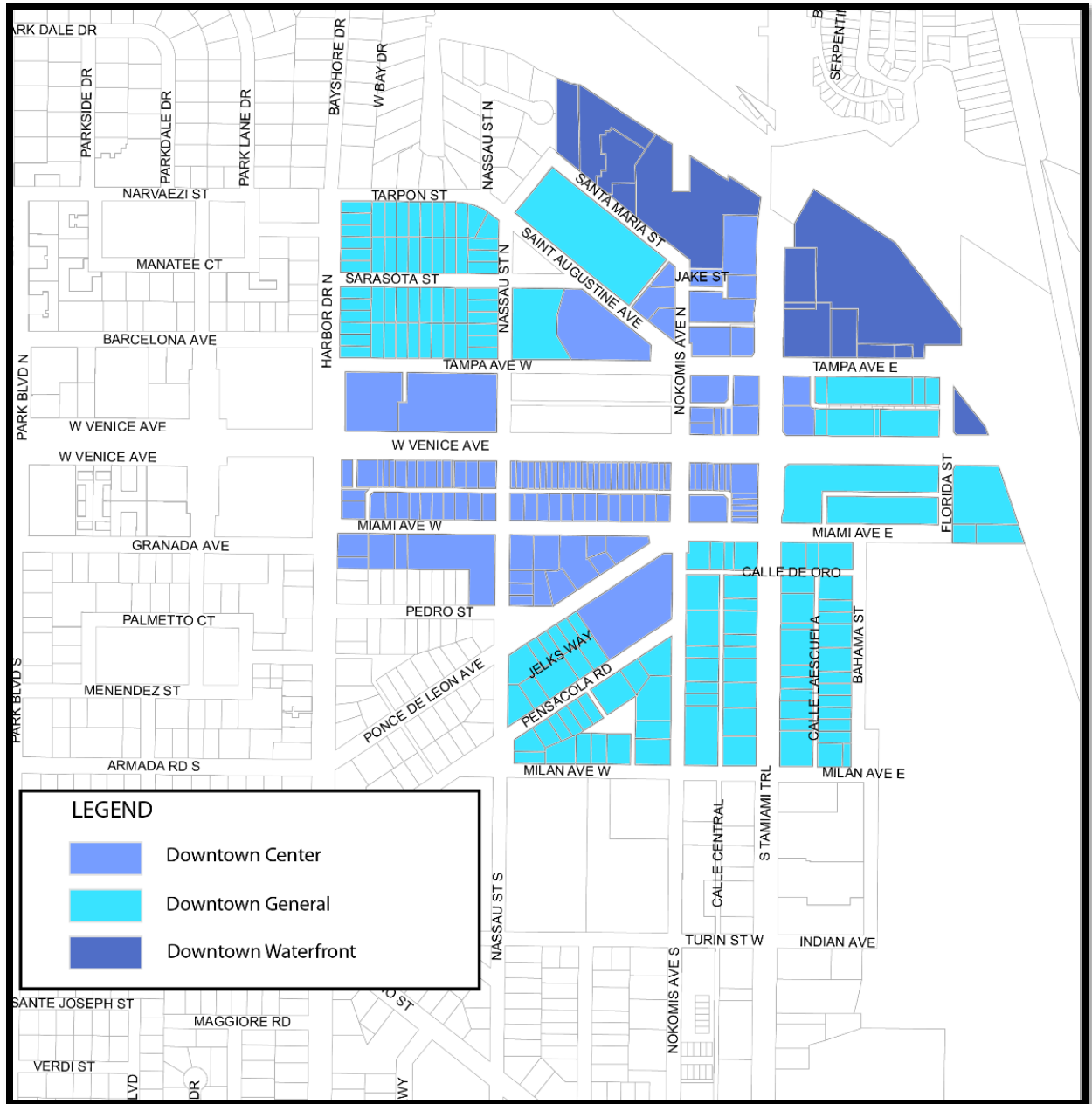
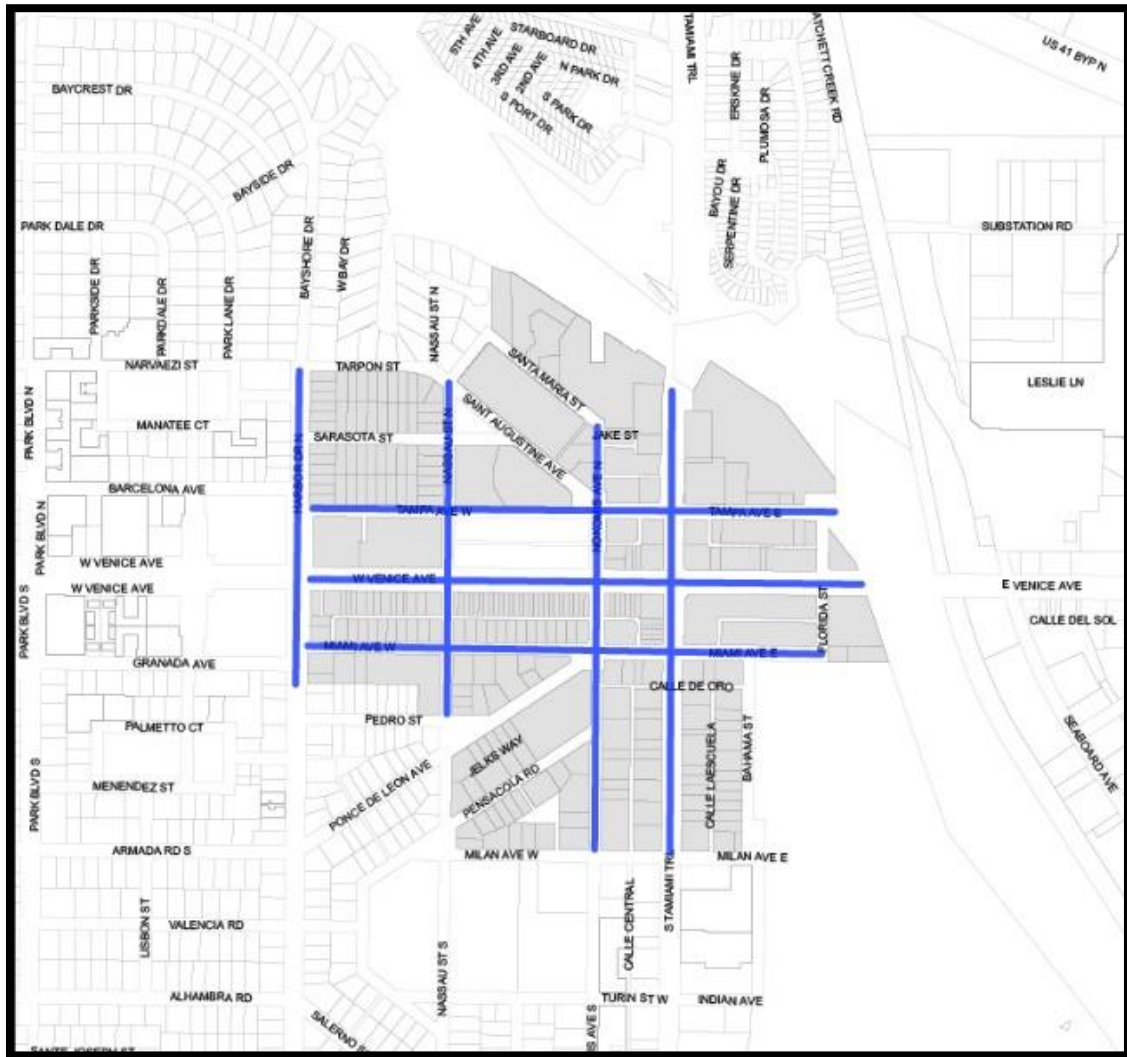


# MIXED USE DOWNTOWN

## Mixed Use Downtown Regulating Map



## Mixed Use Downtown Primary Streets + Street Hierarchy



Some Mixed Use Areas may have multiple primary streets in close proximity. Street hierarchy identifies a rank of priority for primary streets in a Mixed Use Area. Entrances shall be provided on the highest-ranking street for any building and shall act as the front for the building and lot. This does not preclude additional entrances from being provided on lower hierarchy and or non-designated streets.

Mixed Use Downtown Primary Streets	Street Hierarchy
Venice Avenue	1
Tamiami Trail	2
Harbour Drive	3
Tampa Avenue/Miami Avenue	4
Nokomis Avenue / Nassau Street	5

Mixed Use Downtown – Development Standards

Development Standards		Mixed Use Downtown (MUD)		
		Center	General	Waterfront
Building Height		3 stories / <i>no height exception</i>	3 stories / <i>4 through height exception<sup>a</sup></i>	4 stories / <i>Up to 6 through height exception<sup>a</sup></i>
Exception Standards		None	Above 3 stories**  Stepback, architectural elements	Above 4 stories**  Stepback, architectural elements
Building Placement (min/max) <sup>1/b</sup>	Front/Street	0'/0'	5'/15'	10'/20'
	Side	0'/0'	0'/15'	5'/15'
	Rear	0'/20'	5'/20'	10'/25'
Lot	Length (min)	100'	100'	50'
	Width (min)	25'	50'	50'
	Coverage (min/max)	75% / 100%	50% / 75%	50% / 75%. 100% if parking structure is provided.
Frontage <sup>c</sup>	% Requirement <sup>2</sup>	100%	80%	80%
	Encroachments <sup>3</sup>	<i>Max. Length: 50% of building frontage/ Max. Encroachment Depth: 8' / Min. Clearance: 8'</i>	<i>Max. Length: 25' OR 50% of building frontage/ (whichever lesser) / Max. Encroachment Depth: 8' / Min. Clearance: 8'</i>	
	Active Use Area (AUA) <sup>4</sup>	<i>Max. Length: 25' OR 75% of building frontage (whichever lesser) / Max. AUA Depth: 8'</i>		<i>Max Length: 25' OR 50% of building frontage (whichever lesser / Max. AUA Width: 8'</i>
	Entrances <sup>5</sup>	Oriented to street <sup>d</sup>		
	Architecture <sup>6</sup>	Venice Historical Precedent <sup>e</sup>		
Parking <sup>7</sup>	Placement <sup>f</sup>	Rear	Side/Rear	Not adjacent to waterfront
	Shared Parking Standards	0%	0%	50%
	Access	Rear	Side/Rear	
	Loading <sup>g</sup>	Not required		See Article 7.4 <sup>h</sup>
	Structures as an accessory	Prohibited		Permitted w/ conditions
Signage <sup>8</sup>		Awning, Projecting, Sandwich Board, Wall, Window <sup>i</sup>		

Open Space/Landscaping	Square, green, commons, pocket parks	Foundation plantings	Foundation plantings
------------------------	--------------------------------------	----------------------	----------------------

### ***Mixed Use Downtown Development Standards***

#### **Standards of General Applicability.**

The following notes apply to the Mixed Use Development Standards and Tables.

<sup>1</sup> This describes Build-to Zones; an area at which construction of a building façade is to occur on the lot, running parallel to property line without setback, ensuring a uniform façade along the street.

<sup>2</sup> This indicates the percentage of the width of the building in relationship to the width of the lot within the build-to-zone. This requirement may be achieved through the use of an Active Use Area (AUA).

<sup>3</sup> Awnings, canopies, and projecting signs are permitted.

<sup>4</sup> Active Use Areas are permitted along Primary Streets. The maximum length is measured parallel to the frontage, while the maximum width is measured perpendicular to the frontage.

<sup>5</sup> Entrances are required on a Primary Street; secondary entrances are permitted. If a property has frontage on multiple Primary Streets, the street hierarchy in the respective area shall govern the placement of entrances. For corner lots, an entrance may be placed at an angle facing the intersection of the two streets. Corner lots with frontage on one or more Primary Street shall provide at least one entrance per street with a maximum of two.

<sup>6</sup> Subject to Architectural Standards (Article 7.15 Architectural Standards and Review Board).

<sup>7</sup> See Article 7.4 for Required Parking Standards. Ratio provided in chart applies as multiplier to typical parking standard.

<sup>8</sup> See Article 7.3 for Signage Standards & Details.

#### **MUD-Specific Notes**

<sup>a</sup> Requires at a minimum a vertical integration and mix of uses (residential, office, retail/commercial, maximum 85% of GFA dedicated to any singular use).

<sup>b</sup> Where adjacent to fronting existing waterway Build-to-Zones, may be increased up to 50' to accommodate boardwalks and other publicly accessible recreational features.

<sup>c</sup> The prioritization order of Primary Streets listed in Fig. 5-10 shall govern the placement of entrances in the Mixed Use Downtown district.

<sup>d</sup> Some parcels located in the Mixed Use Downtown area are also located within the either the Historic Venice or Venetian Theme Architectural Districts where new construction or substantial improvements identified in Article 7.16 are subject to review by the Architectural Review Board.

<sup>e</sup> Off-street parking is not required, however if it is provided within the MUD, it must be placed in the rear or side of buildings based on subarea, and not along a Primary Street.

<sup>f</sup> Loading/unloading not permitted on Venice Avenue, Tamiami Trail, or Harbour Drive.

<sup>g</sup> Loading provisions within Downtown Waterfront to be governed by the conventional land development code.

<sup>h</sup> May be included with active use area.

<sup>i</sup> Historic Sign Replications are also permitted and are counted towards the total permitted number.