

# CITY OF VENICE, FLORIDA

## *Review of Existing Zoning Categories*



## THE TASK WAS TWO-FOLD:

***1<sup>st</sup> - Examine the CG, CI, and ILW Zoning Categories Relative to Their:***

- **Purpose**
- **Permitted Uses**
- **Development Procedures and Standards**
- **Relationship To Comprehensive Plan**

***2<sup>nd</sup> - Identify Any Recommended Changes Relative to:***

- **District Intent and Consistency with Uses Permitted**
- **Clarification/Adjustment of Districts and the Categories of Use**
- **Organization/Standardization of the List of Uses**
- **Correlation of Applicable Procedures and Standards**



## THE APPROACH TAKEN WAS:

***1<sup>st</sup> - to Identify Alternative Solutions and Prioritize Recommendations Including:***

- **Step 1 - The Fundamental Organization of the Categories and Permitted Uses**
- **Step 2 - Correlation with the Comprehensive Plan Update**
- **Step 3 - Supplemental, Related Plan and Code Considerations**



### ***2<sup>nd</sup> - to Implement the Step 1 Recommendations Based on the Following Considerations:***

- **Maintain the Types of Uses Now Allowed in Each District (unless specifically noted otherwise)**
- **Maintain the Existing Zoning District Boundaries on the Zoning Map (at least until Plan is updated)**
- **Retain Similar Structure to Code as Now Organized for Familiarity and Consistency**
- **Clarify Ability and Responsibility to Accommodate Similar, Comparable Uses Not Specifically Enumerated**
- **Create a Template or Model By Which to Examine and Update Other Zoning Districts**



## **THE PRINCIPAL OBJECTIVES WERE TO:**

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- **Clarify, Format, and Establish Consistency in the Identification and Treatment of Uses Currently Allowed in the CG and CI Zoning Districts**
- **Provide for all uses that are currently allowed**
- **Consider allowing certain uses now provided for in CG, in CI as well**
- **Organize allowed uses by easily understood categories**
- **Provide category descriptions to assist the Planning staff in making determinations regarding uses that are not specifically listed**



## THE RESULTANT RECOMMENDATIONS ARE INCLUDED IN ORDINANCE 2016-10

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### *Organization/Definition of CG Category and Uses (See Ord. 2016-10, pp. 4 – 10)*

- a) **District Intent.** The CG district is intended for general commercial activity. Businesses in this category require larger land area and a location convenient to automotive traffic. Pedestrian traffic will be found in this district. The district is not suitable for heavily automotive-oriented uses. It is not the intent of this district that it shall be used to encourage extension of strip commercial areas.
- b) **Determination of Uses.** Uses in the district are regulated through the establishment of Categories of Uses that are further described by Category Characteristics, Typical Permitted Uses, Accessory Uses, and Restrictions. The zoning administrator shall utilize district intent and the following criteria to determine if a proposed use is appropriate for the district Category of Uses.



## ***Organization/Definitions of CG Category and Uses – Cont.***

- 1) **Category of Use** establishes the major heading that is meant to define, organize, and encompass the range of specific types of uses allowed.
- 2) **Category Characteristics** describe the general nature of the types of uses for which the Category of Use is intended.
- 3) **Typical Permitted Uses** establish the specific list of uses typically found and permitted under this Category of Use. Like uses not specifically identified, but essentially comparable to the typical uses listed, may be approved by the zoning administrator if the nature and impacts of that use are similar to those of the listed uses.
- 4) **Accessory Uses and Structures** provide the permitted accessory uses and structures for the Category of Use.
- 5) **Restrictions** provide additional detail and guidance regarding restrictions on the application of the Category of Use.





## ***Organization/Definition of CI Category and Uses*** ***(See Ord. 2016-10, pp. 12 – 20)***

- a) **District Intent.** The CI district is intended for uses that include those allowed for in the CG district, as well as those additional commercial uses typically located on major and minor arterials and collector roadways (roadways typically having higher traffic volumes.) It is not the intent that this district be used to encourage extension of strip commercial areas, since the pattern of existing development provides more than ample frontage for this purpose.
- b) **Determination of Uses.** Uses in the district are regulated through the establishment of Categories of Uses that are further described by Category Characteristics, Typical Permitted Uses, Accessory Uses, and Restrictions. The zoning administrator shall utilize district intent and the following criteria to determine if a proposed use is appropriate for the district Category of Uses.
  - 1) **Category of Use** establishes the major heading that is meant to define, organize, and encompass the range of specific types of uses allowed.





## ***Organization/Definition of CI Category and Uses – Cont.***

- 2) **Category Characteristics** describe the general nature of the types of uses for which the Category of Use is intended.
- 3) **Typical Permitted Uses** establish the specific list of uses typically found and permitted under this Category of Use. Like uses not specifically identified, but essentially comparable to the typical uses listed, may be approved by the zoning administrator if the nature and impacts of that use are similar to those of the listed uses.
- 4) **Accessory Uses and Structures** provide the permitted accessory uses and structures for the Category of Use.
- 5) **Restrictions** provide additional detail and guidance regarding restrictions on the application of the Category of Use.



## NOTEWORTHY CHANGES IN CG AND CI

- ***Standardize Treatment of Restaurant Use***
  - Eliminate Confusion based on Distinction Between “Fast Food Restaurants” and those with “Drive-In” Facilities
  - To Be Permitted in CG and CI
- ***Eliminate Distinction Between Banks with Drive-Thru Facilities***
  - To Be Permitted in Both CG and CI
- ***Make Provision for “Brew Pubs”***
  - Permitted as Special Exception in CG
  - Permitted in CI



## NOTEWORTHY CHANGES - CONT.

- ***Provide for Uses Now Allowed in CG, in CI***
  - **Such as Retail Sales, Personal Services, and Professional Offices**
- ***Add Multi-Family Dwelling As A Use Permitted by Special Exception in CI to Encourage Mixed Use***
  - **Need to Establish Maximum Density**



## QUESTIONS OR COMMENTS?

