

Proposed (MUD) vs. Existing (CBD) Permitted Uses

CITY OF VENICE - ALLOWABLE USE TABLE	Mixed Use District / Sub District					
	MUD			Current	Current Code	
	Downtown			CBD	CBD	
	Center	General	Waterfront	Center	Current Code Language or Provision	
Land Use - Category/Specific Use						
Residential Use Classification						
Residential	See Below					
Dwelling, Single Family Detached	X	C	X			
Dwelling, Townhouse/Attached Single Family/Duplex	X	P	P			
Dwelling, Multifamily	P	P	P	C	Residential dwellings above the first floor of any structure	
Residential Care (ALF, ILF, CCF)	X	C	X			
Public and Institutional Use Classification						
Essential Services and Public Utilities (Includes Transit Station)	P	P	P	P	Governmental Uses. Motorbus or other transportation terminals	
Open Space/Parks	P	P	P	P	Governmental Uses.	
Assembly Hall/Clubs/Community Centers	X	P	P	P	Convention centers and auditoriums	
Library/Museum/Post Office	X	P	P	P	Governmental Uses.	
School (private / public)	X	P	P	P	Governmental Uses.	
Religious Institutions	P	P	P			
Government use	P	P	P	P	Governmental Uses.	
Commercial Use Classification						
Retail	See Below			P	Retail and service establishments such as bars or taverns for on-premises consumption of alcoholic beverages, reducing salons or gymnasiums and nightclubs.	
General Retail (single use greater than 35,000 square feet)	X	X	X			
General Retail (single use less than 35,000 square feet)	P	P	P			
Convenience Store w/o fueling stations	C	P	P			
Convenience Store w/ fueling stations	X	X	X			
Convenience Store w/ Car Wash	X	X	X			
Car Wash	X	X	X			
Appliance Repair	X	P	P			
Laundromat (no on-site dry cleaning)	C	P	P			
Pawn Shops	C	C	C	P	Pawnshops in completely enclosed buildings.	
Car, Boat, Other Vehicle Sales and Rentals (w/o accessory service)	X	X	X			
Car, Boat, Other Vehicle Sales and Rentals (w/ accessory service)	X	X	X			
Minor Vehicle Service	X	X	X	C	Automotive service stations.	
Restaurant	See Below			P	Retail and service establishments such as bars or taverns for on-premises consumption of alcoholic beverages, reducing salons or gymnasiums and nightclubs.	
Sit down (Fast Casual, Casual, Fine Dining)	P	P	P	P	Retail and service establishments such as bars or taverns for on-premises consumption of alcoholic beverages, reducing salons or gymnasiums and nightclubs.	
w/ Drive-Through	X	C	C	C	Restaurants with drive-through or pick-up facilities.	
Bar and Tavern	C	C	X	P	Retail and service establishments such as bars or taverns for on-premises consumption of alcoholic beverages, reducing salons or gymnasiums and nightclubs.	
Brewpub	C	C	C	P	Retail and service establishments such as bars or taverns for on-premises consumption of alcoholic beverages, reducing salons or gymnasiums and nightclubs.	
Microbrewery w/o Restaurant	X	X	X			
Rooftop Dining	C	X	C	P	Open air cafes as accessory to restaurants.	
Theater	P	P	P			
Artist Studio	X	P	X			
Lodging	See Below					
Hotel	P	P	P	C	Hotels	
Bed & Breakfast	P	P	P	C	Hotels	
Child/ Adult Day Care	See Below					
Less than 8	X	P	X			
9 and above	X	C	X			
Fitness, Athletic, Health Club	P	P	P	P	Retail and service establishments such as bars or taverns for on-premises consumption of alcoholic beverages, reducing salons or gymnasiums and nightclubs.	
Airport	X	X	X			
Parking	X	C	X			
Office Use Classification						
Professional Office	P	P	P			
Personal & Financial Services	See Below			P	Retail and service establishments such as bars or taverns for on-premises consumption of alcoholic beverages, reducing salons or gymnasiums and nightclubs.	
Personal & Financial Services w/o Drive-Through	P	P	P	P	Retail and service establishments such as bars or taverns for on-premises consumption of alcoholic beverages, reducing salons or gymnasiums and nightclubs.	
Personal & Financial Services w/ Drive-Through	X	C	C	C	Banks and financial institutions with drive-in facilities.	
Tattoo and Piercing Parlors	X	X	X			
Palimists and Fortune Tellers	X	X	X			
Taxidermists	X	X	X			
Funeral Homes w/o crematorium	X	C	X			
Medical/Dental Office	P	P	P			
Veteranian w/o boarding or overnight stays	P	P	P			
Hospital	X	X	X			
Crematorium	X	X	X			
Employment Classification						
Warehouse Distribution; logistics	X	X	X			
Heavy Industrial	X	X	X			
Light Industrial & Advanced Manufacturing	X	X	X			
Research & Development	X	X	X			
Warehouse Storage - Indoor Only	X	X	X			
Self Storage/ Mini-Warehouse	X	X	X			
Flex	X	X	X			
Major Vehicle Service	X	X	X			
Wholesale	X	X	X	P	Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises	
Other Uses						
Mining/ Resource Extraction	X	X	X			
Agriculture	X	X	X			
Indoor Entertainment and Recreation excluding Adult Oriented Businesses	P	P	P			
Adult Oriented Businesses	X	X	X			
Outdoor Entertainment	P	P	P			
Golf Course/ Par-3/ Driving Range	P	P	P			
Boarding (Animal)	X	X	X			
Food Truck (temporary only)	X	X	X			
Clean Energy Production	X	X	X			
Satellite Dishes	C	C	C			
Home Occupation / Live - Work	P	P	P			
Offsite or Remote Parking Lot	C	C	C			
Farmer's Market/ Produce Stand	C	C	C			
	P	Permitted				
	C	Permitted as a Conditional Use				
	X	Use not permitted				
Notes/Standards in Progress	1	Outdoor storage and heavy industrial limitation. 100' minimum setback or largest buffer proposed. Maximum height restriction. Where adjacent to residential, double the setback/ buffer requirement.				
	2	Residential character limitation. Buildings within 40 feet of a residential zoning district or a local street abutting a residential zoning district must be residential in scale and character and oriented to the local street.				
	3	Drive-through limitation. Drive-up windows and drive-through uses are prohibited on any zoning lot where ingress or egress of the drive-up or drive-through use occurs on a A, B or C Frontage, see regulating maps.				
	4	Commercial use limitation. Commercial uses are subject to conditional use approval when within 40 feet of a residential zoning district or a local street abutting a residential zoning district.				
	5	Additional requirements for indoor shooting ranges will include soundproof construction materials.				
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