	<u>P</u>	X	X	X	X	X	X	2.4.4.C
Parks	X	X	X	X	<u>X</u>	X	X	X	X	X	X	2.4.4.D
Assembly	C	C	C	C	<u>X</u>	C	C	C	C	C	C	2.4.4.E
Cultural	C	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.4.F

Facility												
Lodge or Private Club	C	C	P	P	<u>X</u>	P	P	P	P	P	P	2.4.4.G
Post Office/Mail & Package Service	C	C	P	P	<u>P</u>	C	P	P	P	P	P	2.4.4.H
School (Private/Public)	X	C	C	C	<u>X</u>	C	C	C	C	C	C	2.4.4.I
University, College, Vocational School	C	C	P	C	<u>C</u>	C	X	P	P	P	P	2.4.4.J
Other Government Use	P	P	P	P	<u>P</u>	P	P	P	P	P	P	2.4.4.K
Cemeteries	X	X	X	X	<u>X</u>	X	X	X	X	X	X	2.4.4.L

		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 ¢	<u>AIRPORT INDUSTRIAL</u>	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	<u>X</u>	P	P	P	P	P	P	2.4.5.A
Gas Station with Convenience Store	C	X	C	X	<u>X</u>	X	X	C	C	C	P	2.4.5.B
Car Wash	X	X	C	X	<u>X</u>	X	X	C	C	C	P	2.4.5.C
Appliance Repair	X	X	X	C	<u>P</u>	C	X	X	X	X	P	2.4.5.D
Laundromat	X	X	C	P	<u>X</u>	C	X	C	C	C	P	2.4.5.E
Pawn Shop	X	X	C	X	<u>X</u>	C	X	C	C	C	P	2.4.5.F
Car, Boat, Other Vehicle Sales and Rentals	X	X	C	X	<u>X</u>	X	C	C	C	C	P	2.4.5.G
Minor Vehicle Service	X	X	C	C	<u>P</u>	C	X	C	C	C	P	2.4.5.H
		RESTAURANT										
Sit Down (Casual, Fine Dining)	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.5.I
Quick Service/Fast-Food	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.5.J

Bar and Tavern	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.5.K
Brewpub	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.5.L
Microbrewery/Distillery	P	P	P	P	<u>C</u>	P	P	P	P	P	P	2.4.5.M
Rooftop Dining	C	C	C	C	<u>X</u>	C	C	X	X	X	P	2.4.5.N
Theater	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.5.O
Artist Studio	P	P	P	P	<u>P</u>	P	P	P	P	P	P	2.4.5.P
		<b>LODGING</b>										
Hotel	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.5.Q
Bed & Breakfast	X	X	X	X	<u>X</u>	X	X	X	X	X	P	2.4.5.R
Day Care Center (More Than 6 Persons)	X	C	C	C	<u>X</u>	C	C	C	C	C	P	2.4.5.S
Fitness, Athletic, Health Club	C	P	P	P	<u>P</u>	P	P	P	P	P	P	2.4.5.T
Airport	X	X	X	P	<u>P</u>	X	X	X	X	X	P	2.4.5.U
Marinas	X	X	P	X	<u>X</u>	C	P	X	X	X	P	2.4.5.V
Commercial Parking Lots	X	C	P	P	<u>X</u>	C	P	P	P	P	P	2.4.5.W
Commercial Parking Structures	C	C	C	P	<u>X</u>	P	P	P	P	P	P	2.4.5.X

Tattoo and Piercing Parlors	X	C	C	C	<u>X</u>	C	C	C	C	C	P	2.4.5.Y
Palmists and Fortune Tellers	X	C	C	C	<u>X</u>	C	C	C	C	C	P	2.4.5.Z
Taxidermists	X	X	X	X	<u>P</u>	X	X	X	X	X	P	2.4.5.AA

	CITY OF VENICE—MIXED-USE DISTRICTS USE TABLE											
<b>KEY:</b> <b>P = Permitted</b> <b>C = Conditional Use</b> <b>X = Use Not Permitted</b> <b><sup>u</sup>= Permitted according to Sec. 2.3.6</b>	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE <sup>u</sup>	<u>AIRPORT INDUSTRIAL</u>	SEABOARD IMPROVEMENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL	Definitions/Standards
	OFFICE USE CLASSIFICATION											
Professional Office	P	P	P	P	<u>P</u>	P	P	P	P	P	P	2.4.6.A
Personal & Financial Services	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.6.B
Funeral Home	X	C	P	X	<u>X</u>	X	X	C	C	C	P	2.4.6.C
Medical/D	P	P	P	P	<u>X</u>	P	P	P	P	P	P	2.4.6.D

ental Office												
Veterinari an/Animal Hospital	X	C	C	C	<u>C</u>	C	X	P	P	P	P	2.4.6.E
Hospital	X	X	X	X	<u>X</u>	X	X	P	P	X	P	2.4.6.F
Pain Managem ent Clinic	X	X	C	X	<u>X</u>	X	X	X	X	X	P	2.4.6.G

	CITY OF VENICE—MIXED-USE DISTRICTS USE TABLE											
KEY: P = Permitted C = Condition al Use X = Use Not Permitted * = Permitted according to Sec. 2.3.6 * = Permitted according to Sec. 2.3.12	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE *	<u>AIRPORT</u> <u>INDUSTRIAL</u>	SEABOARD IMPROVE MENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL*	Definition s/Standards
	INDUSTRIAL CLASSIFICATION											
Warehou se Distributio n; Logistics	X	X	X	X	<u>P</u>	X	X	X	X	X	P	2.4.7.A

Heavy Industrial	X	X	X	X	<u>X</u>	X	X	X	X	X	X	2.4.7.B
Light Industrial & Advanced Manufacturing	X	X	X	X	<u>P</u>	X	X	X	X	X	P	2.4.7.C
Research & Development	X	X	X	X	<u>P</u>	X	X	X	X	P	P	2.4.7.D
Warehouse Storage—Indoor Only	X	X	X	X	<u>P</u>	X	X	C	C	P	P	2.4.7.E
Self-Storage—Indoor Only	X	X	X	X	<u>X</u>	X	X	C	C	C	P	2.4.7.F
Self-Storage—Indoor and Outdoor	X	X	X	X	<u>X</u>	X	X	C	C	C	P	2.4.7.G
Flex	X	X	C	X	<u>P</u>	P	X	C	C	P	P	2.4.7.H
Major Vehicle Service	X	X	X	X	<u>P</u>	X	X	X	X	X	P	2.4.7.I
Wholesale	X	X	X	X	<u>P</u>	X	X	X	X	X	P	2.4.7.J
Junkyard/Wrecking Yard	X	X	X	X	<u>X</u>	X	X	X	X	X	X	2.4.7.K



	CITY OF VENICE—MIXED-USE DISTRICTS USE TABLE											
<b>KEY:</b> <b>P =</b> <b>Permitted</b> <b>C =</b> <b>Condition</b> <b>al Use</b> <b>X = Use</b> <b>Not</b> <b>Permitted</b> <b>≡=</b> <b>Permitted</b> <b>according</b> <b>to</b> <b>Sec. 2.3.6</b> <b>* =</b> <b>Permitted</b> <b>according</b> <b>to</b> <b>Sec.</b> <b>2.3.12</b>	VENICE AVE	DOWNTOWN EDGE	SOUTH TRAIL	AIRPORT AVE ≡	AIRPORT INDUSTRIAL	SEABOARD IMPROVEMENT	NORTH TRAIL GATEWAY	LAUREL WEST	LAUREL EAST	KNIGHTS TRAIL	KNIGHTS TRAIL TRANSITIONAL *	Definitions/Standards
	OTHER USE CLASSIFICATION											
Mining/Resource Extraction	X	X	X	X	<u>X</u>	X	X	X	X	X	P	2.4.8.A
Agriculture	X	X	X	X	<u>C</u>	X	X	X	X	X	P	2.4.8.B
Indoor Entertainment and Recreation	X	C	C	C	<u>X</u>	P	X	C	C	C	P	2.4.8.C
Adult-Oriented Business	X	X	X	X	<u>X</u>	X	X	X	X	X	P	2.4.8.D

s												
Outdoor Entertainment	X	X	X	X	<u>X</u>	C	C	C	C	C	P	2.4.8.E
Golf Course/Par-3/Driving Range	X	X	X	X	<u>X</u>	X	X	X	X	X	P	2.4.8.F
Clean Energy Production	X	X	X	X	<u>P</u>	X	X	X	X	X	P	2.4.8.G
Live-Work	C	P	P	P	<u>X</u>	P	P	C	C	C	P	2.4.8.H
Rooftop Uses	C	C	C	C	<u>X</u>	C	C	C	C	C	P	2.4.8.I
Farmer's Market	C	C	C	C	<u>X</u>	C	C	C	C	C	P	2.4.8.J
Outdoor Sales and Display	X	X	X	X	<u>X</u>	X	X	C	C	C	C	2.4.8.K
<u>Aeronautical Uses</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>2.4.8.L</u>

## 2.4. - Use Definitions and Standards

A. No change.

2.4.1.-2.4.7 No change.

### 2.4.8. Other Uses

A. No change.

B. **Agriculture.**

1. *Characteristics.* Agriculture is characterized here as ~~the use of large amounts of land for growing crops, raising livestock, and associated processing and storage needs.~~ the science, art,

or practice of cultivating the soil, producing crops, and raising livestock and, in varying degrees, the preparation and marketing of the resulting products.

2. *Accessory Uses.* Sales of agricultural products, u-pick facilities, farm tours, hay rides, pony rides, on-site agriculturally related artistry.
3. *Examples.* Large-scale eCommercial farms, urban agriculture, apiculture, meat processing facilities, silos and other large-scale storage of agricultural products.
4. *Exclusions.*
  - a. ~~Retail sales of agricultural products or supplies are classified as retail.~~
  - ba. ~~Urban agriculture, a~~Non-commercial production of crops for personal or community purposes, including community gardens, horticulture, and permaculture, ~~and other non-commercial production of crops for personal or community purposes may be~~ are permitted as accessory uses in all districts.
  - eb. Meat processing facilities, silos, and other large-scale storage of agricultural products is prohibited.

C.-K. No change.

**L. Aeronautical Uses.**

1. *Characteristics.* Aeronautical uses include airplane hangars, terminals, airplane repair and maintenance, fixed base operators, aviation companies, flight schools, and similar aviation-oriented uses. Uses must be consistent with the Airport *Minimum Standards for Commercial Aeronautical Activities*, as amended, and this use is limited to the Venice Municipal Airport.