

SECTION 6. Use Definitions and Use Standards

6.1. Use Categories

- A.** To regulate use, categories of uses (“*use categories*”) have been established. Use categories provide a systematic basis for assigning land uses to appropriate categories or zoning districts with other similar or compatible uses. Use categories classify land uses and activities based on common functional, product or physical characteristics. Characteristics include the type and amount of activity, the characteristics of customers or residents, how goods or services are sold or delivered, and certain site factors. The decision to allow or prohibit a use in the various zones is based on the goals and action strategies of the adopted 2017-2027 City of Venice Comprehensive Plan.

6.1.1. *Classification of Uses*

A. Considerations.

1. Uses are assigned to the category which most closely describes the nature of the primary use. The *characteristics* subsection of each *use category* describes the characteristics of each use category. Developments may have more than one primary use and may also have one or more accessory uses. Developments with more than one primary use are addressed in Subsection (B) below. Accessory uses are addressed in Subsection (C) below. It is understood that an accessory use cannot be a primary use except where expressly noted and permitted in this LDC.
2. The following items are considered to determine what use category the use is categorized as, and whether the activities constitute primary uses or accessory uses:
 - a. The description of the activity(ies) in relationship to the characteristics of each use category;
 - b. The relative amount of site or floor space and equipment devoted to the activity;
 - c. Relative amounts of commercial activity from each activity;
 - d. The customer type for each activity;
 - e. The relative number of employees in each activity;
 - f. Hours of operation;
 - g. Building and site arrangement;
 - h. Vehicles used with the activity;
 - i. The relative number of vehicle trips generated by the activity;

- j. Signs;
 - k. How the use advertises itself; and
 - l. Whether the activity would be likely to be found independent of the other activities on the site.
 - m. Other factors and considerations deemed appropriate by the Director.
- B. Developments with Multiple Primary Uses.** When all the primary uses of a development fall within one use category, then the development is assigned to that use category. For example, a development that contains a retail bakery and a cafe would be classified in the retail sales and service category because all of the primary uses are found in that category. When the primary uses of a development fall within different use categories, each primary use is classified in the applicable category and is subject to the regulations for that category.
- C. Accessory Uses.** *Accessory uses* are allowed by right in conjunction with the primary use unless stated otherwise in the regulations. Also, unless otherwise stated, they are subject to the same regulations as the primary use, including but not limited to setbacks, heights, and other development standards found in this LDC. Accessory uses may have additional standards placed upon them. Certain accessory uses may not be allowed in a certain yard.
- D. Examples.** *Examples* are listed for each use definition and examples are intended to provide a basis for consideration of a similar use (if a similar use is not listed).
- E. Exceptions.** *Exceptions* are listed to exclude uses which may be commonly confused with another use.
- F. Use Standards.** *Use standards* are understood to be additional limitations on a particular use, regulating specific standards for a particular use. Use standards for a particular use may be found with the definition of the use.
- G. Grouping of Uses.** Uses have been grouped into the following *use categories*:
- 1. Residential
 - 2. Public and Institutional
 - 3. Commercial
 - 4. Office
 - 5. Employment
 - 6. Other

6.1.2. Use Determination

- A. If any proposed use is not listed in a use category, but is similar to a listed use, the Director may consider the proposed use part of that use category. The Director shall consider the characteristics found in 6.1.1.A.

6.2. Residential

For all residential uses, family shall be defined as one or more persons living together as a single housekeeping unit and occupying a single dwelling unit. There shall be a rebuttable presumption no family exists if there are more than six persons and any are unrelated by law, blood, adoption, marriage, domestic partnership, or are under judicial order for foster care living together in the same dwelling unit. Such presumption may be rebutted by the Director.

A. Dwelling, Single Family Detached

1. *Characteristics.* A building containing only one dwelling unit, on a single lot, to be occupied by one family. For regulatory purposes, the term is not to be construed as including mobile homes, recreational vehicles, travel trailers, housing mounted on motor vehicles, tents, houseboats, or other forms of temporary or portable housing.
2. *Accessory Uses.* Accessory uses commonly found are recreational facilities, parking of autos for the occupants, pools, piers and docks, home occupations, family day care home (6 or less children). Pools and accessory uses and structures with a roof impervious to weather shall not be located in required front yards.
3. *Examples.* Examples include single family homes on a variety of lot sizes and types.
4. *Exceptions.*
 - a. Guesthouses that contain kitchen facilities are prohibited as accessory to household living uses. The presence of cooking appliances shall constitute a kitchen.
 - b. Temporary lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see commercial categories).
5. *Use Standards.*
 - a. All accessory and uses shall be clearly incidental to permitted single family use.
 - b. Noncommercial plant nurseries, greenhouses, private garages, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits, private swimming pools, private docks and the like are permitted as an accessory use.
 - c. Home occupations shall be limited to professional or business offices or studios. No customers may come to and from the location. All home occupations shall be conducted within the principal structure. There shall be no outside change in appearance. No home occupation shall occupy more than 20 percent of the first-floor area of the residence,

exclusive of the area of any open porch or attached garage. A home occupation shall be subject to all applicable City occupational license and other business taxes.

B. Dwelling, Single Family Attached

1. *Characteristics.* A building containing more than one dwelling unit that may be attached or semi attached, with each dwelling unit to be occupied by one family. Dwelling units are lined up in a row and share side or rear walls. For regulatory purposes, the term is not to be construed as including mobile homes, recreational vehicles, travel trailers, housing mounted on motor vehicles, tents, houseboats, portable housing, or multifamily apartment or condominium style dwelling units.
2. *Accessory Uses.* Accessory uses commonly found are recreational facilities, parking of autos for the occupants, pools, piers and docks, home occupations, family day care home (6 or less children). Pools and accessory uses and structures with a roof impervious to weather shall not be located in required front yards.
3. *Examples.* Examples include townhouses, villas, attached single family.
4. *Exceptions.*
 - a. Guesthouses that contain kitchen facilities are prohibited as accessory to household living uses. The presence of cooking appliances shall constitute a kitchen.
 - b. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see commercial categories).
 - c. Multifamily dwelling units, as defined in this section, including apartments which are typically owned under single ownership on a single tract or parcel, or condominiums which may be owned separately by unit but still existing on a single tract or parcel, are classified under Dwelling, Multifamily.
5. *Use Standards.*
 - a. All accessory and uses shall be clearly incidental to permitted single family use.
 - b. Noncommercial plant nurseries, greenhouses, private garages, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits, private swimming pools, private docks and the like are permitted.
 - c. Home occupations shall be limited to professional or business offices or studios. No customers may come to and from the location. All home occupations shall be conducted within the principal structure. There shall be no outside change in appearance. No home occupation shall occupy more than 20 percent of the first-floor area of the residence, exclusive of the area of any open porch or attached garage. A home occupation shall be subject to all applicable city occupational license and other business taxes.

C. Dwelling, Multifamily

1. *Characteristics.* Multifamily dwelling units are characterized by a building that contains three or more dwelling units sharing common walls, often with separate units by floor. Multifamily structures are vertically and/or horizontally integrated. This definition includes condominiums, multiplex or multifamily apartments. Tenancy is arranged for periods longer than one week. Uses where tenancy may be arranged for a shorter period are not considered residential, but are considered to be a form of transient lodging (see Lodging). Condominiums, apartment complexes that have accessory services such as food service, dining rooms, and housekeeping are included as multifamily dwellings.
2. *Accessory Uses.* Accessory uses commonly found are recreational activities and parking of the occupants' vehicles. Home occupations are not permitted in a multifamily dwelling.
3. *Examples.* Uses include living in apartments and condominiums.
4. *Exceptions.*
 - a. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see the commercial categories).
5. *Use Standards.*
 - a. Multifamily in the Venice Avenue district shall be limited to vertical integration only; it shall not be a standalone use.

D. Dwelling, Manufactured Home

1. *Characteristics.* A structure built on an integral chassis, for the purpose of being used as a dwelling unit.
2. *Accessory Uses.* Accessory uses commonly found in a manufactured home park include recreational activities, open space, amenities, parking of occupants' vehicles.
3. *Exceptions.* RVs (recreational vehicles) are not considered a dwelling unit.

E. ALF (Assisted Living Facility)

1. *Characteristics.* ALF (Assisted Living Facility) provides residential facilities with dedicated on-site 24-hour medical care for seniors, and resident rooms may or may not feature kitchen facilities. ALF's typically have the physical form of a multifamily building. This use category describes buildings, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator (see F.S. ch. 400). This includes nursing homes.
2. *Accessory Uses.* Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles, staff and visitor parking, common kitchen facilities, personal services for the use of residents.

3. *Examples.* Uses include nursing homes, skilled nursing facilities, assisted living facilities, and other senior living facilities.
4. *Exceptions.*
 - a. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see Lodging).
5. *Use Standards.*
 - a. The facility and accessory facilities must be designed and used to serve its residents and their guests only.
 - b. Number of total occupants allowed is based upon the calculation of 4 persons being the equivalent of 1 dwelling unit.

F. ILF (Independent Living Facility)

1. *Characteristics.* ILF (Independent Living Facility) provides residential facilities with some medical care for seniors, and each resident room typically includes kitchen facilities. This use category describes building or buildings, section or distinct part of a building, private home, or other residential facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator (see F.S. ch. 400).
2. *Accessory Uses.* Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles, staff and visitor parking, common kitchen facilities, personal services for the use of residents.
3. *Examples.* Uses include ILF's which may be in the style of attached units, skilled nursing facilities, and other senior living facilities.
4. *Exceptions.*
 - a. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see commercial categories).
5. *Use Standards.*
 - a. The facility and accessory facilities must be designed and used to serve its residents and their guests only.
 - b. Number of total occupants allowed is based upon the calculation of 4 persons being the equivalent of 1 dwelling unit.

G. CCF (Community Care Facility)

1. *Characteristics.* CCF (Community Care Facilities) provide short-term care and recovery for patients after surgeries and long-term illness. Community care is understood to be a transitional form of care and may be a home-like environment. This use category describes building or buildings, section or distinct part of a building, private home, or other residential

- facility, whether operated for profit or not, which undertakes through its ownership or management to provide housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator (see F.S. §. 400).
2. *Accessory Uses.* Accessory uses commonly found are recreational activities, hobbies, and parking of the occupants' vehicles, staff and visitor parking, common kitchen facilities, personal services for the use of residents, staff and visitor parking, personal services for the use of residents.
 3. *Examples.* Uses include skilled nursing facilities and convalescent care facilities
 4. *Exceptions.*
 - a. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see commercial categories).
 5. *Use Standards.*
 - a. The facility and accessory facilities must be designed and used to serve its residents and their guests only.
 - b. Number of total occupants allow is based upon the calculation of 4 persons being the equivalent of 1 dwelling unit.

H. Day Care, Home (6 or Less Persons)

1. *Characteristics.* An establishment which is provided through its ownership or management basic services to persons not related to the owner or operator, and require such services, as per F.S. § 400. No more than 6 persons.
2. *Accessory Uses.* Accessory uses commonly found are office space and parking of the occupant's or staff's vehicles.
3. *Examples.* Uses include home health services, home day care.
4. *Exceptions.*
 - a. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see commercial categories).
5. *Standards.*
 - a. Day care must be carried out on-site.
 - b. Use of any accessory building for a day care is prohibited.
 - c. Must comply with all federal, state and additional local standards.

I. Group Living

1. *Characteristics.* A dwelling licensed, certified, or accredited by local, state or federal agencies in which unrelated persons with disabilities reside. Characterized by residential occupancy of a structure by a group of people that does not meet the definition of a dwelling unit or family. Group living structures provide a common eating area for residents and residents often receive care or training.
2. *Accessory Uses.* Accessory uses commonly found are those permitted for single-family.
3. *Examples.* Examples include group homes.
4. *Exceptions.*
 - a. Lodging where tenancy is arranged for one week or less are considered to be a form of transient lodging (see commercial categories).
 - b. Halfway houses or social services.

6.3. Public and Institutional

A. Essential Services and Public Utilities, Minor

1. *Characteristics.* Public or private infrastructure serving a limited area. Minor essential services and public utilities are infrastructure services that need to be located in or near the area where the service is provided. Basic utility uses generally do not have regular employees at the site. Services may be public or privately provided.
2. *Accessory Uses.* Accessory uses may include parking; control, monitoring, data or transmission equipment.
3. *Examples.* Examples include electrical substations; utility lift stations; local stormwater retention and detention facilities; telephone exchanges; and emergency communication broadcast facilities; bus stops.
4. *Exceptions.*
 - a. Services where people are generally present.
 - b. Utility offices where employees or customers are generally present are classified as Professional Office.
 - c. Infrastructure (i.e. roads, collection systems, etc.), not facilities themselves. Excludes water and wastewater treatment plants.

B. Essential Services and Public Utilities, Major

1. *Characteristics.* Public or private infrastructure serving a regional area possibly having on-site personnel. Uses may feature more intensity than minor essential services. Major utilities are infrastructure services that may or may not need to be located in or near the area where the service is provided. Services may be public or privately provided.

2. *Accessory Uses.* Accessory uses may include parking; control, monitoring, data or transmission equipment.
3. *Examples.* Examples include water towers and reservoirs; regional stormwater retention and detention facilities; light rail stations, transit centers, park-and-ride facilities for mass transit, sewer treatment plants.
4. *Exceptions.*
 - a. Utility offices where employees or customers are generally present are classified as Professional Office.

C. Open Space Preserves

1. *Characteristics.* Open areas intended to act as preserves.
2. *Accessory Uses.* Accessory uses may include low intensity uses appropriate to preserves or limited structures to allow for caretaking of the open space preserve.
3. *Examples.* Intended to provide areas for wetlands, wetland buffers, coastal and riverine habitats, native habits, wildlife corridors, trails, observation towers, pervious/primitive walkways (however portions may be concrete or impervious to meet accessibility standards).

D. Parks

1. *Characteristics.* Parks are uses of land allowing for outdoor recreation, community gardens, or public squares. Lands tend to have few structures.
2. *Accessory Uses.* Accessory uses may include clubhouses, maintenance facilities, concessions, caretaker's quarters, parking, outdoor gathering spaces such as a great lawn or shade structure, playgrounds, restrooms, classrooms for the use of park related items, sports fields, trails.
3. *Examples.* Examples include public parks, trails, natural systems, publicly accessible lands for either active or passive recreation, cemetery, botanical garden, community gardens.
4. *Use Standards.*
 - a. Cemeteries, columbaria and mausoleums may not have any structure closer than 25 feet to any boundary line of the property.

E. Assembly

1. *Characteristics.* An assembly facility has organized services, events, or programs to educate in a public or private setting. Facilities may contain one or more buildings and structures operated only for the benefit of its members and their guests. Occasional special event activities may be open to the public including weddings and private events.

2. *Accessory Uses.* Accessory uses include offices; meeting rooms; indoor restaurant; bar; lounge; cabanas; boat docks; parking; indoor or outdoor recreation such as: swimming pools, tennis courts, fitness center, sauna, and other similar facilities.
3. *Examples.* Examples may include community centers, religious institutions or places of worship, meeting or lecture halls.
4. *Exceptions.*
 - a. Any organization primarily operated for the purpose of teaching a particular form of martial arts, dance or music class and health clubs or spas are classified as a retail use.
 - b. Lodges, fraternal organization, yacht clubs, country clubs or private clubs are classified under *Lodge or Private Club*.

F. Cultural Facility

1. *Characteristics.* Uses of a public or nonprofit nature generally providing a local service to people of the community. Generally, they provide the service on the site or have employees at the site on a regular basis.
2. *Accessory Uses.* Accessory uses may include offices; meeting areas; food preparation areas; parking, and cafes.
3. *Examples.* Examples may include museums, cultural centers, historical society, and libraries operated by a government or non-profit entity.
4. *Exceptions.*
 - a. Commercial museums (such as a wax museum) are classified under Retail Sales and Service.
 - b. Parks are classified under Parks.
 - c. Community centers are classified under Assembly.

G. Lodge or Private Club

1. *Characteristics.* An establishment serving an organization, which often has bylaws or charters and collects fees, to be used exclusively by a membership organization. The general public is generally excluded from the premises and the organization holds property for the common benefit of its member, however community rooms/spaces may be rented out for private events.
2. *Accessory Uses.* Accessory uses include serving meals, office space, parking.
3. *Examples.* Examples include fraternal organizations, lodges, country clubs, yacht clubs.
4. *Exceptions.*
 - a. Gyms or fitness establishments are classified under Fitness, Athletic, Health Club and are considered a commercial use.

- b. A lodge or private club may not charge temporary membership fees to allow the general public to use its facilities or enter the premises.

H. Post Office/Mail & Package Service

1. *Characteristics.* Includes any facility which accepts customers to mail or deliver letters, packages, and goods.
2. *Accessory Uses.* Accessory uses may include a cafeteria for staff, parking for workers and customers, parking area for mail or delivery trucks.
3. *Examples.* US Post Office and commercial delivery services such as FedEx and UPS.
4. *Exclusions.* Mail kiosks, lockers, and mail boxes are not subject to use standards and may be permitted in any *Office and Commerce* or *Mixed-Use* district.

I. School (Private/Public)

1. *Characteristics.* This category includes public, private, and charter schools at the primary, kindergarten, elementary, middle, junior high, or high school level that provide state mandated basic education.
2. *Accessory Uses.* Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school daycare.
3. *Examples.* Examples include public and private daytime schools, and military academies.
4. *Exceptions.*
 - a. Preschools are classified as daycare uses.
 - b. Colleges, universities or vocational schools are classified as *University, College, Vocational School*.

J. University, College, and Vocational Schools

1. *Characteristics.* Universities, colleges, or vocational schools are higher learning establishments. These educational institutions provide post public/private/charter school (including associate, bachelor, graduate, doctoral), vocational, or technical degrees and skills.
2. *Accessory Uses.* Accessory uses may include associated offices, parking, cafeteria, restaurants, facilities such as a fitness facility, on campus retail, sport fields, student housing and dormitories.
3. *Examples.* Examples include a trade school, secondary education, career center, vocational college.

K. Other Government Uses

1. *Characteristics.* Other government uses contain public or civic uses of special significance to residents, employees, or visitors. This includes offices, storage, maintenance, and other facilities for the operation of local, state, or federal government.
2. *Accessory Uses.* Accessory uses may include meeting areas; food preparation areas; parking, and fitness areas.
3. *Examples.* Government office building, storage and maintenance facilities, police, fire.

6.4. Commercial Uses

A. Retail Sales and Service, Community (Less Than 15,000 Square Feet)

1. *Characteristics.* Typical retail at this level consist of community retail sales and service firms are involved in the sale, lease or rent of new or used products supporting the surrounding community.
2. *Accessory Uses.* Accessory uses may include offices, parking.
3. *Examples.* Stores selling, leasing, or renting consumer, home goods including art, art supplies, bicycles, clothing, dry cleaning (but not a laundromat, see Laundromat), electronic equipment, fabric, furniture, garden supplies, gifts, groceries, alcohol, hardware, home improvements, household products, jewelry, pet food, pharmaceuticals, plants, printed material, stationary, and videos; photographic studios, hair, tanning, and personal care services; garden center (but not a plant nursey, see Agricultural/Agricultural Sales) and animal grooming.
4. *Exceptions.*
 - a. Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation, and sales, rental, or leasing of heavy trucks and equipment are classified as Wholesale.
 - b. Sales of landscape materials, including bark chips and compost, is classified as Agriculture/Agriculture Sales.

B. Retail Sales and Service, Regional (15,000 Square Feet or Greater)

1. *Characteristics.* Typical retail at this level consists of regional retail sales and service firms. Regional retail sales and service firms are involved in the sale, lease or rent of new or used products to the general public. May include large single box stores as well as commercial shopping centers.
2. *Accessory Uses.* Accessory uses may include offices and parking.
3. *Examples.* Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, alcohol, hardware, home improvements, household products,

jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationary; food sales, sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles, photographic studios; photocopy and blueprint services; hair, tanning, and personal care services; business; garden center (but not a plant nursery, see agricultural sales); and animal grooming.

4. *Exceptions.*

- a. Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as wholesale sales.
- b. Sales of landscape materials, including bark chips and compost, is classified as agriculture sales.
- c. Sales, rental, or leasing of heavy trucks and equipment is classified as wholesale sales.

C. Convenience Store With Fueling Stations

1. *Characteristics.* Retail sale of fuel for motor vehicles, and convenience items including but not limited to food, beverages, tobacco products, and other similar products as its primary sales.

2. *Accessory Uses.* Accessory uses may include offices, retail sales, restaurant, car wash.

3. *Examples.* Gas stations with one or more fuel pump selling fuel for motor vehicles and selling items which generally serve the day-to-day retail needs of travelers and residents. Examples of such stores may include local gas stations, national gas station chains with accessory retail sales and restaurants.

4. *Exceptions.*

- a. Retail Sales and Service, Community as defined in this section.
- b. Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as wholesale sales.
- c. Sales of landscape materials, including bark chips and compost, is classified as wholesale sales.
- d. Sales, rental, or leasing of heavy trucks and equipment is classified as wholesale sales.
- e. Vehicle service or motor vehicle repair is classified as Car, Boat, Other Vehicle Sales and Rentals (w/ accessory service).

5. *Use Standards.*

- a. In traditional districts, Convenience Stores With Fueling Stations shall provide the following minimum setbacks:
 - i. Front setback of 20' for all structures, including canopy, and 15' for gas pumps.
 - ii. Side setback of 8' for all structures, including canopy.
 - iii. Minimum 25' side yard setback for gas pumps from residentially zoned properties and 15' side yard setback from all other properties.

- iv. Rear yard setback of 10' for all structures, including canopy.
- v. Minimum 25' rear yard setback from all residentially zoned properties for a gas pump and 15' rear yard setback from all other properties.
- b. Illumination using illuminated tubing or neon that outlines or define property lines, roofs, doors, windows or similar areas is prohibited.
- c. Shall contain at least two of the following pedestrian amenities: benches, decorative light fixtures, planters, awnings.
- d. Building façade materials shall be limited to wood, brick, stone, decorative block or stucco.
- e. Architectural standards and site requirements set forth in the Mixed-Use Districts or by the Architectural Review Board shall supersede the use standards of this subsection.
- f. A car wash lane may not be located adjacent a residential zoning district. The car wash lane must be placed on a site to ensure it is not directly abutting a residential district.

D. Car Wash

- 1. *Characteristics.* Car washes are involved with a commercial activity used primarily for the washing of motor vehicles and boats, providing car washing and car cleaning services, either full or self- service. A car wash is a free-standing use and does not include fueling stations.
- 2. *Accessory Uses.* Accessory uses may include offices, parking, retail sales of items associated with the cleaning of motor vehicles.
- 3. *Examples.* Car Wash examples include full service, self-service facilities which may or may not include an automatic car wash.
- 4. *Use Standards.*
 - a. A car wash lane may not be located adjacent a residential zoning district. The car wash lane must be placed on a site to ensure it is not directly abutting a residential district.

E. Appliance Repair

- 1. *Characteristics.* Appliance repair stores are involved with the repair of home appliances including but not limited to cooking devices, cleaning devices, electronics and personal computer devices.
- 2. *Accessory Uses.* Accessory uses may include associated office and parking.
- 3. *Examples.* Appliance Repair examples include establishments that fix and repair kitchen appliances, home laundry appliances, electronics and personal computer devices.

F. Laundromat

- 1. *Characteristics.* Laundromat establishments are involved with the retail activity of renting equipment, on-site, for the cleaning and washing of laundry to individual customers.
- 2. *Accessory Uses.* Accessory uses may include associated office, dry cleaning, parking.

3. *Examples.* Laundromats featuring the use of equipment to clean laundry to individual customers.

G. Pawn Shop

1. *Characteristics.* Pawn shops are involved with the retail sales of secondhand merchandise and may offer personal loans secured by consumer goods or other personal property.
2. *Accessory Uses.* Accessory uses may include limited retail sales.
3. *Examples.* Pawn shops that may deal in items such as coins, jewelry, and secondhand merchandise and deal in personal loans secured by personal property.

H. Car, Boat, Other Vehicle Sales and Rentals

1. *Characteristics.* Establishments that are involved with the sale or lease of motor vehicles (including but not limited to cars and boats), renting of motor vehicles, and display of these motor vehicles for sale or lease. These establishments may feature accessory service facilities open to the public.
2. *Accessory Uses.* Accessory uses may include ancillary indoor storage, associated office, showroom, vehicle service, towing, vehicle fueling (for vehicles for sale or lease, not open to the general public), car wash (for vehicles for sale or lease, not open to the general public), and limited retail sales of items associated with motor vehicles.
3. *Examples.* Examples include but are not limited to car dealerships, boat dealerships, motor vehicle dealerships dealing in recreational vehicles, car rental establishments, moving vehicle rental establishments. These establishments may feature accessory services open to the general public such as (but not limited to) minor vehicle service such as quick lubrication facilities, auto detailing, painting and body repairs, provided accessory service is within a completely enclosed building.
4. *Exceptions.*
 - a. Vehicle parts sale as a principal use is defined in Retail Sales and Service.
 - b. Fueling stations open to the general public is classified in Convenience Store With Fueling Stations.
 - c. Car wash open to the general public is classified in Car Wash.
 - d. Outdoor storage or stockpiling of vehicles, vehicle parts, tires, or associated vehicle accessories.
5. *Use Standards.*
 - a. Vehicle displays shall not be artificially elevated above the general topography of the site.
 - b. No outdoor speaker systems are allowed.
 - c. Vehicle display areas with frontage along a street right-of-way shall include an additional 10' landscaped buffer meeting the requirements of Section 7.5.

- d. Repair bay doors shall not be oriented to a residential district.
- e. Repair and service operations must be performed within a fully enclosed building. Bay doors may only be open during hours of operation.

I. Minor Vehicle Service

1. *Characteristics.* Minor vehicle service establishments are involved with body detailing and mechanical repairs. These repairs should be minor in nature and any services rendered on site should be minor in nature as well.
2. *Accessory Uses.* Accessory uses may include limited sale of parts or vehicle accessories, towing, associated office, and parking.
3. *Examples.* Examples of services to be rendered include quick service such as (but not limited to) lubrication, battery sales and installation, engine work, transmission, brakes, auto detailing, minor scratch and dent repair, tire alignment, and fluid replacement.
4. *Exceptions.*
 - a. Vehicle parts sale as a principal use is defined in Retail Sales and Service.
 - b. Major vehicle service uses including painting and collision repair, see Major Vehicle Service.
5. *Use Standards.*
 - a. No outdoor speaker systems are allowed.
 - b. Repair bay doors shall not be oriented to a residential district.
 - c. Repair and service operations must be performed within a fully enclosed building. Bay doors may only be open during hours of operation.
 - d. Outdoor storage or stockpiling is not permitted.
 - e. Vehicle storage is not allowed in required off-street parking or loading/unloading areas.

J. Restaurant: Sit Down (Casual, Fine Dining)

1. *Characteristics.* Establishments that prepare and sell food for on or off premises consumption. Includes a customer service area consisting of tables, chairs, or customer counters.
2. *Accessory Uses.* Ancillary indoor storage, associated office, deck, patio for outdoor seating or dining and entertainment, parking, valet parking facility, bar seating, limited catering.
3. *Examples.* Examples include sit down restaurants such as a diner, café, or fine dining restaurants.
4. *Exceptions.*
 - a. Drive-throughs are classified in Restaurant With Drive-Through.
5. *Use Standards.*
 - a. No outdoor entertainment after 10:00 PM.
 - b. Outdoor seating may not block sidewalk; pedestrian access shall be maintained.

- c. Roof top dining is categorized under *Rooftop Dining* and is a separate use.

K. Restaurant: Quick Service/Fast Food

1. *Characteristics.* Establishments which feature walk-up counter and carryout trade as primary portion of the facility. Includes fast food, food delivery, carryout. No drive-through is permitted.
2. *Accessory Uses.* Ancillary indoor storage, associated office, deck, patio for outdoor seating or dining, parking, limited catering.
3. *Examples.* Examples include (but are not limited to) counter service fast food establishments, sandwich shops, pizza take-out and delivery, coffee shops.
4. *Exceptions.*
 - a. Restaurants that include a drive-through are classified in Restaurants With Drive-Through.

L. Restaurant With Drive-Through

1. *Characteristics.* Establishments where provision is made for the on premises selling of food and drink in a manner where a customer may order from a vehicle. Characterized by drive-through lanes.
2. *Accessory Uses.* Ancillary indoor storage, associated office, deck, patio for outdoor seating or dining, parking, valet parking facility.
3. *Examples.* Examples include (but are not limited to) counter service fast food establishments which also feature drive-through facility.
4. *Use Standards.*
 - a. Drive-through windows, speaker boxes, and ordering stations shall not be adjacent to any residential use or district.
 - b. Outdoor speakers associated with a drive-through shall be at least 25 feet from any property boundary.
 - c. Drive-through establishments shall be designed so as not to obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the building entrance and customer parking spaces.
 - d. Menu boards shall be a maximum of 32 square feet.
 - e. Stacking lanes shall be designed to not interfere with parking and vehicle circulation.

M. Bar and Tavern

1. *Characteristics.* Any business or commercial establishment which is devoted primarily to the retailing and on-premises consumption of alcoholic beverages (not made on-site) and which is licensed by the state to dispense or sell alcoholic beverages.

2. *Accessory Uses.* Selling of food, Ancillary indoor storage, associated office, deck, patio for outdoor seating or dining, parking, valet parking facility.
3. *Examples.* Bars, taverns, cocktail lounges.
4. *Exceptions.*
 - a. Brewing or distilling is classified in Brewpub or Microbrewery/Distillery.

N. Brewpub

1. *Characteristics.* Any establishment that produces beer, ale, or other alcoholic beverages for on-premises consumption, and which may include accessory uses such as tours, limited associated retail sales, and/or on-site consumption, e.g., “taproom.” May also prepare and sell food for on-premises consumption or off-premises consumption. May not include wholesale of beer of its own production for off-site consumption.
2. *Accessory Uses.* Restaurant, ancillary indoor storage, associated office, deck, patio for outdoor seating or dining, parking, valet parking facility.
3. *Examples.* Gastropub, small batch microbrew without wholesale for beer of its own production, brewpub.
4. *Exceptions.*
 - a. Wholesale of beer.

O. Microbrewery/Distillery

1. *Characteristics.* A microbrewery/distillery is an establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, and which may include accessory uses such as tours of the microbrewery, limited retail sales, and/or on-site consumption, e.g., “taproom.” Microbrewery/distillery may also include a restaurant for serving food. This classification differs from the *Brewpub* classification as it allows the establishment to sell act as wholesaler for beer of its own production for off-site consumption with appropriate licenses.
2. *Accessory Uses.* Ancillary indoor storage, associated office, deck, patio for outdoor seating, parking, valet parking facility, limited retail sales, tours of microbrewery facility.
3. *Examples.* Microbrewery, distillery, winery.

P. Rooftop Dining

1. *Characteristics.* A restaurant which features a customer service area on the roof of a building where provision is made for the on-premises selling of food and drink.
2. *Accessory Uses.* Ancillary indoor storage, associated office, deck, patio for outdoor seating or dining, parking, valet parking facility.
3. *Examples.* Rooftop lounge, rooftop fine dining.

Q. Theater

1. *Characteristics.* A building, playhouse, room, hall or other place having a permanent stage upon which dramatic, theatrical, or similar performances are given, whose primary function is to give such performances, and, if food, drink or other merchandise is served, sold or offered for sale, such service, sale or offer to sell is merely incidental to the performance.
2. *Accessory Uses.* Accessory uses may include offices, storage, parking, minor fabrication services for stage building or preparation, and food and beverage sales.
3. *Exceptions.*
 - a. Movie theaters are categorized as a Retail Sales and Service.

R. Artist Studio

1. *Characteristics.* A building or portion of a building, used as a place of work by an artist primarily engaged in painting, sculpting, graphic art and other similar art forms. This shall not include live performance space, unless otherwise permitted.
2. *Accessory Uses.* Accessory uses may include offices, living quarters, product repair, storage, parking, and minor fabrication services.
3. *Examples.* Examples include painters, sculptors, photography studios.
4. *Exceptions.*
 - a. Dance and music classes are categorized as Retail Sales and Service.

S. Lodging: Hotel

1. *Characteristics.* Transient accommodation units arranged for short term stays of less than 30 days for rent or lease. This does not include patient transient accommodations, shelters for the homeless or short-term rentals.
2. *Accessory Uses.* Ancillary indoor storage, associated office, bar or tavern, food preparation and dining facility, laundry facility, meeting facility, off-street parking, restaurant, swimming pool, other recreational facility.
3. *Examples.* Examples include hotels and motels.
4. *Use Standards.*
 - a. In the Venice Avenue district, hotels shall be required to have a parking structure or agreement with parking structure for the parking of its guests. Hotels shall provide parking calculations based upon the traditional district parking standard requirement and shall show how a combination of on street parking, surface parking, and parking structure shall meet the parking requirement. A parking structure shall constitute at least 75% of the parking standard requirement.

T. Lodging: Bed and Breakfast

1. *Characteristics.* A transient accommodation that is a house (or portion of a house) where lodging rooms and meals are provided on a daily or weekly basis.
2. *Accessory Uses.* Ancillary indoor storage, associated office, food preparation and dining facility, laundry facility, off-street parking, restaurant, swimming pool, other recreational facility.

U. Short Term Rentals (Resort Dwellings)

1. *Characteristics.* These regulations apply only to resort dwellings, defined herein. City council finds that resort dwelling rental activities in single-family neighborhoods negatively affects the character and stability of a residential neighborhood. The home and its intrinsic influences are the foundation of good citizenship. The intent of these regulations is to prevent the use of single-family residences for transient purposes in order to preserve the residential character of single-family neighborhoods. In RE or RSF zoning districts, units offered for rental or lease for periods of 30 days or one calendar month or more, are not considered to be resort dwellings and are not subject to regulations applicable to resort dwellings.
2. *Use Standards.*
 - a. No new resort dwellings are allowed in the RSF zoning districts.
 - b. For existing resort dwellings, the regulation of resort dwelling activities is deemed to be an issue affecting the general health, safety and welfare of the city and its residents. For existing resort dwellings, the following regulations will apply:
 - i. The name of the managing agency, agent, vacation rental manager, local contact or owner of the resort dwelling, and a telephone number at which that party may be reached on a 24-hour basis;
 - ii. The maximum number of occupants permitted to stay in the resort dwelling per Chapter 69A-43, FAC, Uniform Fire Safety Standards for Transient Public Lodging Establishments, Timeshare Plans and Timeshare Unit Facilities;
 - iii. The maximum number of vehicles allowed to be parked on the property;
 - iv. The number and location of on-site parking spaces and the parking rules prohibiting on-street parking;
 - v. The trash pickup day and notification that trash and refuse shall not be left or stored on the exterior of the property except from 6:00 p.m. of the day prior to trash pickup to 6:00 p.m. on the day designated for trash pickup;
 - vi. Notification that an occupant may be cited, fined and/or immediately removed by the owner or manager, pursuant to state law, in addition to any other

- remedies available at law, for creating a disturbance or for violating other provisions of the ordinance from which this section derives;
- vii. Notification that failure to conform to the parking and occupancy requirements of the structure is a violation of the ordinance from which this section derives;
 - viii. The name and phone number of the contact person available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the resort dwelling.
- c. Use of a single-family residence in the RSF zoning district as a resort dwelling is deemed to be a change of use as compared to its original permit approval unless it can be demonstrated by the owner that the original approval was for a resort dwelling at the time of permitting or at some subsequent time in which all applicable commercial lodging codes were applied for review of the use and structure. All currently operating resort dwellings must request immediately a change of use and revised occupancy permit for the purpose of notifying the city that said dwelling is being used for resort purposes and requesting all necessary permits and inspections to determine that all applicable zoning, building and life/safety codes have been met.
 - d. The owner or manager shall maintain a tenant and vehicle registration log which shall include the name and address of each resort dwelling's tenant, and the make, year and tag number of the tenant's vehicle(s). Such registration log will be subject to inspection by the city upon request by the city manager or their designee.
 - e. All parking must be off-street for resort dwelling units. Not less than one paved, off-street parking space per resort dwelling bedroom must be provided. Minimum yard areas for the applicable zoning district must be maintained for all resort dwelling units.

V. Day Care Center (More Than 6 Persons)

- 1. *Characteristics.* An establishment that provides licensed care, in a protected setting, for more than 6 persons for less than 24 hours a day.
- 2. *Accessory Uses.* Accessory uses include offices, play areas, parking.
- 3. *Examples.* Examples include commercial day care establishments, preschools, nursery schools, latch key programs, and adult daycare programs.
- 4. *Exceptions.* Day Care Center use does not include care given by the parents, guardians, or relatives of the children, or by babysitters. Day Care Center use also does not include care given by a family daycare provider as defined by F.S. § 402.302. Family daycare is care regularly given in the family living quarters of the provider's home.

W. Fitness, Athletic, Health Club

- 1. *Characteristics.* Any establishment or facility in which memberships or fees are required in a program of physical exercise and physical wellness. May include the privilege to use facilities

such as a weightlifting room, exercise machines and similar physical exercise devices and/or regimens.

2. *Accessory Uses.* Ancillary indoor storage, associated office, limited retail sales of health and wellness goods, indoor restaurant; bar; lounge, outdoor areas for exercise.
3. *Examples.* Examples include a gym, kickboxing, karate, martial arts, indoor cycling, running club.

X. Airport

1. *Characteristics.* Any State Licensed Federal Aviation Administration (FAA) approved airport, or privately-owned state licensed airport. Must meet all federal, state, and local regulations.
2. *Accessory Uses.* Restaurants, meeting rooms, museums, educational facilities, limited accessory retail, fuel sales associated/limited to airport, limited light industrial.

Y. Marinas

1. *Characteristics.* Commercial establishment that may or may not be located on waterfront location for the rental of boat slips or dock space or storage space rental and the sale of boats and boat motors, repair and maintenance of boats, and accessory equipment for boats. Shall provide minimum sanitary facilities on-shore to ensure compliance with all mandated requirements.
2. *Accessory Uses.* Accessory uses may include marine fuel and lubricants, bait and fishing equipment, small boat hauling or launching facilities, limited retail sales, minor repairs.

Z. Commercial Parking Lots & Structures

1. *Characteristics.* Parking area or structure which is available to the public for a fee, but may also be used to accommodate employees, customers, and clients. Commercial parking structures (i.e. parking garage) may be allowed to contain a mix of uses allowed in the base zone district.
2. *Accessory Uses.* Valet parking. In a Commercial Parking Structure, accessory ground floor uses such as a restaurant, office, and/or retail may be permitted if in a mixed-use district.
3. *Examples.* Examples include a commercial parking lot and a parking garage.
4. *Use Standards.*
 - a. A landscaped buffer area is required on all nonstreet property lines.
 - b. No parking of automotive vehicles other than passenger automobiles and no parking of automobiles for periods of longer than 24 hours.
 - c. Parking garages and structures are required to reduce visual impact of vehicles located within. Parking spaces within a parking garage shall be screened from view from abutting streets by landscaping of at least 50 percent opacity.

6.5. Office Uses

A. Professional Office

1. *Characteristics.* A building, or portion of a building, wherein activities are performed involving predominately administrative, record keeping, professional, and/or clerical operations.
2. *Accessory Uses.* Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. *Examples.* Examples include professional services such as lawyers, accountants, engineers, or architects; real estate agents; travel agencies, employment agencies, data processing; sales offices.
4. *Exceptions.*
 - a. Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity.
 - b. Contractors and others who perform services off-site are included in the office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.
 - c. Government offices, which are considered Other Government Use.

B. Personal & Financial Services Without Drive-Through

1. *Characteristics.* Characterized by activities conducted in an office setting and generally focusing on personal or financial services.
2. *Accessory Uses.* Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. *Examples.* Uses may typically include banks, lenders, or brokerage houses.

C. Personal & Financial Services With Drive-Through

1. *Characteristics.* Characterized by activities conducted in an office setting and generally focusing on personal or financial services.
2. *Accessory Uses.* Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
3. *Examples.* Uses may typically include banks, lenders, or brokerage houses.
4. *Use Standards.*
 - a. Drive-through windows, speaker boxes, and ordering stations shall not be adjacent to any residential use and must be located only in interior side or rear yards.

D. Tattoo and Piercing Parlors

1. *Characteristics.* Any establishment in which tattooing or piercing is carried out.
2. *Accessory Uses.* Accessory uses may include ancillary indoor storage, associated office, limited retail sales of items relating to tattoos or piercings.

E. Palmist and Fortune Tellers

1. *Characteristics.* Any establishment which performs the act of predicting a person's future by using palmistry, a crystal ball, or similar methods.
2. *Accessory Uses.* Accessory uses may include ancillary indoor storage, associated office.
3. *Examples.* Examples include palm readers, fortune tellers, carrot card reader.

F. Taxidermists

1. *Characteristics.* Any establishment which practices the process of taxidermy, the preserving of an animal or a previously living entity.
2. *Accessory Uses.* Accessory uses may include ancillary indoor storage, associated office, parking.

G. Funeral Home

1. *Characteristics.* A facility used for the preparation of the deceased and the display of the deceased, connected to human funeral services. The facility may include space and facilities for embalming and preparation of the dead for burial, performance of autopsies, the storage of caskets and funeral supplies.
2. *Accessory Uses.* Accessory uses may include ancillary indoor storage, associated office, parking, storage of funeral vehicles, internal crematorium facility.
3. *Use Standards.*
 - a. If an internal crematorium facility is present, pollution or ash from cremation shall not affect neighboring structures or residents.

H. Medical/Dental Office

1. *Characteristics.* A facility engaged in the examination, diagnosis and treatment of medical chiropractic, ophthalmologic, dental, and pediatric or other health care patients; includes administrative and clerical operations of the practice; does not include overnight facilities for patients.
2. *Accessory Uses.* Accessory uses may include office. parking, or other amenities primarily for the use of employees in the firm or building.
3. *Examples.* Examples include medical and dental clinics, medical and dental labs, urgent care facilities with/without ambulatory care, outpatient facilities with/without ambulatory care, 24-hour emergency rooms, and blood-collection facilities.
4. *Use Standards.*
 - a. Ambulatory care shall be located away from properties that feature a residential use or are residentially zoned.
 - b. Emergency vehicle entrance shall be located on a major arterial or collector street.
 - c. Emergency vehicle entrance shall not be located across the street from a residential use or residential zoning district.

- d. Any medical/dental office featuring ambulatory services or serviced by emergency vehicles shall be located at least 50 feet from any property line.

I. Veterinarian/Animal Hospital

1. *Characteristics.* A facility where animals are provided medical care.
2. *Accessory Uses.* Accessory uses may include parking, limited retail sales of animal goods, limited sale of medicine and prescriptions for animal use, associated office, ancillary indoor storage.
3. *Examples.* Examples include a veterinarian clinic, veterinarian practice, small animal hospital.
4. *Exceptions.*
 - a. Animal boarding or a kennel is classified as Animal Boarding.
5. *Use Standards.*
 - a. Animals may stay overnight if required for medical surgery reasons, only within a completely enclosed building. Commercial boarding is not permitted.

J. Hospital

1. *Characteristics.* An establishment which primarily engages in providing medical treatment, including (but not limited to) diagnostic services, surgical services, as well as continuous nursing services. The facility may feature emergency room care and ambulatory care.
2. *Accessory Uses.* Accessory uses may include cafeterias, day care facilities, health facilities, parking, or other amenities primarily for the use of employees, helipad, ambulatory services.
3. *Examples.* Examples may include a hospital.
4. *Exceptions.*
 - a. Medical office, private doctor office, dental office, urgent care facility without ambulatory care (classified as Medical/Dental Office).
5. *Use Standards.*
 - a. No building in connection with a hospital shall be closer than 50 feet to the lot line of any adjoining property.
 - b. Ambulatory care shall be located away from properties that feature a residential use or are residentially zoned.
 - c. Emergency vehicle entrance shall be located on a major arterial or collector street.
 - d. Emergency vehicle entrance shall not be located across the street from a residential use or residential zoning district.

K. Pain Management Clinic

1. *Characteristics.* A privately-owned establishment which engages and advertises as being in pain management practice, prescribing and/or dispensing a controlled substance for the treatment of pain. Must meet definition as set forth in F.S. § 458.3265.
2. *Accessory Uses.* Accessory uses may include ancillary indoor storage, parking, associated office.
3. *Use Standards.*
 - a. The on-site sale, provision, or dispensing of controlled substances at a pain management clinic is prohibited except as specifically authorized by applicable federal or state law.
 - b. No loitering or outside gatherings.
 - c. No queuing of vehicles in the right-of-way.
 - d. No consumption of alcoholic beverages.
 - e. Hours of operation are limited between 8:00 am and 5:00 pm. It may stay open for a medical emergency only, beyond those hours.
 - f. The facility shall comply with all federal and state laws, Sarasota County regulations and City of Venice Land Development Code, as amended.
 - g. The requirements for separation distances as outlined in this section shall be prospective only from the effective date of the ordinance codified herein, and therefore existing clinics in the city which do not meet the separation distance requirements shall be granted nonconforming status.

6.6. Employment Uses

A. Warehouse Distribution; Logistics

1. *Characteristics.* A firm or facility involved in the storage and/or movement of items for other firms. Typically storing and preparing for transit goods, wares, merchandise, and/or commodities, whether for the owner or for others, generally delivered to other firms or the final customer. These may consist of uses such as (but not limited to) bulk storage, freight storage, outdoor storage yard, transfer and storage businesses, and commercial packing for food items.
2. *Exceptions.*
 - a. Warehouse storage, classified as Warehouse Storage – Indoor Only.
 - b. Self storage or mini-warehouses, classified as Self Storage/Mini-Warehouse.
3. *Use Standards.*
 - a. Outdoor storage yard shall not be located closer than 25 feet to any public street.
 - b. Outdoor storage yard shall not be located closer than 100' to any residential use or district.

- c. Outdoor storage yards shall be completely enclosed by a fence or wall not less than six feet and no greater than eight feet. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.
- d. Outdoor storage and assembly areas shall be not permitted forward of the front building façade.
- e. Outdoor storage, assembly areas, and commercial vehicle parking shall not be in areas that abut a residential use or district.
- f. Loading and unloading shall not be conducted in areas that abut a residential use or district.
- g. Building facades that are oriented toward an arterial or collector street shall provide architectural details to eliminate large blank wall areas.
- h. Outdoor storage may not exceed the maximum fence height of eight feet.

B. Heavy Industrial

- 1. *Characteristics.* Firms involved in development activities which may be potentially dangerous or noxious or offensive to neighboring uses. Typically emphasized industrial business or manufacturing.
- 2. *Accessory Uses.* Accessory uses may include (but are not limited to) ancillary office, associated office, cafeteria, repackaging of goods, warehouse, storage, on-site repair facility, residential unit for security purposes.
- 3. *Examples.* Examples include (but are not limited to) animal processing, production of chemicals, fabrication of metals, concrete batching or asphalt processing, earth moving and heavy construction equipment, waste-related services, landfill, recycling facility.
- 4. *Use Standards.*
 - a. Outdoor storage yard shall not be located closer than 25 feet to any public street.
 - b. Outdoor storage yard shall not be located closer than 100' to any residential use or district.
 - c. Outdoor storage yards shall be completely enclosed by a fence or wall not less than six feet and no greater than eight feet. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.
 - d. Outdoor storage and assembly areas shall be not permitted forward of the front building façade.
 - e. Outdoor storage, assembly areas, and commercial vehicle parking shall not be in areas that abut a residential use or district.
 - f. Loading and unloading shall not be conducted in areas that abut a residential use or district.

- g. Building facades that are oriented toward an arterial or collector street shall provide architectural details to eliminate large blank wall areas.
- h. Outdoor storage may not exceed the maximum fence height of eight feet.

C. Light Industrial & Advanced Manufacturing

- 1. *Characteristics.* Firms involved in the light manufacturing or repair of industrial or consumer equipment, manufacturing from previously prepared materials of finished products. May also include contractor companies which perform services off-site but store equipment and materials on-site.
- 2. *Accessory Uses.* Accessory uses may include (but are not limited to) associated showroom, ancillary indoor storage, associated office, cafeteria, parking, on-site repair facility, residential unit for security purposes.
- 3. *Examples.* Examples include building contractor firms, light manufacturing firm, welding shop, woodworking.
- 4. *Use Standards.*
 - a. Outdoor storage yard shall not be located closer than 25 feet to any public street. Outdoor storage yards shall be completely enclosed by a fence or wall not less than six feet. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.

D. Research & Development

- 1. *Characteristics.* Any activity involved with the research or development in such fields as (but not limited to) chemical, pharmaceutical, medical, electrical, or engineering, provided the activities occur within a completely enclosed building and produce no detectable nuisance outside the building.
- 2. *Accessory Uses.* Accessory uses may include ancillary indoor storage, associated office, cafeteria, parking, day-care facilities for employee use.
- 3. *Examples.* Aerospace engineering research and development firm.

E. Warehouse Storage – Indoor Only

- 1. *Characteristics.* A structure or premises where the principal use is the indoor storage of merchandise, products, goods, or materials in bulk, for a fee or charge.
- 2. *Accessory Uses.* Accessory uses may include associated office, parking, and accessory wholesale sales.
- 3. *Exceptions.*
 - a. No uses identified and classified under Heavy Industrial or warehouse distribution may be permitted for Warehouse Storage – Indoor Only.

F. Self Storage/Mini-Warehouse

1. *Characteristics.* Facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal items or wares. Outdoor storage is not permitted.
2. *Accessory Uses.* Accessory uses may include associated office, ancillary indoor storage, rental of light or medium trucks.
3. *Examples.* Self-service storage facilities.

G. Flex

1. *Characteristics.* Flex space buildings designed with a minimum 15% of building area developed as office or retail store front and remainder being storage for larger retail items, product assembly or light fabrication. May include offices, manufacturing, storage, wholesale sales, limited retail sales all occurring within an enclosed building.
2. *Accessory Uses.* Accessory uses may include parking, associated offices, ancillary indoor storage.
3. *Use Standards.*
 - a. No outdoor storage of goods, materials or similar, or production activities are permitted.
 - b. Loading and unloading shall not be conducted in areas that directly abut single-family and attached single-family development unless appropriately designed and buffered.
 - c. Building facades that are oriented to single-family and attached single-family shall include architectural relief or details to eliminate the potential of large blank walls as seen by passer-by traffic or adjacent residential uses.

H. Major Vehicle Service

1. *Characteristics.* Facility dealing in more than minor vehicle service as defined. Major vehicle service includes an auto body shop featuring collision repair and/or painting.
2. *Accessory Uses.* Accessory uses may include (but are not limited to) associated office, ancillary indoor storage, towing, outdoor storage of vehicles.
3. *Examples.* Examples include auto collision repair shops.
4. *Use Standards.*
 - a. Outdoor storage yard shall not be located closer than 50 feet to any public street. Outdoor storage yards shall be completely enclosed by a fence or wall not less than six feet. Outdoor storage yards are not intended to include junkyards or scrap or salvage operations.

I. Wholesale

1. *Characteristics.* Firms involved in the sale or rent of products to industrial or commercial businesses only. Not intended for private customers. Uses emphasize on-site sales or order taking. Firm may or may not be open to the general public. Sales to private customers and general public are not permitted.
2. *Accessory Uses.* Accessory uses may include (but are not limited to) ancillary indoor storage, associated office, cafeteria, day care for employee use, parking, repackaging of goods, showroom, warehouse, residential unit for security purposes.
3. *Examples.* Sale of machinery, janitorial supplies, restaurant equipment supplies.

6.7. Other Uses

A. Mining/Resource Extraction

1. *Characteristics.* Characterized by uses that include any activities, facilities, or work involved with the development, extracting, or transporting and processing of mineral deposits or reclamation of lands disturbed by oil or natural gas operations.
2. *Accessory Uses.* Accessory uses include (but are not limited to) ancillary office, associated office, warehouse, storage.
3. *Exceptions.*
 - a. Fracking is not permitted in the City of Venice.

B. Agriculture/Agricultural Sales

1. *Characteristics.* Characterized by uses that are associated with agricultural uses or landscaping uses.
2. *Accessory Uses.* Sales of agricultural products, u-pick facilities, farm tours, hay rides, pony rides, on-site agriculturally related artistry, community agriculture.
3. *Examples.* Examples include retail or wholesale sales of agriculturally-related supplies and equipment, and plant nursery.

C. Indoor Entertainment and Recreation

1. *Characteristics.* Commercial uses providing daily or scheduled recreation-oriented activities in an indoor setting.
2. *Accessory Uses.* Accessory uses include ancillary indoor storage, associated office, concession, dining area or cafeteria, pro-shop and limited sales of goods related to on-site activities.
3. *Examples.* Examples include indoor entertainment activity such as a pool hall, bowling alley, indoor sports facility, gymnastic facility, karate, dance studio, axe throwing.

D. Adult Oriented Businesses

1. *Characteristics.* Adult entertainment establishment means any business, commercial activity or other use which, in order to comply with F.S. § 847, must exclude persons under the age of 17 (except when accompanied by a parent or legal guardian) from all or a part of the premises including, but not limited to, adult lingerie modeling studios, relaxation salons, stress reduction salons, art studios, private clubs, and other similar uses. The determination of whether or not a given use is an adult entertainment establishment is at the discretion of the Director based on the individual characteristics of such use.
2. *Examples.* Examples include an adult book store, adult film store, adult theaters, adult exotic dancing establishment.
3. *Use Standards.*
 - a. Adult oriented businesses may not be located within one thousand feet, as directly measured, of any two other properties on which other such establishments are located.
 - b. May not be located within one thousand feet, as directly measured, of any property used as a school or religious institution.
 - c. May not be located within five hundred feet, as directly measured, of any residentially zoned property.

E. Outdoor Entertainment

1. *Characteristics.* Uses which provide recreation-oriented activities outdoors. May vary in size and feature generally commercial uses.
2. *Accessory Uses.* Accessory uses include ancillary indoor storage, indoor customer space, associated office, concession, clubroom, equipment storage, food preparation area, restaurant, pro-shop and limited sales of goods related to on-site activities.
3. *Examples.* Examples may include extreme sports facility, outdoor paintball, outdoor recreation such as an archery range, miniature golf, amphitheater.
4. *Use Standards.*
 - a. No associated outdoor features shall be located between the front façade of the building and the street fronting the lot.
 - b. Outdoor entertainment areas adjacent to residential uses or districts shall not be illuminated after 10:00 PM Sunday through Thursday, and 11:00PM Friday and Saturday.
 - c. If the outdoor entertainment involves any projectiles, berms or backstops are required to maximize safety to off-site areas.

F. Golf Course/Par-3/Driving Range

1. *Characteristics.* Tract of land for playing golf, improved with tees, greens, fairways, and/or other similar golf improvements. A golf course may include a driving range as an accessory use.
2. *Accessory Uses.* Accessory uses may include a clubhouse, restaurant, shelter, similar accessory buildings, associated office, ancillary indoor storage, storage of vehicles relating to upkeep and operation, driving range.

J. Animal Boarding

1. *Characteristics.* The use of land for the purpose of boarding animals for compensation. May include a Pet Resort which provides day care for pets in addition to grooming and training.
2. *Accessory Uses.* Accessory uses include ancillary indoor storage, associated office, outdoor play area, veterinarian services.
3. *Examples.* Examples include a pet resort, animal boarding facility.
4. *Use Standards.*
 - a. All exterior areas utilized by pets roaming must be fenced for the safety of the animals and general public.
 - b. If abutting a residential use, no structure or outdoor area utilized by pets shall be closer than 50 feet to the property line.

K. Clean Energy Production

1. *Characteristics.* This use may be seen alongside a variety of primary uses as an accessory use, or as a primary use, providing energy generation through solar, wind, geothermal, biomass or other sustainable means.
2. *Accessory Uses.* Accessory uses may include associated office (if clean energy production is the primary use on a site), ancillary indoor storage.
3. *Examples.* Examples may include a solar array.
4. *Exceptions.* Rooftop solar panels for the use of a single family-dwelling unit are an accessory use to single-family dwelling (not considered clean energy production principal use).

L. Live-Work

1. *Characteristics.* Live-work typically occurs within a building used jointly for commercial or industrial and residential purposes. Live-work buildings are generally constructed for commercial or industrial uses and allow for both living and work space uses. All permitted uses may occupy any story of a live-work building. Customers are permitted to come to and from. The occupations must provide a service or product that is conducted wholly within a residential dwelling that allows employees and customers to visit.

2. *Accessory Uses.* Accessory uses may include associated office, ancillary indoor storage, parking for resident and customer cars.
3. *Examples.* Examples may include a commercial or industrial building built out to include units which allow for commercial activity and a residential use. This may include lofts which feature a workshop and bedroom, so the owner/occupant of the unit may run a business and also live where they conduct the business. General examples of business conducted in a live-work may be an artist workshop or gallery, wood or metal workshop (using only the use of hand tools and small-scale, light equipment), demonstration kitchens, office, resale of items such as antiques, and clothing made or altered on site.
4. *Exceptions.*
 - a. Home-occupation. Home occupations are an accessory use to a residential primary use and do not allow customers to come to and from.
5. *Use Standards.*
 - a. A live-work business shall be subject to all applicable city occupational license and other business taxes.
 - b. Any potential resident must be legally notified that the structure is a live-work structure and allows for commercial activity in units within the structure.
 - c. A minimum of one individual must occupy the live-work unit as their primary residence.
 - d. The live-work unit may not employ more than 2 individuals (not including the primary resident) not living on the premises at any one time.
 - e. Occupations or businesses catering to groups may not have any groups larger than 5 persons at one time. No more than 5 customers at once are to be permitted inside.
 - f. No storage or warehousing of material is permitted outdoors.
 - g. No visible evidence of the occupation inside (other than a permitted sign).
 - h. Permitted signs are limited to 1 unlit wall sign no larger than 2 square feet.
 - i. Only one vehicle used in connected with the live-work use shall be parked on premises. The vehicle shall not be over 6,000 lbs. No advertising for the business may be on the vehicle.
 - j. Live work units must be on additional parking space for unit.

M. Rooftop Uses

1. *Characteristics.* Rooftop uses may be a range of activities or uses on the roof of structures.
2. *Accessory Uses.* Rooftop uses are an accessory use to the primary use of the building.
3. *Examples.* Examples may include rooftop patio space, restaurants, viewing areas, pools.
4. *Use Standards.*
 - a. Rooftop uses are subject to a conditional use permit per the Allowable Use Table.

N. Open-Air Market

1. *Characteristics.* An outdoor site where individuals, typically in stalls or spaces, may display, buy, sell, exchange or deal art, food, or home-made goods. Open-Air markets are intended to provide a location where agricultural and organic items and related goods and services may be offered for sale. These markets may be permanent or temporary.
2. *Limitations to Products and Vendors.* Unprocessed agricultural products such as fruits, vegetables, grains, flowers, and plants. Processed agricultural products such as milk, cheese, oils, vinegars, meats, poultry, eggs, honey, spices, coffee, jams, nuts, sauces, pasta, soaps, ice cream, herbal preparations, jellies; Prepared foods such as ready-to-eat baked goods, breads, meats, cheeses, cakes, and pies; Food booths where preparation of food occurs on site, Agriculture-related crafts, such as handmade wreaths, swags, dry flower arrangements, pressed flowers, scented sticks and potpourri; candles, scented sticks; Items designed to promote water, soil, or energy conservation, such as rain barrels, organic fertilizer, compost boxes, and related educational materials, Miscellaneous vendors such as art works, health arts products, massage, fitness, holistic healing may be allowed provided that no more than ten percent of the total vendors/booths are comprised of these types of vendors; Musical entertainment may occur only at one location within the market area, may consist of no more than three performers, and must comply with noise ordinances; and other goods and services determined by the City Council to be substantially similar to the above vendor types.
3. *Use Standards.*
 - a. Adequate sanitary facilities shall be provided for the intended activity.
 - b. Adequate and safe ingress and egress shall be provided.
 - c. The applicant shall submit a sketch of the site identifying the location of all uses and shall acquire a temporary use permit if the use is intended to be temporary in nature.

6.8. Miscellaneous Structures Use Standards

6.8.1. School Bus Shelters and Bicycle Racks

- A. School bus shelters and bicycle racks may be located in any district. No advertising sign shall be permitted on such structures. District setbacks are waived. Locations and setbacks shall be approved by the planning commission after recommendation from the county school board.

6.8.2. Bus Stop Benches

- A. Bus stop benches may be located in any district. No advertising sign shall be permitted on such structures. Locations and setbacks shall be approved by the Planning Commission.

6.8.3. Telephone Booths

- A. Telephone booths may be located in any district. District setbacks are waived. Locations shall be approved by the planning commission if nearer a street line than the district front setback line.

6.8.4. Mail and Newspaper Delivery Boxes

- A. Mail and newspaper delivery boxes may be placed in accord with U.S. Postal Service regulations and are exempt from district setbacks.

6.8.5. Recreational Vehicles

- A. For the purpose of this regulating recreational vehicles, recreational vehicles are defined as including boats, boat trailers, travel trailers, camping trailers, truck campers, motorhomes, private motor coaches and van conversions, which are licensed by the state as such.
 - 1. Recreational vehicle or equipment may be parked or stored in residential zoning districts, except where specifically prohibited, provided the vehicle is operational with current license tags and is on the property of the owner or tenant who resides at the residence.
 - 2. No lot or parcel of land shall contain more than one boat and one recreational vehicle which is stored outside of a completely enclosed building, and no such vehicle or equipment shall be used for living, sleeping, housekeeping or business purposes.
 - 3. No recreational vehicle or equipment shall be connected to utility services except in preparation for departure.
 - 4. Recreational vehicles or equipment may be parked or stored only upon designated parking or drive areas and in no event may they be parked or stored upon required landscape or buffer areas.

6.8.6. Commercial Vehicles

- A. Automotive vehicles or trailers of any type without current license plates shall not be parked or stored other than in completely enclosed buildings in any district, provided such vehicles or trailers may be parked or stored in licensed vehicle sales lots in any district and in outdoor storage yards in industrial districts.
- B. Commercial vehicles may not be parked overnight in a residential district except for one commercial vehicle per dwelling, the rated capacity not to exceed one ton, when the vehicle is used by an occupant of the dwelling for personal transportation; or except when a commercial vehicle is engaged in a lawful construction or service operation on the site where it is parked. In no event may they be parked or stored upon required landscape or buffer areas.
- C. The parking, servicing, repair or storage of trucks, buses, tractors and other commercial vehicles in excess of 6,000 lbs. vehicle empty weight as listed on the vehicle registration form is prohibited in any residential district.

- D. Trailers with single- or double-axle platforms and towing tongues for the purposes of hauling items in excess of 2,500 lbs. vehicle empty weight as listed on the trailer registration form are prohibited in any residential district.
- E. Stake-bed trucks, flatbed trucks, box trucks, step vans, tow trucks, wreckers, bucket trucks or vehicles converted for the sale of food are prohibited in any residential district, regardless of their empty vehicle weight

6.8.7. Medical Marijuana Treatment Center Dispensing Facilities

- A. Prohibition. Medical marijuana treatment center dispensing facilities are prohibited and shall not be located within the boundaries of the city. The city shall not accept, process or approve any request or application for a development order, building permit or other approval associated with a proposed medical marijuana treatment center dispensing facility.
- B. Definition. For the purposes of this section, the term "medical marijuana treatment center dispensing facility" means any facility where medical marijuana or any product derived therefrom is dispensed at retail.
- C. Interpretation. This section and the terms used herein shall be interpreted in accordance with F.S. § 381.986 and Ch. 64-4 of the Florida Administrative Code. The intent of this section is to ban medical marijuana treatment center dispensing facilities from being located within the boundaries of the city as authorized by F.S. § 381.986(11).