

MIXED USE SEABOARD

Mixed Use Seaboard Regulating Map



Mixed Use Seaboard + 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 Seaboard Primary Streets	Street Hierarchy
Venice Avenue	1
Seaboard Avenue	2
US 41 Bypass	3

Mixed Use Seaboard - Development Standards

Development Standards		Mixed Use Seaboard (MUS)		
		Center	General	Waterfront °
Building Height		3 stories / no height exception	3 stories / 4 through exception	4 stories / Up to 6 through exception ^{a, b}
Building Placement (min/max) ^{1, c}	Front/Street	0’/0’	0’/15’	0’/15’
	Side	5’/10’	5’/15’	5’/15’
	Rear	0’/20’	0’/20’	0’/20’
Lot	Length (min)	100’	50’	50’
	Width (min)	25’	25’	25’
	Coverage (min/max)	75% / 100%	50% / 75%	50% / 75%. 100% if parking structure is provided.
Frontage	% Requirement ²	90%	75%	80%
	Encroachments ³	Max. Length: 50% of building frontage/ Max. Encroachment Depth: 8’ / Min. Clearance: 8’	Max. Length: 25’ OR 50% of building frontage/ (whichever lesser) / Max. Encroachment Depth: 8’ / Min. Clearance: 8’	
	Active Use Area (AUA) ⁴	Max. Length: 25’ OR 75% of building frontage (whichever lesser) / Max. AUA Depth: 8’	Max Length: 25’ OR 50% of building frontage (whichever lesser) / Max. AUA Width: 8’ ^d	
	Entrances ⁵	Oriented to street ^{e, f}		
	Architecture ⁶		Venice Historical Precedent ^g	
Parking ⁷	Placement ^h	Rear	Side/Rear	Off-street parking only allowed with conditions
	Shared Parking Standards	25%	50%	50%
	Access	Rear	Side/Rear	Front/Side. No parking between rear and waterfront.
	Loading ⁱ	Not required		See Article 7.4. ^j
	Structures	Permitted w/ conditions		
Signage ⁸		Awning, Projecting, Sandwich Board, Wall, Window ^k		
Open Space/Landscaping		Square, green, commons, pocket parks ^{l, m, n}		

Mixed Use Seaboard Development Standards

Standards of General Applicability.

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

¹ 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.

² 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).

³ Awnings, canopies, and projecting signs are permitted.

⁴ 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.

⁵ 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. Furthermore, corner lots with frontage on one or more Primary Street shall provide at least one entrance per street with a maximum of two.

⁶ Subject to Architectural Standards (Article 7.15 Architectural Standards and Review Board).

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

⁸ See Article 7.3 for Signage Standards & Details.

MUS-Specific Notes:

^a Rooftop uses allowed within maximum height threshold; architectural features (including parapet roofs) projecting above maximum height allowed but not to exceed 10' above maximum height.

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

^c Where adjacent to fronting existing waterway Build-to-Zones, may be increased up to 50' to accommodate boardwalks and other publicly accessible recreational features.

^d Active use area also permitted facing the waterfront.

^e The prioritization order of Primary Streets listed in Sec. 5.4.1.1. shall govern the placement of entrances in the Mixed Use Seaboard district.

^f Additional considerations for any potential entrance facing Venetian Waterway Park.

^g Some parcels located in the Mixed Use Seaboard area are also located within 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.

^h Off-street parking is not required, however if it is provided within the MUS, it must be placed in the rear or side of buildings based on subarea, and not along a Primary Street.

ⁱ Loading/unloading not permitted on Venice Avenue, or US 41 Bypass.

^j Loading provisions within Seaboard Waterfront to be governed by the conventional land development code.

^k Historic Sign Replications are also permitted and are counted towards the total permitted number.

^l May be included with active use area.

^m Landscaping buffer may be required between development in MUS-Waterfront and Venetian Waterway Park.

ⁿ Pedestrian access to the waterfront and/or open space/greenspace areas is highly encouraged.

^o Waterfront parcels may not abut the waterfront directly but shall be considered waterfront for the purpose of this chapter.

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