

5.1. General Development Standards

- A. **Purpose and Intent.** This Section contains general regulations and specific development standards that apply across the standards of this code and which may vary by zoning district. The following subsections define specific development standards to carry out the purposes, intent and provisions of this code. Except as explicitly permitted in this code, all structures and sites shall developed in accordance with this Section.

5.1.1. *Building Height*

- A. **Applicability.** *Building Height* shall be defined by stories and in feet. Except for single family detached and single family attached (as defined in this LDC), stories shall be defined as follows and meet the minimum and maximum standards.
- B. **Measurement of Story.** For the purposes of this Section and by example, buildings expressed as a maximum of three (3) stories are limited (by conversion) to one (1) ground floor with a maximum of 15 feet and two (2) upper stories with a maximum of 12 feet each. The measurement of a story shall also comply with the standards below:
1. The height of a story may be less than the maximum allowed.
 2. **Design Alternatives.** To allow for a wider variety of building layouts, a design alternative may be granted by the Planning Commission to modify the allowable height of stories so long as the maximum height of the structure is not exceeded (see Figure 5.1.1.1 and 5.1.1.2). For example, a two (2) story structure may modify the height of each story so that the structure can reach a maximum of 35 feet in height.
- C. **Habitable Space.** Stories are understood to include the habitable space of a building excluding rooflines, architectural features or similar. To allow for architectural features and building appurtenances, non-habitable rooftop elements, such as architectural features, are limited to ten (10) feet in height. An active rooftop use and/or rooftop dining shall be included as habitable space and count toward a building's permitted height.
1. **Design Alternatives.** A design alternative may be requested to allow design options for architectural and building appurtenances that exceed 10 feet.
- D. **Nonconforming Heights.** Buildings that pre-date the adoption of this LDC and exceed the height development standards in this LDC are recognized as nonconforming. Buildings rendered nonconforming shall comply with the standards of Section 11: Nonconforming Uses and Structures
- E. **Height Exceptions.** If indicated on a zoning district development standard table, a height exception may be requested per the requirements of Section 3.12.: Height Exception and the standards in Section 6.: Compatibility.

Figure 5.1.1.1. Building Height (Flat Roof) ***ADD 10' Measurement



Figure 5.1.1.2. Building Height (Non-Flat Roof) ***ADD 10' Measurement



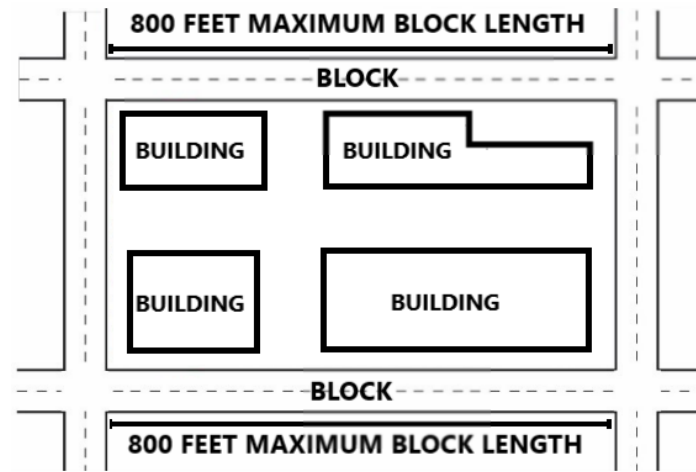


Graphic still to be revised.

5.1.2 Block Configuration Requirements

- A. **Residential Districts.** Blocks, except waterfront blocks, shall not exceed 1,200 feet in length in residential districts.
- B. **Nonresidential Districts.** Blocks shall not exceed 800 feet in nonresidential districts.
 - 1. If blocks in nonresidential districts exceed 800 feet, a design alternative may be requested for this requirement.
- C. **Mixed-Use Districts.** Blocks may be a minimum 650 feet and maximum 1,200 feet in length in mixed-use districts.
- D. **Cul-De-Sacs.** Where a tract of land is of such size or location as to prevent a lot arrangement directly related to a normal street design, there may be established one or more courts, dead-end streets or other arrangements; provided, however, that proper access shall be given to all lots from a dedicated street or court. A dead-end street (cul-de-sac) shall terminate in a circular roadway having a minimum diameter of 100 feet. A dead-end street (cul-de-sac) shall not exceed 600 feet in length. A design alternative for cul-de-sac lengths may be approved subject to fire code standards.

Figure 5.1.2 Nonresidential Block Configuration (Illustrative Example Only)



5.1.3 Lot Configuration Requirements

A. General Requirements

1. The size, length, width and minimum setback lines of lots shall be in compliance with the zoning district standards as defined in Section 4.: Zoning.
2. No lot shall have an area or width less than that required by this LDC except as where permitted by this LDC.
3. All side lines of lots shall be at right angles to straight street lines and radial to curved street lines, except where a variation to this rule will provide a better street and lot layout.
4. All lots created after the effective date of this LDC shall be of conforming size, length, width and have legal access to allow a principal building to be erected upon it in compliance with the requirements of this LDC.

B. Lot Calculations. Lots are parcels of land, either vacant or occupied, intended as a unit for the purpose, whether immediate or for the future, of transfer of ownership or for development. Lot calculations shall include the following terms defined.

1. **Lot Width.** Lot Width shall be considered to be the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the points of the side lot lines in front (at intersection of the street line) and the rear-most points of the side lot lines in the rear.
2. **Lot Length.** Lot length is the distance between the front and rear property lines measured along a line midway between the side property lines.
3. **Lot Area.** Lot area is comprised of the interior area of the lot/parcel, calculated by multiplying lot width and lot length. Lot areas shall be exclusive of public rights-of-way, private streets, and all lands seaward of the mean high water line.

4. **Lot Coverage.** Lot coverage is the maximum area of a lot that is permitted to be covered by roofed structures that are or may be made to be impervious to the weather (measured as a percentage of the lot). Lot coverage does not include paved areas such as parking lots, pools, driveways or pedestrian walkways. Lot coverage shall be calculated by dividing building footprint by the area of the lot, as displayed in Figure 5.1.3. For example, a building with a building footprint of 5,000 square feet on a lot of 10,000 square feet would equal 50% lot coverage.

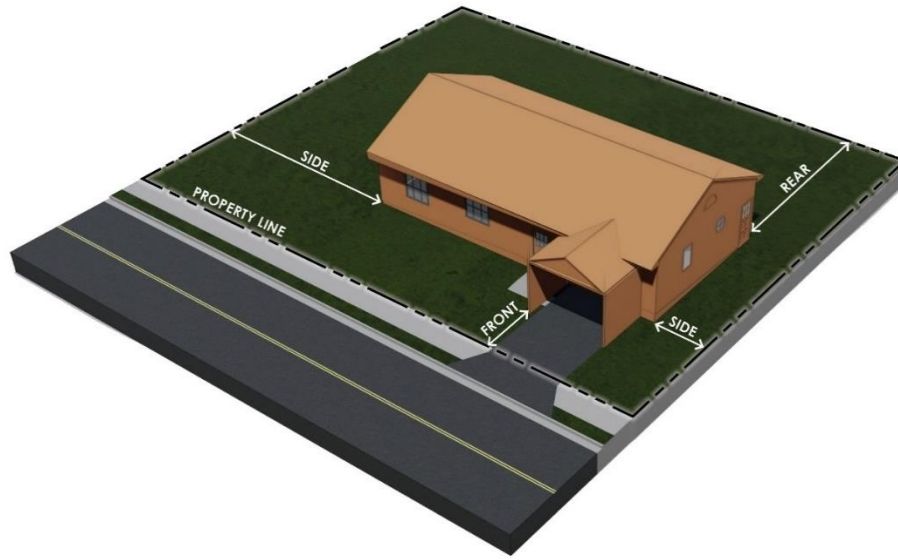
Figure 5.1.3. Lot Width, Length, Area and Coverage (Update Graphic To Include Numbers From Example Above).



5.1.4 Building Placement Requirements

- A. **Setbacks.** Building setbacks determine the distance between the buildings on a lot and the property lines (front, side, and rear). Building setbacks shall be measured from the closest point of the base of the wall of the structure to the lot line. Setbacks are designated by a front setback requirement, side setback requirements, and a rear setback requirement. It is understood, for the purpose of calculating setback requirements and yards, three configurations of lots exist: interior lots, corner lots, and through lots (see graphic examples below).
 1. **Interior Lot.** A lot bounded by a street on only one side. For the purpose of setbacks and yards, the street yard shall be recognized as the front. An interior lot shall have one front yard, two side yards, and one rear yard. Orientation of the home, driveway and entrances shall be required in on the front yard.

Figure 5.1.4.1. Setback – Interior Lot



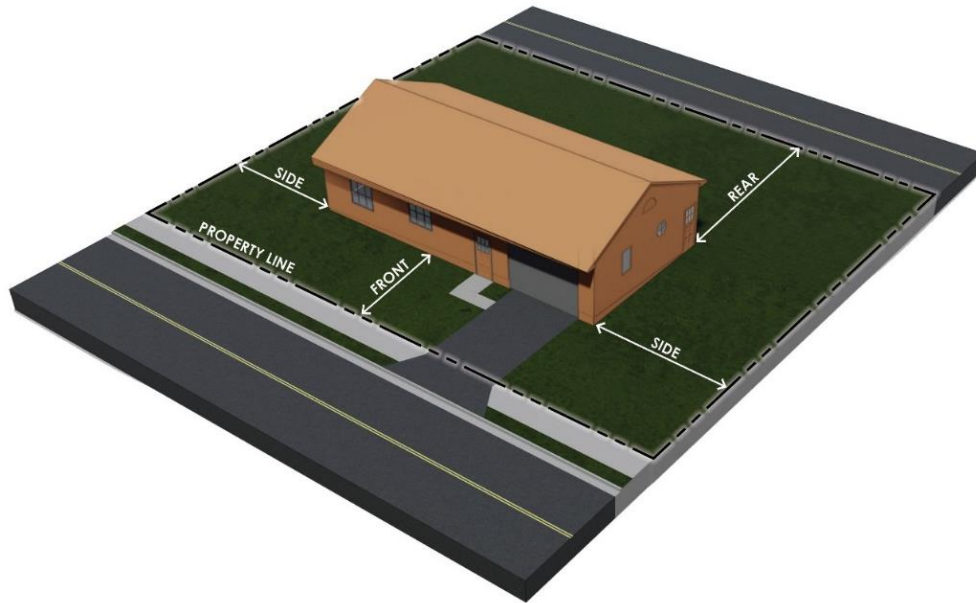
2. **Corner Lot.** A lot which abuts two or more streets, other than an alley or easement. Each corner lot shall be required, either on its plat or building permit for new home, to designate its front street yard, which shall dictate its front setback requirement. Orientation of the house, driveways and entrances on the lot shall be required in the front yard and may not be permitted on a non-front yard. If the abutting streets are different street types, the front yard shall be the lesser street type (i.e. local road instead of collector arterial).

Figure 5.1.4.2. Setback – Corner Lot



- 3. Through Lot.** A lot which has frontage on two parallel streets. Each through lot shall be required, either on its plat or building permit for new home, to designate its front street yard, which shall dictate its front setback requirement. Orientation of the house, driveways and entrances on the lot shall be required in the front yard and may not be permitted on a non-front yard. If the abutting streets are different street types, the front yard shall be the lesser street type (i.e. local road instead of collector arterial).

Figure 5.1.4.3. Setback – Through Lot Placeholder

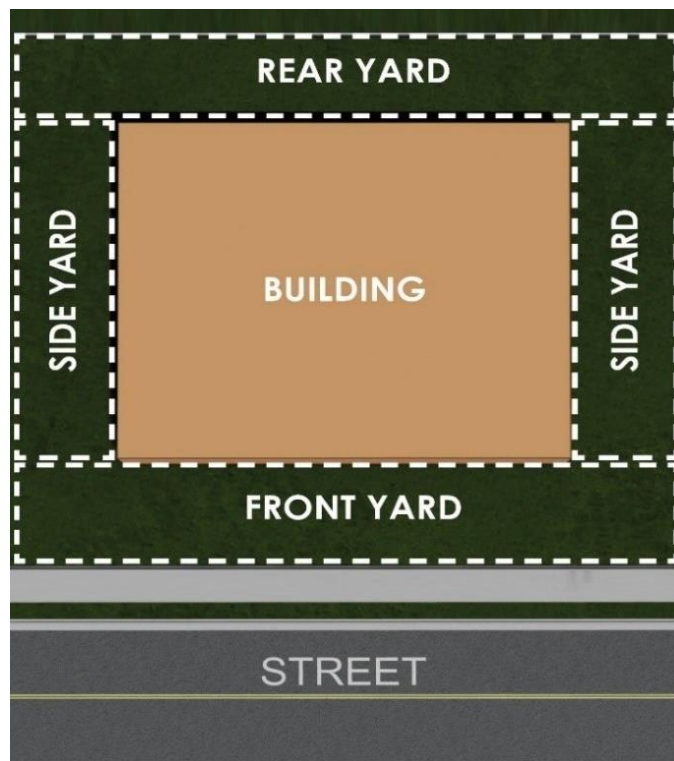


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B. Yards. Yards are different from building setbacks as they define the types of uses and activities that are permitted within lots as defined by the front, side, and rear yards and not the distance between the property line and buildings. A yard shall be defined as an unoccupied area that is open and unobstructed from the ground on the same lot as a principal building. A yard shall be unoccupied and unobstructed by any structure or portion of a structure, except for permitted encroachments and mechanical equipment where permitted in this code.

- 1. Yard (Front).** The area of the lot that extends between interior side lot lines or between the corner side lot line and the interior side lot line, between the front lot line and the front yard line. Vehicle parking is allowed in the front yard only when permitted in Section 5.4.: Parking. Each lot shall identify its front yard. Easements shall not be considered a public right-of-way or private street for the purpose of designating a front yard and front setback. Swimming pools may only be permitted in the front yard through a variance as defined in Section 3.13: Variances.
- 2. Yard (Side).** The area of the lot that extends from the front yard line to the rear yard line.
- 3. Yard (Rear).** The area of the lot that extends between interior side lot lines or between the corner side yard line and the interior side lot line, between the rear lot line and the rear yard line.
- 4. Yard (Waterfront).** The area of a waterfront lot that extends from the mean high water line of the adjacent water body. For the purpose of this definition, any yard abutting waterfront property (i.e. the Gulf of Mexico, bay, pass, creek, stream, river, tributary, canal or other similar tidally influenced waterway that is subject by the ebb and flow of the tides) shall be considered a waterfront. Stormwater and retention ponds shall not be considered in this definition.
- 5. Permitted Exceptions to Yards.**
 - a.** Roof overhangs, up to a maximum of three (3) feet, may be permitted into a required yard.
 - b.** Stairwells and balconies shall not intrude into a required yard. A design alternative may be approved by the Planning Commission as part of a preliminary plat, so long as stairwells and balconies do not overhang more than a maximum of three (3) feet into a required yard.
 - c.** Mechanical equipment (including any heating, cooling, venting, pool or spa equipment, and similar equipment or appurtenance serving a structure), fences, walls, attached decks, , landscaping, poles, posts, children's play equipment and other customary yard accessories, ornaments, statuary and furniture may be permitted in a yard subject to height limitations, requirements limiting obstructions to visibility, and shall not be any closer than three (3) feet from the property line.

Figure 5.1.4.4. Yards



5.1.5 *Preservation of Natural Features*

- A. Development shall be in accordance with Chapter 89: Environmental, Section 2.4 of the LDR, and OS 1.4.2: Protection of Native Habitats and Natural Resources, of the Comprehensive Plan.

5.1.6 *Soil and Flood Hazards*

- A. Development shall be in accordance with Chapter 89: Environmental, Section 2.8, of the LDR and Chapter 98: Floods, of this LDR. All building sites shall be able to be used safely for building purposes, without interruption of access or other undue hazard from flood, adverse soil or foundation conditions.

5.1.7 *Easement Requirements*

- A. Easements of at least five feet in width are required on each side of all rear lot lines and alongside lot lines for utility purposes as required. Easements shall comply with the standards of Chapter 74: Utilities and the City Standard Details.
- B. Construction easements shall be provided where necessary.

- C. Easements of greater width may be required along or across lots where necessary for the extension of certain utilities, or where more than one utility service is located within the same easement.
- D. Wastewater collection systems and water mains shall be located within street rights-of-way unless such location would prevent orderly development of a particular parcel of land.

5.1.8 Access Management Requirements

- A. **Design of Access.** In order to provide for safe and convenient ingress and egress, and to maintain traffic flow on public streets, the number and location of driveways shall be regulated by the dedication of access rights to the City.
 - 1. **Lots Less Than 80 Feet of Frontage.** Lots with less than 80 feet of frontage shall have no more than one driveway opening on that street, provided that a second opening shall be permitted if one driveway is marked "entrance only" and the other marked "exit only."
 - 2. **Lots Between 80 Feet and 200 Feet of Frontage.** Lots which have between 80 feet and 200 feet of frontage on any street shall have no more than two driveways opening on that street. For each 100 feet or fraction thereof by which a lot exceeds 200 feet, one driveway opening may be created in addition to the first two.
 - 3. **Street Stubs.** Street stubs to adjoining undeveloped areas shall be provided to provide access to such areas and provide traffic circulation. Street stubs in excess of 250 feet shall provide a temporary cul-de-sac turnaround.
- B. **Location of Non-Residential Driveways (design alternatives may be permitted).** No driveway shall be constructed with its center closer than:
 - 1. 20 feet to a property line, except when the drive is jointly used by the adjoining properties;
 - 2. 50 feet to the intersection of the edge of the pavement of two streets; or
 - 3. 40 feet to the center of the next nearest entrance driveway; provided that, detached and attached dwellings, no portion of any driveway shall be constructed closer than five feet to a property line, except when the drive is jointly used by the adjoining properties, or 40 feet to the intersection of the edge of the pavement of two streets, or ten feet to the edge of the next nearest driveway.
- C. **Width of Driveways (design alternatives may be permitted or a Variance for residential driveways).**
 - 1. Driveways shall not exceed 40 feet in width at their junction with the street or highway pavement, except where otherwise required by FDOT.
 - 2. Driveways shall not exceed 24 feet in width at the property line.
 - 3. Planning Commission may, via a design alternative, authorize driveways up to 40 feet in width in nonresidential or mixed-use zoning districts after finding that the specific use

proposed requires large vehicles to use the driveways and that the increased width is necessary to accommodate such vehicles.

- D. Vehicle Maneuvering or Parking; Joint Use of Driveways.** Except for the driveways, the area between the edge of the pavement or curb of a street, road or highway and the property line shall not be used for vehicle maneuvering or parking. In order to minimize the number of drives necessary for proper access to uses, there should be joint use of drives by adjoining properties wherever possible.
- 1. Easements.** Whenever a cross-access easement is designated, the property owner shall grant the easement running with the land to allow the general cross-access to and from other properties in the area. Whenever a cross-access easement is proposed (which may involve coordinated parking design), each applicant for subdivision or site plan approval shall provide the necessary easements to ensure adjoining properties can be easily tied in to create a unified system through stub-outs as necessary to make it visually obvious that near properties may be tied in to create a unified system.
 - 2. Parking Design.** Wherever cross-access easements have been established, the design of parking shall also be coordinated to allow for the business sites within the area shall be designed to provide for mutually coordinated parking (including shared parking), and not prohibit access and circulation of the easements.
- E. Intersections.**
- 1.** Shall not be less than 1,320 feet apart.
 - 2.** Intersections on streets or roads designated as collectors should not be less than 500 feet apart, centerline measurement.
- F. Visibility Triangle.**
- 1.** Where an accessway intersects a public right-of-way, all landscaping, fence, sign or wall shall provide unobstructed cross-visibility at a level between 2.5 feet and 10 feet within the areas of property on both sides of an accessway formed by the intersection of each side of the accessway and public right-of-way lines, with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides; provided that trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are located so as not to create a traffic hazard. No buffer, structure or landscaping, except required grass or ground cover, shall not be located closer than 3 feet to the edge of any accessway pavement.
 - 2.** On a corner lot, in any zoning district except the mixed-use districts and IND zoning district, no fence, wall, hedge or other planting or structure that will materially obstruct vision between a height of 2½ and ten feet above the centerline grades of the intersecting streets

shall be erected, placed or maintained within the triangular area formed by the right-of-way lines at such corner lots and a straight line joining the right-of-way lines at points which are 20 feet distant from the intersection of the right-of-way lines and measured along the right-of-way lines. Clear tree trunks, signposts, lampposts, fenceposts (but not opaque fences) and the like are exempt from this requirement. Where intersections of rights-of-way are less than 90 degrees at the property lines, the visibility triangle shall be 25 feet.

3. **Alleys.** Where an alley intersects a public right-of-way, all landscaping, fence, sign or wall shall provide unobstructed cross-visibility at a level between 2.5 feet and 10 feet within the areas of property on both sides of an accessway formed by the intersection of each side of the alley and public right-of-way lines, with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides; provided that trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are located so as not to create a traffic hazard. No buffer, structure or landscaping, except required grass or ground cover, shall not be located closer than 3 feet to the edge of any accessway pavement.

5.1.9 *Accessory Uses and Structures*

- A. **Purpose and Intent.** Accessory uses and structures are defined as uses and structures which are typically incidental and subordinate to the principal use or structure and unless otherwise provided, on the same premises. "On the same premises" shall be construed as meaning on the same lot or on a contiguous lot in the same ownership. Typical examples of accessory structures include, but are not limited to, swimming pools, spas, sheds, gazebos, shade structures, and similar structures. Where a building is structurally attached to the principal building, it shall be considered a part of the principal building, and not an accessory building.
- B. **General Standards.**
 1. Permitted accessory uses and structures are those customarily associated with the permitted uses within the zoning district and are not intended to allow for accessory uses and structures that are not consistent with the district's purpose and intent. Accessory uses and structures must be located on the same property/parcel as the principle use for which they are intended.
 2. Except as otherwise provided in this Code, no accessory use or structure shall be approved, established, or constructed, before the principal use or structure is approved, established or constructed.

3. No accessory structure shall be occupied or utilized unless the principal structure, to which it is accessory, is occupied or utilized. Accessory uses and structures must be located on the same property/parcel as the principle use for which they are intended.
 4. All accessory uses shall be designed to serve primarily the residents or employees of the principal use with which they are associated.
 5. If an accessory building shares a structural wall with a principal building, it shall be deemed to be a part of the principal building and shall comply in all respects with the requirements of this Code applicable to the principal building.
 6. No accessory structure or use may be located in a utility easement, right-of-way, drainage easement, or visibility triangle.
 7. No accessory structure or use shall be located in any required front yard, except statues, arbors, trellises, flagpoles thirty-five (35) feet or less in height, planters, U.S. Postal Service authorized mailboxes, outdoor lighting, or similar structures. Parking and fences are also allowed in the required front yard, unless otherwise stated in other sections of this Code.
 8. No accessory structure shall be allowed in any required minimum yard unless specifically exempted by this chapter.
- C. Specific Accessory Structures Standards.** In no case shall an accessory use be permitted that are not a permitted use under the zoning district. Except as otherwise noted or precluded through easements, accessory structures shall be located no less than five feet from a side or rear property line. Standards for specific accessory structures are as follows:
1. Pools and Pool Decks. Shall not be permitted in any front yard, except through an approved variance in compliance with Section 3.14.: Variances; may be permitted no closer than five feet from the side or rear property line; and may not be located within any easements.
 2. Cages or Enclosures. Pool cages and enclosures are permitted no closer than five feet from the side or rear property line. In no instance may a cage or enclosure be permitted in an easement.
 3. Sheds. Sheds shall not be permitted in any front yard and may be permitted no closer than five feet from the side or rear property line. In no instance may a shed be permitted in an easement.
 4. Garages. Attached garages shall be permitted in any front yard and must meet standard setback requirements for their respective district. Detached garages are not permitted in a front yard and may be permitted in a side or rear yard subject to building setbacks.
- D. Height of Accessory Structures.** The height of accessory structures may not exceed the height of the highest point of the principal structure on the lot.
- E. Prohibited Accessory Structures.** Storage pods and cargo containers shall not be permitted as an accessory structure in residential districts.

F. Miscellaneous Accessory Uses/Structures.

- 1. School Bus Shelters and Bicycle Racks.** 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.
- 2. Electric Vehicle Charging Stations.** An electric vehicle charging station is an equipment station designed and intended to provide electricity from a source outside an electric vehicle into a plug-in electric vehicle.
 - a.** Electric vehicle charging stations shall meet all applicable state and federal law, including Florida Building Code.
 - b.** Electric vehicle charging stations may be permitted in any district. Locations and setbacks shall be approved by the TRC as part of any required site plan or zoning permit.
 - c.** Each electric vehicle charging station shall include signs that indicate the space is for electric vehicle parking purposes only. Each station shall also post information on voltage and amperage levels, safety information, and contact information for any problems with equipment.
- 3. Bus Stops.** Bus stops and 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 TRC.
- 4. Telephone Booths.** Telephone booths may be located in any district. District setbacks are waived. Locations and setbacks shall be approved by the TRC.
- 5. Mail, Delivery Lockers, Newspaper Boxes.** Mail, delivery lockers, and newspaper delivery boxes may be placed in accord with U.S. Postal Service regulations and are exempt from district setbacks.
- 6. Night Watchmen's Residence.** A residence for night watchmen for permitted industrial uses may be permitted as an accessory use. The residence shall be utilized only by the night watchmen. No more than one night watchmen may reside in the residence.

5.1.10. Stormwater and Utilities

No subdivision or site and development plan shall be approved unless the Planning Commission finds, after full consideration of all pertinent data, that the subdivision or development can be served adequately with necessary public facilities and services as determined by the Director, City Engineer, and utilities department.

- A. Stormwater Facilities.** It shall be the developer's responsibility to provide all necessary stormwater facilities such as stormwater culverts, pipes, junction boxes, outfalls, swales, canals, structures, ponds, drainage wells, and all other associated improvements to serve the proposed

development. The developer shall obtain an approved SWFWMD permit, permit modification, or exemption prior to commencement of construction activities. A complete stormwater management system shall be provided in all areas of development.

1. All stormwater facilities shall be designed and installed under the direction and supervision of a state-licensed professional engineer and in accordance with the City Standard Details.
2. Stormwater facilities must provide adequate disposal of surface water, maintain any natural watercourses, and provide that historic drainage patterns from adjacent parcels shall be maintained.
3. Stormwater facilities adjacent to regions with historical flooding or ponding shall minimize impacts and be designed to not further increase discharge volume in the region. Stormwater facility designs are to be submitted for approval by the City Engineer through the site and development plan process or as part of construction plan review.
4. In areas where high groundwater exists and it is deemed necessary by the City Engineer for the protection of paved streets, underdrains shall be installed.
5. Underdrains may be required at such time in construction when it is apparent that high groundwater exists.
6. The engineer is to provide the following statement on all plans requiring a SWFWMD permit: "The peak rate of discharge resulting from stormwater runoff to off-site properties shall not exceed the peak pre-development rate."
7. Drainage calculations must be provided to verify that the peak flow rate and total volume do not exceed the pre-developed runoff. Proposed development runoff may not additionally impact areas of existing flooding or ponding nor negatively impact adjacent property.
 - a. The stormwater collection system shall be designed in order to completely capture and convey the runoff for the 10-year, 24-hour storm event, unless otherwise determined by the City.
 - b. The City's EPA/NPDES permit guidelines are to be followed in preparation of stormwater system design.
 - c. Best management practices (BMPs) are to be followed in all permanent constructed systems and in all construction procedures in accordance with the City Standard Details, and all other applicable local, state and federal requirements.
8. Upon completion of the site work, the project engineer shall furnish the City with a copy of the SWFWMD certificate of compliance, certification that the improvements were installed in accordance with the approved SWFWMD permit and City approved construction permit and record drawings signed and sealed by a state-licensed

professional engineer. The project engineer will be required to further provide the certifying engineer name for the annual re-inspection and certification of system function. Certificates of compliance signed and sealed by a state-licensed professional engineer must be filed with the City Engineer annually upon completion.

B. Potable Water Distribution System; Fire Hydrants and Fire Lines.

1. The potable water distribution system shall be designed by a state-licensed professional engineer in accordance with state law, and shall be installed with approval and inspection by all appropriate regulatory authorities. All water distribution systems must be installed to meet the minimum design requirements of the City Standard Details, subdivision design standards, and other applicable regulations.
2. Each lot within a subdivision area shall be provided with a connection to the City water distribution system. Backflow prevention shall be installed at each potable service as required by the cross connection control program established in Chapter 74. Further, all backflow devices shall be certified to the City upon installation and annually certified that the device is operating by the manufacturer's recommendations prior to the installation of water meters. Pressure and leakage tests in accordance with the City Standard Details, subdivision design standards, and state requirements will be performed at the developer's expense and witnessed by the City Engineering division. Adequate fire protection shall be designed into the system and fire hydrants installed consistent with the requirements of Chapter 38, at the expense of the developer, in single-family development. In high density, nonresidential, and mixed-use districts, fire hydrants are to be spaced as required consistent with the requirements of Chapter 38. Where fire lines extend into private developments from the main distribution system, the developer must have installed an approved detector check valve, and grant to the City an easement over such lines.
3. **Connections to City Water Supply.** It shall be the developer's responsibility to provide that each lot within the subdivision area shall be provided with a connection to the City's water supply, or a water supply designated by the Joint Planning Agreement (JPA) with Sarasota County.
 - a. Water services shall be installed in accordance with the City Standard Details, and other applicable state and local requirements, and under the direction and supervision of a state-licensed professional engineer.
 - b. All water service connections are subject to inspection and approval by the City.
 - c. Backflow prevention shall be installed at each potable service as required by the cross connection control program established in Chapter 74: Utilities, Code of Ordinances.
 - d. All backflow devices shall be certified to the City upon installation and annually certified that the device is operating in accordance with the manufacturer's recommendations.

- e. A complete turnover package as outlined in the City Standard Details must be submitted for approval by City Council.
 - f. Developments will not be eligible for water service or water meter placement until turnover is accepted by City Council.
- C. Wastewater Collection System.** Wastewater collection systems shall be designed by a state-licensed professional engineer in accordance with state law and the regulations of the state department of environmental protection or other appropriate agency, and shall be installed with approval and inspection by the City. The wastewater collection system shall be designed, constructed and maintained in such a manner as not to adversely affect the water quality of any stream, lake, river, underground aquifer or other waterbody.
- 1. Connections to City Wastewater Collection System.** It shall be the developer's responsibility to provide that each lot within the subdivision area shall be provided with a connection to the City's wastewater collection system. All connections shall be installed in accordance with the City Standard Details and must comply with the regulations of the state or other regulatory authorities. Wastewater collection systems and connections shall be installed under the direction and supervision of a state-licensed professional engineer and subject to inspection and acceptance by the City. A complete turnover package as outlined in the City Standard Details must be submitted and approved by City Council prior to acceptance of utilities.
 - 2. Wastewater Collection Line Inspections and Cleaning.** Wastewater collection lines will be inspected by City personnel using City TV inspection equipment prior to acceptance and prior to expiration of the one-year developer's maintenance obligation. The developer shall be invoiced per the schedule of fees and charges. Payment of inspection fees must be received prior to utility acceptance by City Council. The developer may perform their own TV inspection that would supplement the City TV inspection. Such a developer TV inspection shall meet all of the same requirements of the City TV inspection procedures, and any deviations will result in rejection of the developer's TV inspection submittal.
- D. Utility Lines.** Utility lines of all kinds, including but not limited to those of franchised utilities, electric power and light, telephone, cable television, water, wastewater and gas, shall be constructed and installed beneath the surface of the ground within residential subdivisions, unless it is determined by the City Engineer and utilities manager that soil, topographical or any other compelling conditions make the installation of such utility lines unreasonable or impracticable. It shall be the developer's responsibility to make the necessary arrangements with each utility in accordance with the utility's established policies. The underground installation of incidental appurtenances such as transformer boxes, pedestal-mounted terminal

boxes for electricity, or similar service hardware necessary for the provision of electric and communication utilities shall not be required.

1. Generally.

- a. Each developer, owner, or builder shall be responsible for the design, installation, inspection, and testing of the complete utility systems within their development and those necessary to connect the same to the City or JPA designated system. "Complete utility system" shall include all component parts of a water distribution and wastewater collection system, including valves, fittings, laterals, hydrants, manholes, lift stations, and all appurtenances as shown upon the approved design of such utility system. "Complete utility system" shall include reclaimed water distribution system components if included in the approved design.
- b. All plans and specifications of such proposed installation shall conform to the City Standard Details and shall be submitted to the City for approval prior to submission to the appropriate local and state agencies.

2. Developer Installed Lines.

- a. The developer of a tract of land, after approval of plans by the City and other appropriate agencies, shall at their expense, install the required transmission mains and collection system to connect the development to the City or JPA designated system.
- b. The developer shall, also at their own expense, after approval by the City and all appropriate agencies, install all distribution, collection, and service lines and meter boxes within said development.
- c. The minimum size pipe allowed for distribution of water shall be six (6) inches in diameter except for dead end lines that shall be a minimum of eight (8) inches in diameter. The minimum size pipe allowed for collection of wastewater shall be eight (8) inches.
- d. Upon acceptance of such installation by the City, all transmission, collection, distribution, and service lines and meter boxes shall be deeded to and become the property of the City through the turnover procedure outlined in the City Standard Details.
- e. Should the City require oversizing of the lines beyond the developer's needs, the City shall reimburse the developer only for the difference in the cost of the pipe. Should the City require fittings and hydrants beyond the developer's needs, the City shall reimburse the developer for the cost of such fittings and hydrants.

- 3. Turnover of Lines and/or Systems.** When construction has been completed, the turnover of lines and/or systems to the City shall be in accordance with the procedure established in the City Standard Details. The City will not render service or process building permits for such

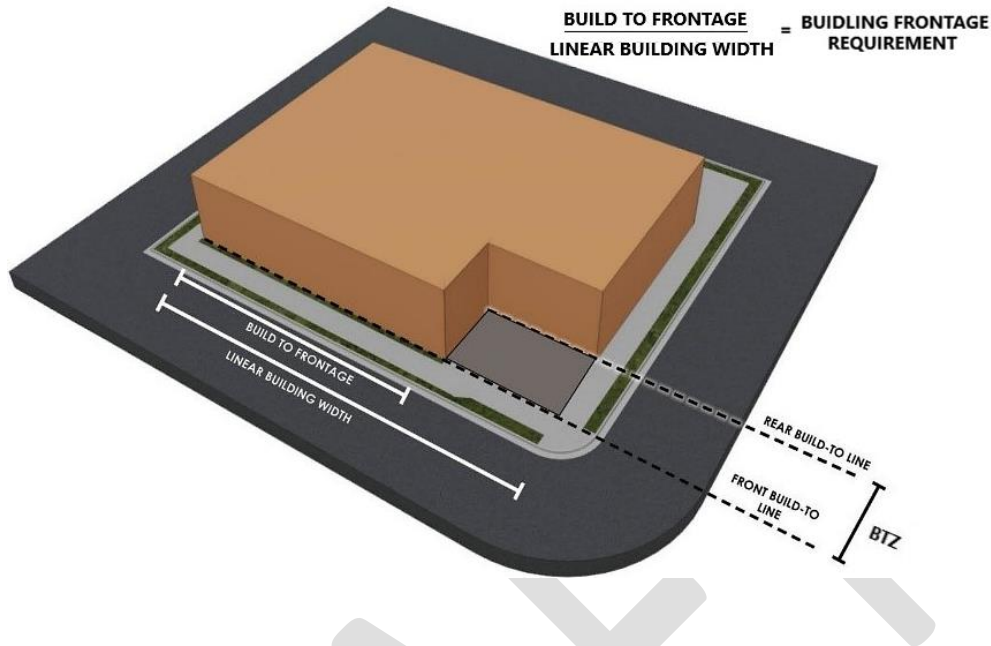
service until the documentation set forth in the City Standard Details has been received and accepted by City Council.

- E. Reclaimed Water System.** In certain areas of the City, reclaimed water, or highly treated wastewater, may be available for irrigation. For long-term planning, the City encourages all developments to include an irrigation system during construction, even if reclaimed water is not available at the time of development. Connection to the reclaimed water system may become available at a future date. For the installation of any reclaimed water system, developers shall closely coordinate with the utilities department during construction and operation of these systems. Reclaimed water systems shall comply with Chapter 74: Utilities.

5.1.11 Mixed-Use Districts Frontage Requirements

- A. Build-To-Zone (BTZ).** Building placement in mixed-use zoning districts is determined by Build-to Zones. The BTZ shall be defined as the range at which construction of a building façade is to occur on the lot, running parallel to the property line ensuring a uniform façade along the street. A BTZ provides a range for building placement, expressed as a minimum and maximum, that establishes a sense of enclosure by providing spatial definition adjacent to the street. The BTZ accommodates flexibility in specific site design while maintaining an established street edge. Each development standards table shall express building placement requirements for front/street, side, and rear placement.
- B. Building Frontage Requirement.** The following techniques are used in establishing requirements for building frontage and identify specific standards adopted in the respective Mixed-Use Development Standards Table.
- 1.** The building frontage requirement indicates the percentage of the linear building width that must be located within the BTZ. This requirement may be achieved through the use of an Active Use Area (AUA). The required building frontage shall be calculated by dividing the build to frontage by the linear building width.

Figure. 5.1.11.1. Building Frontage Requirement



- C. Encroachments.** Encroachments are building elements that are attached to a building and are permitted to exist within a setback (Figure 5.1.11.2) or public realm (Figure 5.1.11.3). Encroachments may include architectural elements that are intended to bring the public realm closer to the building. Awnings, canopies, and projecting signs are the only allowable encroachments into the public realm. Encroachments are required to comply with a minimum required clearance height (A), maximum encroachment depth (B), and maximum allowed length (C) as displayed in Figures 5.1.11.2 and 5.1.11.3. For reasons of public safety and accessibility, steps may also be permitted as encroachments but do not need to meet the requirements of this Section.

Figure 5.1.11.2. Encroachments Into Setback

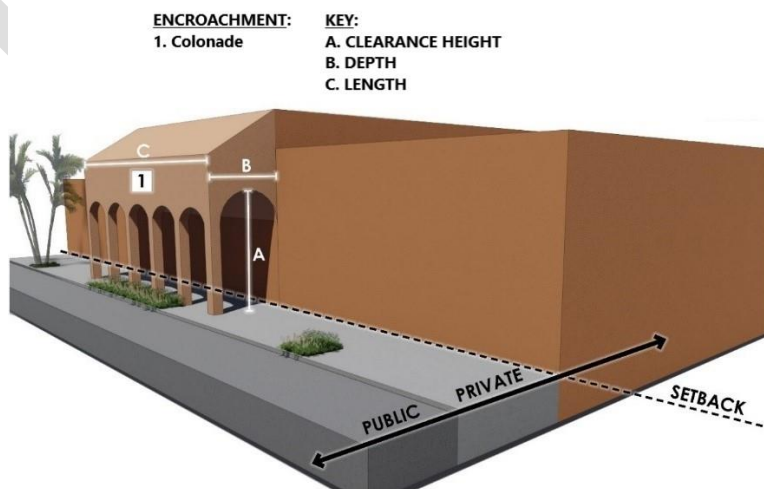
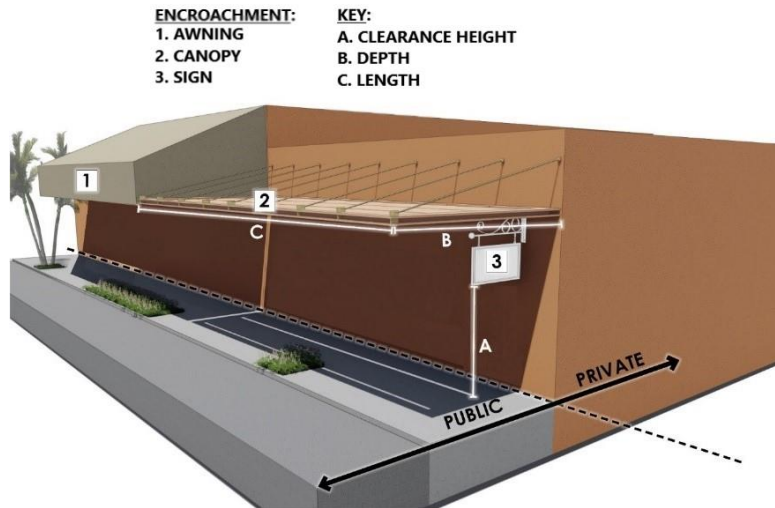


Figure 5.1.11.3. Encroachments: Public Property and Right-of-Way **Graphic still to be updated.**



D. Active Use Areas. “Active Use Areas” (AUA) refer to those areas along a frontage that may provide for areas such as a court, colonnade, arcade, courtyards, outdoor dining, merchandise display, and/or shared gardens. AUA’s are defined as those elements which reside or encroach into the private realm. AUA’s may only be allowed along primary streets. AUA’s shall be defined as having an allowed length (A) and allowed depth (B) as illustrated in Figure 5.1.11.4 below and identified in each Mixed-Use District Development Standards Table. The maximum length of an AUA is measured parallel to the frontage, while the maximum width is measured perpendicular to the frontage. Active Use Areas may be utilized to achieve frontage and BTZ requirements. If setback requirements allow a side setback that would make it impossible to achieve frontage requirement standards, Active Use Areas must be used to achieve frontage requirement standard.

Figure 5.1.11.4. Active Use Areas **Graphic still to be updated.**



- E. Entrances.** Entrances are required on a Primary Street; secondary entrances are permitted and encouraged. If a property has frontage on multiple Primary Streets, the street hierarchy shall govern the placement of entrances. For corner lots, an entrance may be placed at an angle facing the intersection of the two streets to achieve compliance with this standard. Corner lots with frontage on one or more Primary Street shall provide at least one entrance per street with a maximum of two.

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5.2. Streets and Sidewalks

- A. Purpose and Intent.** The standards regarding streets and sidewalks defined in this Section shall be applied to all development applications. For the purpose of this Section, development applications shall include site and development plans, preliminary plats, final plats, and construction plans. The City shall recognize two street design types, complete streets and traditional streets.
- 1. Complete Streets.** *Complete Street Types* in this LDC are intended to provide a suite of options for redevelopment of roadways in the City of Venice. Complete streets are designed and operated to enable safe use and support a mixture of multimodal options. It is the intent that these street types will allow for a context-sensitive system of complete streets in the City of Venice which accommodate all users, whether vehicular, bicyclist or pedestrian. Complete street requirements are defined in Section 5.2.1.I.: Complete Street Design Standards and 5.2.1.J: Complete Street Types.
 - 2. Traditional Streets.** Traditional streets are designed for motor vehicle use and shall comply with the standards defined in Table 5.2.1.E.: Traditional Roadway Width Specifications.

5.2.1. Streets

- A. Minimum Street Improvements.** All streets will conform to the requirements of this Section, City Standard Details, and the Manual of Uniform Minimum Standards for Design, and Construction and Maintenance for Streets and Highways, State of Florida, including sidewalks and parkways to the established and approved grade.
- B. Street Signs and Street Names.**
- 1.** Street signs, showing the names of all intersecting streets, shall be erected at each intersection.
 - 2.** All signs on City streets shall have blue background and shall be of a type being used in the City.
 - 3.** All signs shall require approval by the City and/or the County as applicable, before being installed. Street signs for any county maintained street within the City limits shall meet county specifications.
 - 4.** All development applications shall include a proposed addressing plan that includes proposed Street names which do not duplicate or may be confused with the names of existing streets and shall be reviewed and approved by the City and Sarasota County.
 - 5.** New streets that are an extension of, or in alignment with, existing streets shall bear the same name as that of the existing streets.
- C. Addressing.** Buildings shall be addressed in compliance with the standards below:

1. Single-family structures shall have a unique address number.
2. Commercial structures shall have a unique address number.
3. Multi-unit structures shall have a unique address number for each unit or a main address number with separate suite/apartment numbers for each unit.
4. Each unit number shall reflect its physical location by the applicable floor level. Multi-unit stand-alone buildings (vertical and/or horizontal) with multiple entrance points situated in the front sector of the development shall comply with this requirement. Multi-unit stand-alone buildings adjacent to the frontage right-of-way shall have addresses on the right-of-way. Units beyond the first row and/or beyond the first entrance point should be addressed on the applicable adjacent accessway or street.
5. Structures shall be assigned addresses based on street frontage.
6. Historic structures, as defined in this code, shall maintain their original historic address.
7. Accessory structures shall not have an address number.
8. Unimproved parcels abutting a right-of-way or easement shall have an address when determined necessary by the Director or their designee.
9. All applicants seeking development application approval shall apply for assignment of address number(s) from the City. Applicants may also seek reassignment of any existing address number(s) from the City. Applicants who file plats shall also provide a digitized copy of the approved plat to the Clerk of the Circuit Court.
10. Where permitted by this code, if an applicant proposes one or more additional units within a building, the applicant shall seek approval of a separate and unique address for each unit from the City. The use of $\frac{1}{2}$ or any other fraction is prohibited. The number must fit within the existing numbering sequence.
11. Applicants shall provide a street map of the area to ensure a logical address assignment in their submittal.
12. Applicants shall provide copies of plats and development applications in the event that an address was not assigned through plat approval by the City.
13. Address numbers shall be odd numbers on one side of a street and even numbers on the opposite side of the street. This will follow NENA and the City's address numbering process.
14. Streets running in a west to east direction shall be addressed as follows: Addresses on the north side of the street shall be even-numbered and addresses on the south side of the street shall be odd-numbered.
15. Streets running in a north-south direction shall be addressed as follows: Addresses on the east side of the street shall be even-numbered and addresses on the west side of the street shall be odd-numbered.

16. In determining if a curved street should be addressed with a north-south or an east-west orientation, the Planning and Zoning Division shall focus on the predominate direction of the street. If orientating to the predominate direction of the street creates confusion or conflict, then the Planning and Zoning Division shall assign an address which best preserves the welfare and safety of the citizens of the city. The Planning and Zoning Division may break established addressing procedure in order to make adjustments at barriers. In the event adjustments are necessary, a "warped" pattern may be used to provide a transition from an established pattern to the area subject to change or correction.
17. In cases of nonconforming street patterns, the Planning and Zoning Division shall place emphasis on address number continuity.
18. Address numbers that run past a 90-degree turn shall continue to be in sequence with the rest of the parcels or buildings on such street, The primary direction of the street numbering sequence shall be maintained in numbering and all addresses on the same street should fall within the same address range.
19. Cul-de-sacs shall require that an odd number be used at a point so determined by the Planning and Zoning Division along the turning circle.
20. Circular or loop shaped roads shall be addressed to keep even numbers on one side and odd numbers on another side.
21. Numbering shall occur in a counterclockwise pattern unless a clockwise pattern provides greater protection of the public health, safety and welfare of the citizens.
22. At any fork in a road, the address range sequence follows the customary counterclockwise standard.
23. For corner lots, the Planning and Zoning Division will assign addresses based on the frontage that constitutes the front yard at the time the plat is approved.
24. The Planning and Zoning Division shall have the discretion to reassign addresses along contiguous stretches of road for the purpose of protecting the health, safety and welfare of the general public.
25. All applicants seeking plat approval, or other development order approval where addresses have not yet been assigned, shall submit to the Planning and Zoning Division a list of proposed street names for the plat or other development and receive an approval before submitting the application.

D. Traffic Calming Measures.

1. The City allows the use of traffic calming measures including, but not limited to, street modifications and traffic control devices, complete streets components, or alternate modes of transportation such as bike lanes and sidewalks.

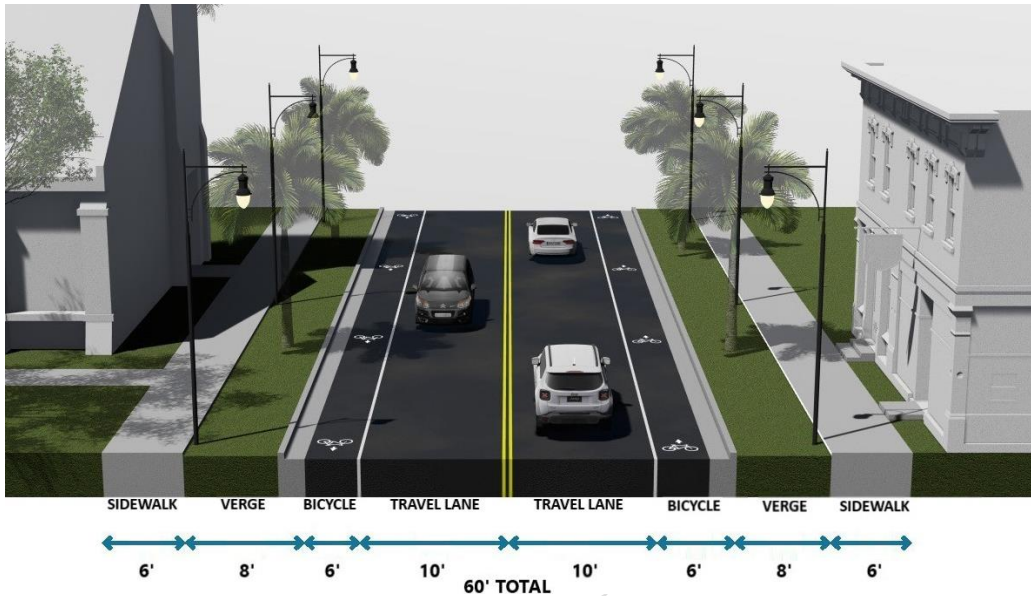
2. The use of streetscaping as a method of traffic calming is also encouraged and may include the placement of distinctive lighting, furniture, art, trees, and other landscaping along streets and at intersections.
 3. The City Engineer must approve traffic calming measures.
- E. Traditional Minimum Street Improvement Requirements.** Traditional streets shall comply with the standards defined in the City Standard Details.
- F. Alleys.** Consistent with Strategy LU 1.4.1 from the 2017-2027 City of Venice Comprehensive Plan, the City shall maintain the historic grid street patterns established by the Nolen Plan. Alleys may be required in the rear of lots, when in the opinion of the City Engineer they are required to continue or complete the original town plan by John Nolen, dated 1926. Alleys shall be at least 20 feet wide and a five-foot cutoff shall be made at all acute angle alley intersections.
- G. Private Streets.** Construction details for private streets may be approved by the City Engineer provided they meet the minimum design criteria established in this Section, the City Standard Details, and may be used to provide security and exclusivity, not as a means to reduce design criteria below City Standard Details, and adopted standards and shall be permitted only where a satisfactory means of providing for their control and maintenance is demonstrated. Generally, such control and maintenance must be accomplished through a homeowner's association or Community Development District to which all unit owners must belong, pursuant to deed restrictions and covenants running with the land. The City Attorney must approve control and maintenance documents, which must include the following:
1. The homeowner's association shall be responsible for the maintenance, liability and enforcement of traffic control on private streets.
 2. Erection and maintenance of all traffic control and street name signs shall be the responsibility of the homeowner's association. All signs shall be provided by the developer, subdivider and/or association.
 3. Streets shall be clearly identified as "private" on all plans and plats.
 4. Shall be named according to current criteria and shall be approved by the Planning and Zoning Division.
 5. The street section, including pavement and appurtenances, shall meet the requirements of this Section and the City Standard Details. Within a planned development or mixed-use development, a design alternative may be requested to reduce pavement width and appurtenances. The Planning Commission shall act as final decision maker on the design alternative.
 6. The streets will not block the logical access to adjoining property, interfere with street patterns previously established, nor interfere with the street patterns that should be established for appropriate traffic circulation.

- 7.** Shall provide continuation of existing street pattern. The proposed street layout shall be coordinated with the street system of the surrounding area. All collector and arterial streets shall be public.
- 8.** Shall provide street access to adjoining property. Street stubs to adjoining areas shall be provided when required to give access to such areas or to provide for future traffic circulation. Street stubs in excess of 250 feet shall be provided with a temporary cul-de-sac turnaround within the platted right-of-way complying with the cul-de-sac standards contained in this Section.
- 9.** The homeowner's association shall have the following general power reflected in the articles of incorporation:
 - a.** Own and convey property.
 - b.** Operate and maintain common property, parcels, tracts, etc. containing all private streets and stormwater management facilities including detention areas, retention areas, littoral areas, flow control structures, culverts, and related appurtenances.
 - c.** Assess members and enforce such assessments.
 - d.** Sue and be sued.
 - e.** Contract for services for operation and maintenance.
 - f.** Require all homeowners, lot owners, property owners or unit owners in the development to be members.
- 10.** The declaration of protective covenants, or deed restrictions, shall set forth the following:
 - a.** It is the responsibility of the association to operate and maintain the private streets, traffic control devices and stormwater management system.
 - b.** The private streets and stormwater management system is owned by the homeowner's association as common property.
 - c.** There shall be a method of assessing and collecting the assessment for operation and maintenance of the private streets and stormwater management system. Said method shall address the basis of assessment, assessment schedules and rates.
 - d.** Any amendment which would affect the private streets or stormwater management system must have the prior approval of the city.
 - e.** The declaration of covenants shall be in effect for at least 25 years with automatic renewal periods thereafter.
 - f.** No portion of the approved private streets or stormwater management system shall be altered without prior written authorization of the city engineer or designee and SWFWMD, FDEP, or other applicable state or federal agencies.

- H. Bridges.** Bridges shall be designed in accordance with the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, the City Standard Details, and other applicable regulations. Bridges shall be designed by a state-licensed professional engineer and are subject to approval by the City Engineer. Bridges shall be constructed with curbs, the required paving width, and, in addition, sidewalks consistent with the width of the approaching sidewalk on both sides, except on dual bridges where sidewalks shall only be required on the outside of each bridge. Approach guardrails or fences shall be provided as required.
- I. Complete Street Design Standards.** Street design shall implement Strategy LU 1.3.3 Walkable Streets, and Strategy LU 1.3.4 Interconnected Circulation, from the approved 2017-2027 City of Venice Comprehensive Plan and meet the requirements below:
- 1. Complete Street Classifications.** Complete streets shall be classified based on the projected average traffic volume criteria contained in the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The classification of streets are defined in the Comprehensive Plan in Strategy TR 1.1.1. Roadway Classifications. Streets for nonresidential developments shall be classified on a case-by-case basis in consultation with the Director, and City Engineer based on standard engineering practice and the projected average traffic volume for anticipated uses. The relationship of the development's street pattern to the overall roadway network and other trip generators must also be considered in developing street classifications to provide safe and efficient vehicular and pedestrian access.
 - 2. City Standard Details.** Any standards not defined in this subsection shall meet or exceed the design standards required within the City Standards Details.
- J. Complete Street Types.** Complete Street Types in this LDC are intended to provide a suite of options for redevelopment of roadways in the City of Venice. Using the August 2017 Florida Department of Transportation Context Classification as a basis, the following Street Types present a framework to correspond with said context classifications. It is the intent that these street types will allow for a context-sensitive system of complete streets in the City of Venice which emphasize the user, whether vehicular, bicyclist or pedestrian. The following street types and their unique specifications apply to streets designated in Mixed-Use districts and this subsection, but may also be used in other areas in the City of Venice after review by the TRC.

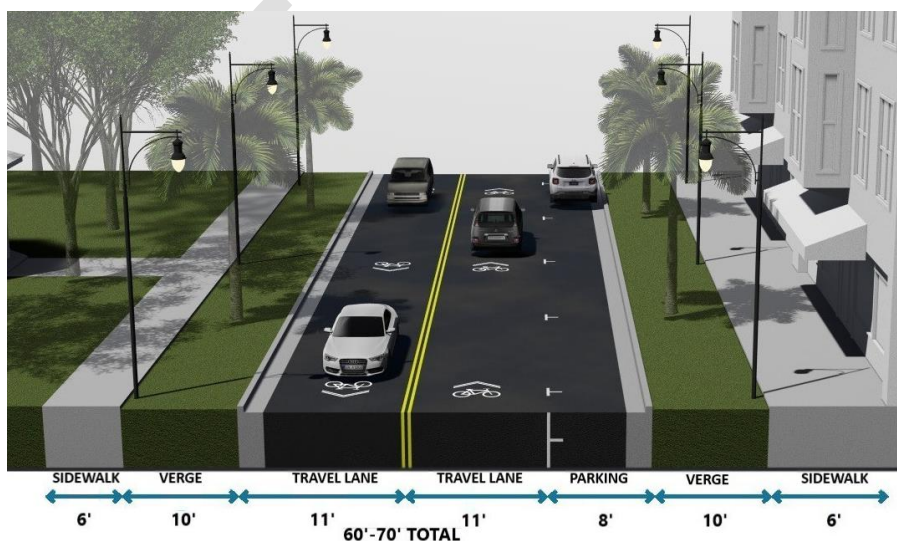
1. **Complete Street Type 1.** This roadway type has a mix of uses within small blocks and allows for two lanes of vehicular traffic, and bicycle lanes on each side.

Figure 5.2.1.1. Complete Street Type 1 (Illustrative Purposes Only)



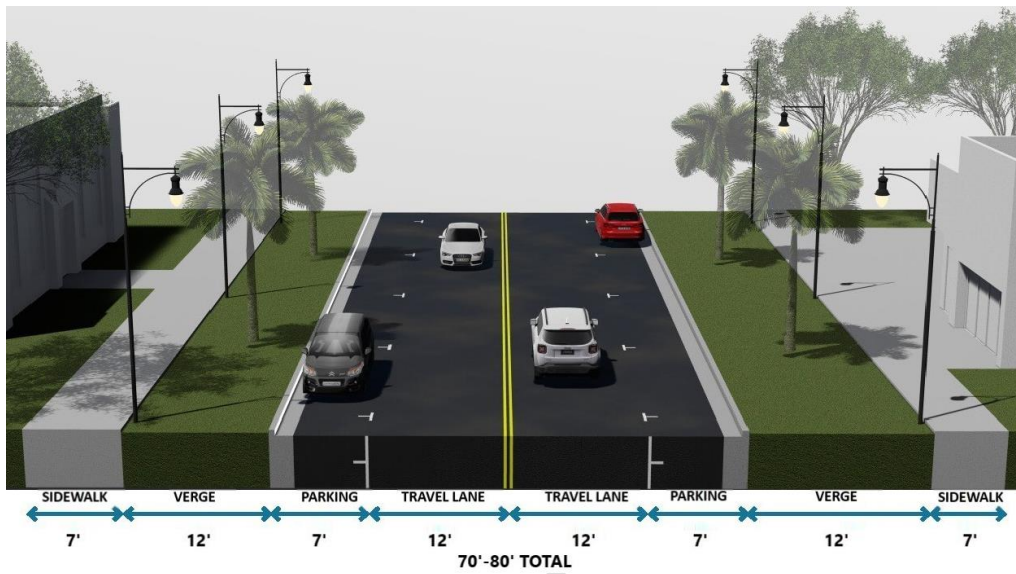
2. **Complete Street Type 2.** This roadway type has a mix of uses within small blocks with a well-connected roadway network. Street Type 2 allows for two lanes of vehicular traffic featuring sharrows, with dedicated parking on one side.

Figure 5.2.1.2. Complete Street Type 2 (Illustrative Purposes Only)



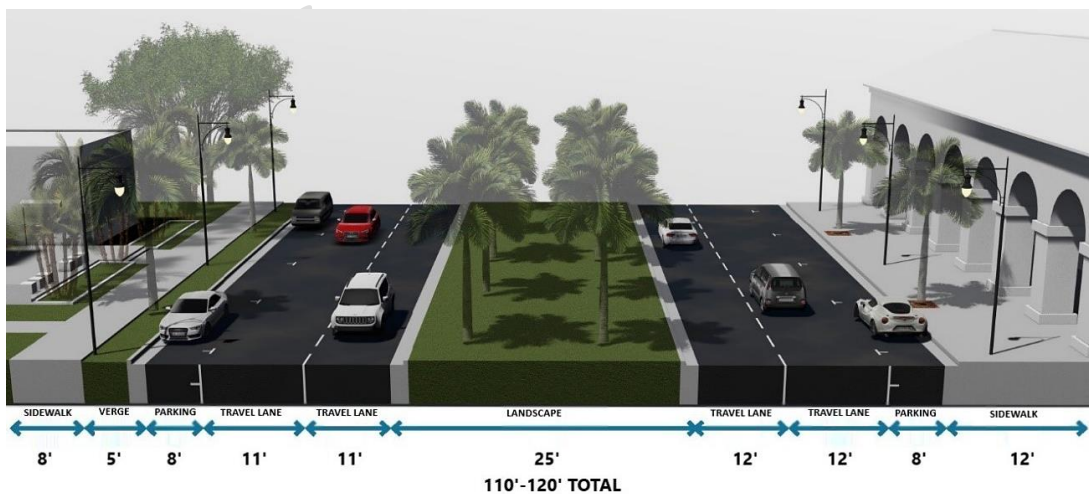
3. **Complete Street Type 3.** This roadway type features single-family and multi-family residential with neighborhood scale retail and office. Buildings have minimal to shallow setbacks. Street Type 3 allows for two lanes of vehicular traffic with dedicated parking on each side.

Figure 5.2.1.3. Complete Street Type 3 (Illustrative Purposes Only)



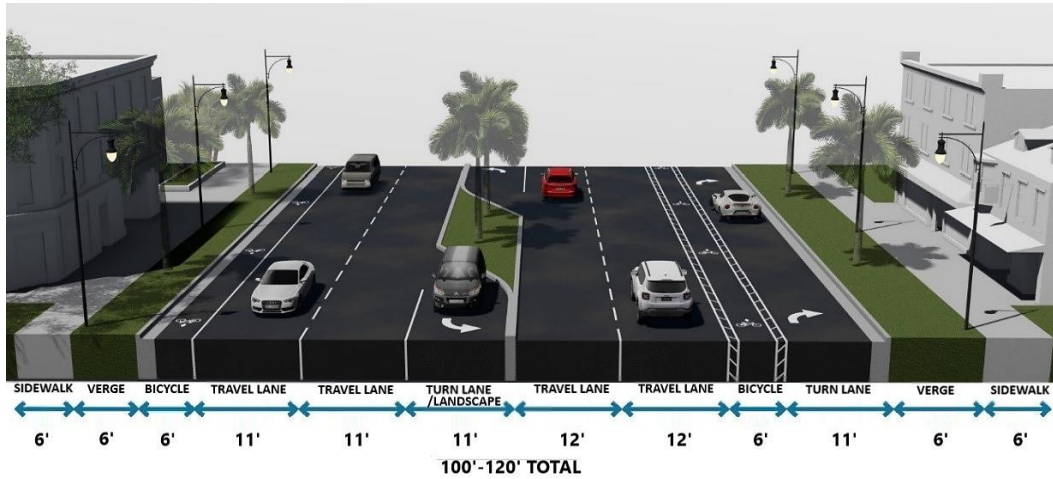
4. **Complete Street Type 4.** This roadway type has buildings with no setbacks or minimal setbacks, and features retail, office, and institutional uses. Street Type 4 allows for two lanes of vehicular traffic on each side, with a lane of dedicated parking on each side.

Figure 5.2.1.4. Complete Street Type 4 (Illustrative Purposes Only)



5. **Complete Street Type 5.** This street type allows for most retail and commercial uses, featuring detached buildings with setbacks on all sides. Street type 5 allows for multi-lane traffic with turn lanes and dedicated bicycle lanes.

Figure 5.2.1.5. Complete Street Type 5 (Illustrative Purposes Only)



6. **Complete Street Type Design Standards.** Street Types shall comply with the following design standards in Table 5.2.1.1. Design standards may be modified to more closely resemble FDOT classification context, if necessary, via a design alternative by the Planning Commission.

Table 5.2.1.1. Complete Street Type Design Standards

Complete Street Type Design Standards					
Design Elements	Street Type 1	Street Type 2	Street Type 3	Street Type 4	Street Type 5
Right-Of-Way Width	60'	60'-70'	70'-80'	110'-120'	100'-120'
# of Travel Lanes	2	2	2	4	4
Travel Lane Width	10'-11'	10'-11'	10'-12'	10'-12'	11'-12'
# of Parking Lanes	None	1-2	2	2	None
Parking Lane Width	N/A	7'-8'	7'-8'	7'-8'	N/A
# of Bicycle Lanes ¹	2	None	None	None	2
Bicycle Lane Width	6'	N/A	N/A	N/A	6'
# of Turn Lanes	None	None	None	None	2
Turn Lane Width ²	N/A	N/A	N/A	N/A	11'-12'
Landscape Width	None	None	None	20'-30'	12'-20'
Min # of Sidewalks	2	2	2	2	2
Min Sidewalk Width	6'	6'	6'-8'	8'-12'	6'-12'
# of Landscape Verges ³	2	2	2	2	2
Landscape Verge Width ⁴	6'-8'	6'-10'	12'-15'	5'-7'	6'-8'
Notes ¹ Assumes parallel parking only. ² Center Turn Lane is understood to be segmented with landscape island or similar; no TWLTL permitted. ³ Landscape Verge may be reduced to "1" where sufficient ROW is not available. ⁴ Tree grates/wells may be provided but requires wider sidewalk with at least 6' Pedestrian Clearance.					

- 7. City of Venice Streets and Street Type Classification.** The City has identified two types of complete streets: Complete Streets identified in the Comprehensive Plan in Figure TR -7 Possible Complete Streets (See Table 5.2.1.2 below) and complete streets identified for each mixed use area (See Table 5.2.1.3 below).

Table 5.2.1.2. Possible Complete Streets

Streets	Neighborhoods						
	Island	Gateway	Venice Avenue	Pinebrook	Laurel Road	North East	Knights Trail
US 41 Tamiami Trail	X						
W. Venice Ave.	X						
Harbor Drive	X						
Park Blvd.	X						
Nokomis Ave.	X						
Palermo Pl.	X						
Airport Ave.	X						
US 41 Bypass		X					
US 41/ Tamiami Trail		X					
E. Venice Ave.		X	X				
Pinebrook Rd.			X	X	X		
Edmondson Rd.				X			
Auburn Rd.			X	X			
Albee Farm Rd.		X		X	X		
Seaboard Ave		X					
Laurel Rd.						X	
The Esplanade/Tarpon Center Dr.	X						
Lucaya Ave				X			
Ridgewood Ave.			X				
Honore Ave.					X		
Beach Road	X						
Border Rd.						X	
Jacaranda Blvd.						X	
Knights Trail Rd.					X		X

Table 5.2.1.3. Complete Streets Classifications

Complete Streets Classifications					
Mixed-Use Area	Complete Street Type 1	Complete Street Type 2	Complete Street Type 3	Complete Street Type 4	Complete Street Type 5
Mixed-Use Downtown	Milan Ave	Sarasota St		Venice Ave	Tamiami
	Nokomis Ave ¹	Tampa Ave E		Harbor Drive	
		Miami			
		Nassau			
Mixed-Use Seaboard		Seaboard Ave	Spur St	Venice Ave	
		Warfield Ave	Cypress Ave		
			Grove St		
Mixed-Use Corridor - Island	Milan Ave W		Nokomis Ave S ¹	Palermo Pl	Tamiami
	Turn St W			Rialto	
	Nokomis Ave S ¹				
	San Marco Dr				
	Avenida Del Circo				
	Ringling Dr S				
	Airport Ave E				
Mixed-Use Gateway	N/A	N/A	N/A	N/A	N/A
Mixed-Use Corridor – Laurel and Knights Trail				Pinebrook Rd	Laurel Road East ³
				Knights Trail Rd ²	Laurel Road West ³
Notes ¹ Portions of Nokomis may be constructed consistent with Street Type 3 where right of way or similar permit. ² Due to the nature of Knights Trail, the Street Type is understood to extend north from Laurel Road to the intersection of Rustic Road. ³ Portions of Laurel Road may be constructed consistent with FDOT Context Classification.					

5.2.2. Sidewalks

A. Applicability of Required Sidewalks.

1. Sidewalks shall be required improvements within adjoining rights-of-way for public or private streets in connection with all new development and redevelopment of property within the City of Venice.
2. Sidewalks shall be part of a preliminary plat and/or site and development plan.

B. Standards.

1. Sidewalks shall be constructed in accordance with the specifications contained in this Section and the City Standard Details.
2. Sidewalks shall be at least five (5) feet in width.
3. Sidewalks shall be constructed in accordance with the Americans with Disabilities Act of 1990 (ADA) standards and requirements at a minimum.
4. Required sidewalks for any development along a designated complete street roadway shall meet the minimum sidewalk or Multi-use recreational trails (MURTS) requirements of the complete street requirements of Sections 5.2.1.I and 5.2.1.J.
5. If required sidewalks are proposed to be located outside a right-of-way, a sidewalk easement dedicated to the City shall be required.
6. Sidewalks shall be installed prior to the issuance of a certificate of occupancy for any adjoining building, except, a certificate of occupancy may be issued if the developer provides a satisfactory cash or surety bond to ensure completion of all remaining sidewalks within two years or at any other time completion is required by the City.
7. A Design Alternative may be requested for required sidewalks in accordance with the requirements of Section 3.11.: Design Alternatives. The design alternative, at minimum, shall reflect a sidewalk system along streets and lot line easements which links the property to activities such as school sites, shopping and other pedestrian systems.

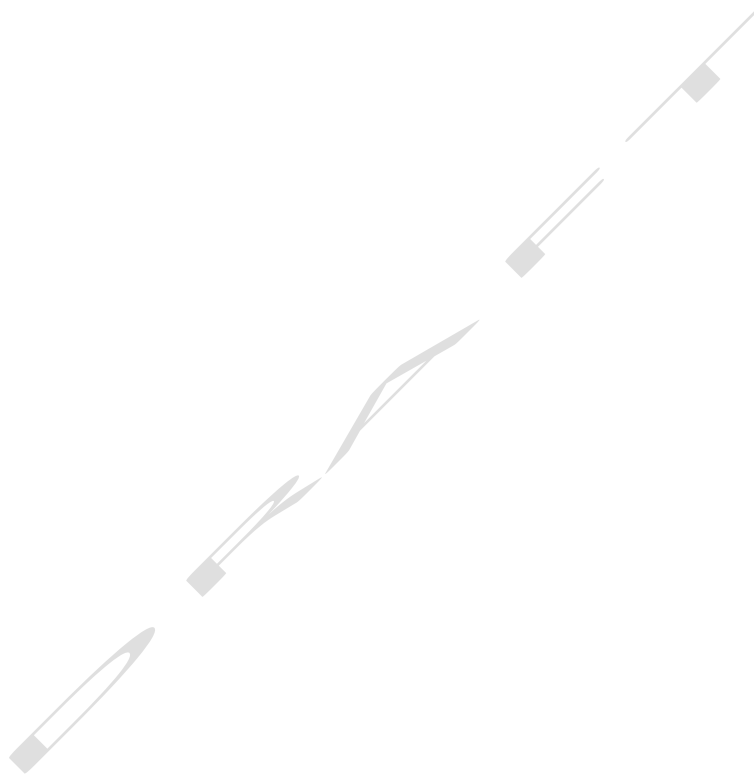
C. Multi-Use Recreational Trails (MURTS). Multi-use recreational trails (MURTS) provide pedestrian mobility options for the residents of the City of Venice. MURTS are intended to provide a safe, comfortable environment for bicyclists, walkers, and other forms of alternative mobility options. MURTS shall comply with the following standards:

1. **Width.** MURTS shall be at least ten (10) feet in width.
2. **Material.** MURTS shall be a paved, concrete, or similar hard surface material.

D. Cash Deposit in Lieu of Construction.

1. Where determined that circumstances exist (including planned future reconstruction of a street or the existence of a major surface drainage system), which makes the immediate construction of a sidewalk impractical, the owner or developer may propose a cash deposit in lieu equivalent sidewalk construction for the roadway frontage. Such proposals shall be

- based upon the construction estimates to be reviewed by City staff and with a recommendation of the Planning Commission, with final approval by City Council.
2. All such sidewalk deposits shall be held in a special sidewalk fund which may be used by the City for construction of new sidewalks (but not maintenance of existing sidewalks) at any needed location in the City.



5.3. Signs

- A. Purpose and Intent.** This Section provides standards for signs across the City. The erection and maintenance of signs is controlled and regulated to promote health, safety, welfare, convenience, and the design standards provide an overall sense of aesthetics. These provisions are intended to balance the needs of commerce and the protection of community character.
- B. Applicability.** The provisions of this Section shall govern all signs within the City. No sign shall be altered, replaced, converted, changed, or modified except in accordance with the requirements of this code. The provisions of this Section provide diverse sign types with specific provisions based on the district(s) in which they are located. No portion of this Section shall intend to violate free speech or other applicable legal standards specific to signage. Any type of sign not expressly exempted or permitted in this code are prohibited.
- C. Design Alternatives.** The Planning Commission may grant design alternatives to a sign design standard set forth in this LDC if:
 - 1. The request is included as part of a signage plan for a development. A signage plan shall be submitted concurrently with a site and development plan and shall, at minimum, include the number of signs, types of signs, sizes of signs, heights of signs, setbacks for signs, location of signs, sign designs, and illumination of signs.
 - 2. The design alternative is consistent with the stated intent of the design standard at issue;
 - 3. The design alternative achieves or implements the stated intent to the same degree or better than strict compliance with the standard would achieve; and
 - 4. The design alternative will not result in adverse impacts on properties abutting the site.

5.3.1. Prohibited Signs

- A. Generally.** Signs are prohibited in all districts unless:
 - 1. Constructed pursuant to a valid building permit when required under this Code; and
 - 2. Authorized under this Code.
- B. Specifically Prohibited.** Notwithstanding subsection (A) above, the following signs are specifically prohibited:
 - 1. Any sign which constitutes a traffic hazard or a detriment to traffic or pedestrian safety by reason of its size, location, movement, character, coloring or method of illumination;
 - 2. Any sign obstructing the vision of drivers;
 - 3. Any sign obstructing or detracting from the visibility of any official traffic control device by unreasonably diverting or tending to divert the attention of operators of moving vehicles from traffic movement on streets, roads, intersections or access facilities;

4. Any sign erected in such a manner as to obstruct the vision of or constitute a hazard to pedestrians;
5. The use of flashing or revolving lights is prohibited in any sign as constituting a hazard to traffic;
6. Any sign which by glare or method of illumination constitutes a hazard to traffic is prohibited. No sign may use the word "Stop," "Look," "Drive-In" or "Danger" or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic;
7. Signs in the waterways, except signs for navigation, warning, trespassing, caution, or manatee protection less than or equal to eight square feet in area;
8. Signs displaying an obscene or pornographic message;
9. Signs (other than those erected or required to be erected by the municipal, county, state, or federal government) erected on the right-of-way of any street, road or public way, or signs overhanging or infringing upon the right-of-way of any street, road, or public way, except as specifically provided by this Section;
10. Signs erected on public property other than signs erected by the municipal, county, state, or federal government for public purposes, unless otherwise authorized by this Section;
11. Signs so located as to prevent free ingress or egress into or from any door, passable window or fire escape. No sign shall be attached to a standpipe or fire escape;
12. Off-site signs, except for off-site identification/directional signs approved by the Planning Commission as regulated;
13. Portable signs, except where specifically permitted by the terms of this Section;
14. Any sign containing or consisting of banners, balloons, posters, pennants, ribbons, streamers, spinners, or other similarly moving devices or signs which may move or swing as a result of wind or man-made wind;
15. Signs on or attached to utility poles or trees, shrubs or plants;
16. Outline or strip lighting on corners, eaves, ridges, fascia or other portions of buildings or structures;
17. Roof signs that are constructed upon a roof or roof-mounted structure, except where specifically permitted by terms of this Section. Those signs that are placed or mounted on a mansard roof are not considered prohibited roof signs but may be permitted as a building sign;
18. Pole or pylon signs;
19. Illuminated portable signs;
20. Signs designed and or constructed without a base, cap and column as required below;

21. Vehicle identification or trailer-mounted signs attached to or painted on a vehicle or trailer that is inoperable, does not have a current State of Florida vehicle registration, or is not regularly used as part of the activity located on the premises, excluding personal use by the business and/or property owner. Any sign bearing a commercial message that is attached to or painted on a vehicle or trailer that is routinely parked or otherwise located on a site other than the site where the business is located, or a sign whereby its size or placement on the vehicle or trailer makes it impractical or dangerous to operate the vehicle or trailer, is also prohibited;
22. Any sign that emits audible sound, odor, or visible matter such as smoke or steam; and
23. Statuary signs.

5.3.2. *Exempt Signs*

- A. **Types of Exempt Signs.** The following signs may be erected in any zoning district without securing a permit, subject to meeting all requirements of this code:
 1. Any sign integrated into or on an ATM, coin-operated machine, gasoline pump, telephone booth, vending machine, or similar equipment or machine;
 2. A sign carried by a person;
 3. Professional nameplates or occupational buildings signs not exceeding two square feet in area.
 4. Memorial signs or names of buildings that do not exceed four square feet in area.
 5. Government signs located in public right-of-way or on public property.
 6. Vehicle signs, provided the vehicle is operable, has a current State of Florida registration, and is regularly used by the business.
 7. One flag per property is allowed. The flag pole must be no higher than the maximum height for the zoning district, as measured at ground level. Flag poles shall be no closer than ten feet from the property line.
 8. Murals on buildings or structures are exempt, provided the mural does not advertise or promote any product, business logo, or business. Murals that provide a depiction or rendering of scenery, recreation, habitat, or leisure activities are exempt. Murals which advertise or promote a product, business logo, or business shall be categorized as a wall sign.

5.3.3. *Temporary Signs*

- A. **Types of Temporary Signs.**
 1. **Real Estate Signs.**

- a. In residential districts, limited to one sign per lot or parcel except for corner lots which may have one sign per street frontage. Lots with navigable waterway may have one additional real estate sign in the waterfront yard or on a structure over water. Lots that abut a golf course may have one additional real estate sign in a yard that abuts the golf course.
 - b. Size of real estate sign for any lot shall not exceed 4 square feet.
 - c. Real estate signs shall be removed within 48 hours of sale closing or lease start.
 - d. Real estate signs advertising a developer's sale of vacant lots shall be limited to entrances to the subdivision from a public street and limited to 16 square feet and 8 feet in height.
 - e. All signs in a development for an approved subdivision shall be removed when five percent of the total lots in the last phase of the subdivision remain. For a manufactured home community, all signs for an individual residential unit shall be removed upon the sale of the residential unit.
 - f. Real estate signs in nonresidential districts shall be non-illuminated. Limited to one sign per parcel. Corner lots may have one sign per street frontage. Maximum 32 square feet in area. Shall be removed within 48 hours of the sale closing or lease start.
- 2. Construction Signs.** The sign shall not be erected before a building permit for trade work has been issued by the City, and must be removed immediately following final inspection of the trade work. If construction is not begun in 60 days or if construction is not continuously and actively pursued to completion, such sign shall be removed by the City. Construction signs shall not be illuminated.
- a. **Residential Districts.** Up to 3 signs are permitted per lot or parcel where trades are working on the site, except that corner lots may be permitted three signs per frontage provided that there is a minimum separation of signs from each frontage of not less than 50 feet. Each sign shall not exceed eight square feet in area.
 - b. **Nonresidential Districts.** 3 signs are permitted per lot or parcel where trades are working on the site, except that corner lots may be permitted three signs per frontage provided that there is a minimum separation of signs from each frontage of not less than 50 feet. Each sign shall not exceed eight square feet in area.
- 3. Garage Sale Signs.** Garage sale signs, limited to four square feet in area. One sign per location of garage sale, and a maximum of four off-premises sales. Garage sales shall comply with the standards of Section 8.
- 4. Signs for Temporary Events on Private Property.** The Director, or designee, may grant permits for temporary signs associated with a temporary event on private property. All temporary signs for a temporary event on private property shall meet the following criteria:

- a. 1 sign per street frontage.
 - b. Banners and other similar signs are permitted.
- B. General Standards for Temporary Signs.** All temporary signs shall meet the following criteria:
 - 1. Shall not interfere with visibility or impede the safety of pedestrians or motorists.
 - 2. Temporary signs shall be set back a minimum of two feet from the edge of pavement of a street.
 - 3. No temporary sign shall be illuminated.
 - 4. One temporary sign per business may be displayed at any time.
 - 5. Temporary signs shall be only posted on site and may not be posted off premises.
 - 6. Maximum size limited to one square foot per linear foot of building or 20 square feet, whichever is less.
 - 7. Signs shall be displayed a maximum of 30 consecutive days, after which the sign shall be removed.

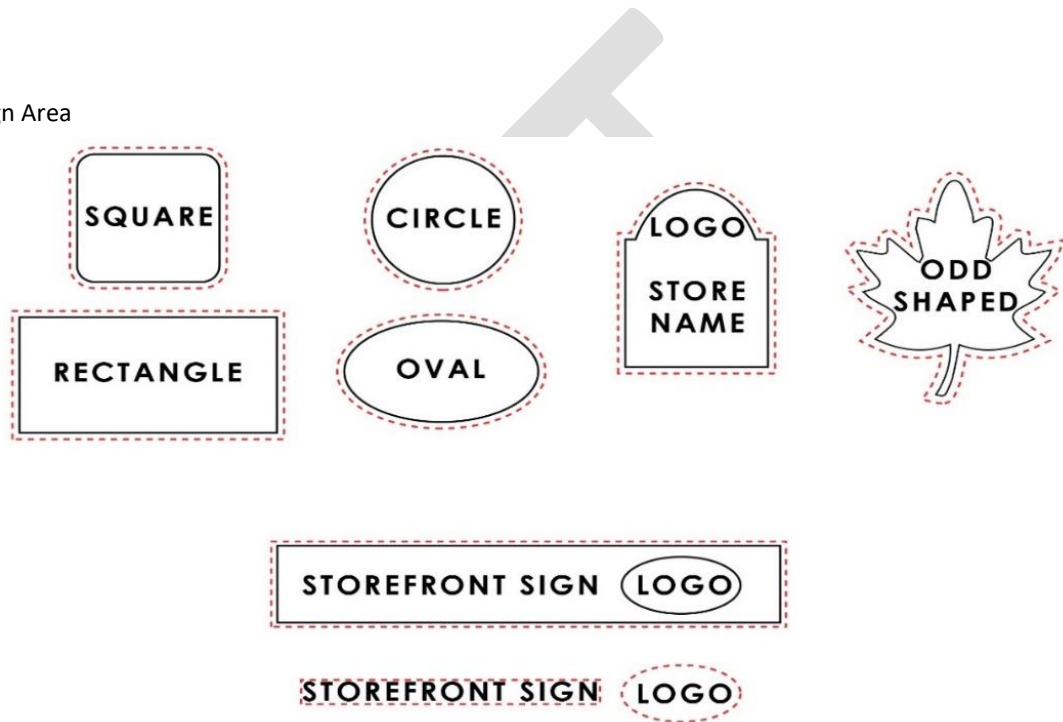
5.3.4. Permitted Signs General Applicability

- A. Design.** Permitted signs are defined in this Section with standards provided. All signs shall be constructed in a professional manner and shall be architecturally consistent with the buildings they identify. Signs shall be or appear to be constructed of stone, masonry, metal, ceramic, glass, plastic, or wood. Fluorescent, metal flake or iridescent colors or prohibited. Ground signs shall include base, cap and column in their design.
- B. Landscaping.** Ground signs shall be placed in a landscaped setting appropriate to the size and scale of the sign, and character of the site. Landscaping shall comply with Section 5.5.: Landscaping.
- C. Intersection Visibility Triangle.** No sign structure may obstruct the visibility triangle. In the intersection visibility triangle, no ground sign may exceed 30 inches in height above the established grade of the street property line, unless the sign is setback a minimum of five feet from the street right-of-way. No sign shall impede pedestrians or motorists on or off the premises.
- D. Illumination.** Outline or strip lighting, neon tube, animated, flashing or changeable illumination shall not be permitted. Illumination in signs may not impair the vision of motor vehicle drivers. All permanent signs may be non-illuminated or illuminated by internal or external illumination.
 - 1. **External Illumination.** Only stationary and shielded light sources directed solely onto the sign are permitted.
 - 2. **Internal Illumination.** Only illumination with a designation of “white” or “daylight” shall be emitted.

- E. Changeable Copy.** Up to 50% of the maximum area for monument or wall signs may be used for changeable copy. No video, animated, scrolling or moving changeable electronic variable message shall be permitted. The standards in this subsection shall not apply to the changeable portion of a changeable copy sign
- F. Drive-Through Menu Signs.** For each establishment with a lawful, permitted use that utilizes a drive-through lane, a maximum 2 drive-through menu signs shall be allowed for each drive-through lane.
1. Each allowed drive-through sign may be either a freestanding monument sign or an attached sign and shall not exceed 40 square feet in sign area and 10 feet in height.
 2. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this Section.
 3. Drive-through signs shall require a permit.
- G. Sign Construction Standards.** All signs must be erected in compliance with building, electrical, and fire codes, and with the following requirements as applicable:
1. Supports and braces shall be designed as an integral part of the sign structure and be hidden from public view to the extent technically feasible.
 2. All signs must be designed and constructed to Florida Building Code standards.
 3. Audio components are prohibited as part of any sign with the exception of drive-through menu signs.
- H. Maintenance.** All signs must be maintained to be safe and present a neat, clean appearance. Signs shall be maintained in their approved, permitted state.
- I. Calculating Sign Area.** The area of a sign shall include all lettering, wording, designs and symbols, together with the background, whether open or enclosed, on which they are displayed. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign. Calculating sign area shall comply with the following standards below:
1. Where a sign consists of individual letters, words or symbols attached to a building, canopy, awning or wall and all such elements are located in the same plane, the sign area shall be the area of the smallest rectangle which completely encompasses all such letters, words or symbols and any accompanying background of a color different than the natural color of the wall. Where such sign includes multiple words, each word located in the same plane shall be computed separately.
 2. Channel letter signs, mounted logos, and similar devices are treated differently than signs in cabinets. The wall area between multiple elements does not count as sign area.

3. The area for a sign with more than one face shall be computed by adding together the area of all sign faces, except where the angle at which the two sign faces are placed does not exceed 60 degrees.
4. It is presumed that where sign faces are placed less than 60 degrees apart, both faces are not readable from any one point.
5. The entire surface area of a multitenant sign that depicts the names of the individual tenants shall count toward the total aggregate area of the sign.

Figure 5.3.4.1. Sign Area



5.3.5. Permitted Sign Types

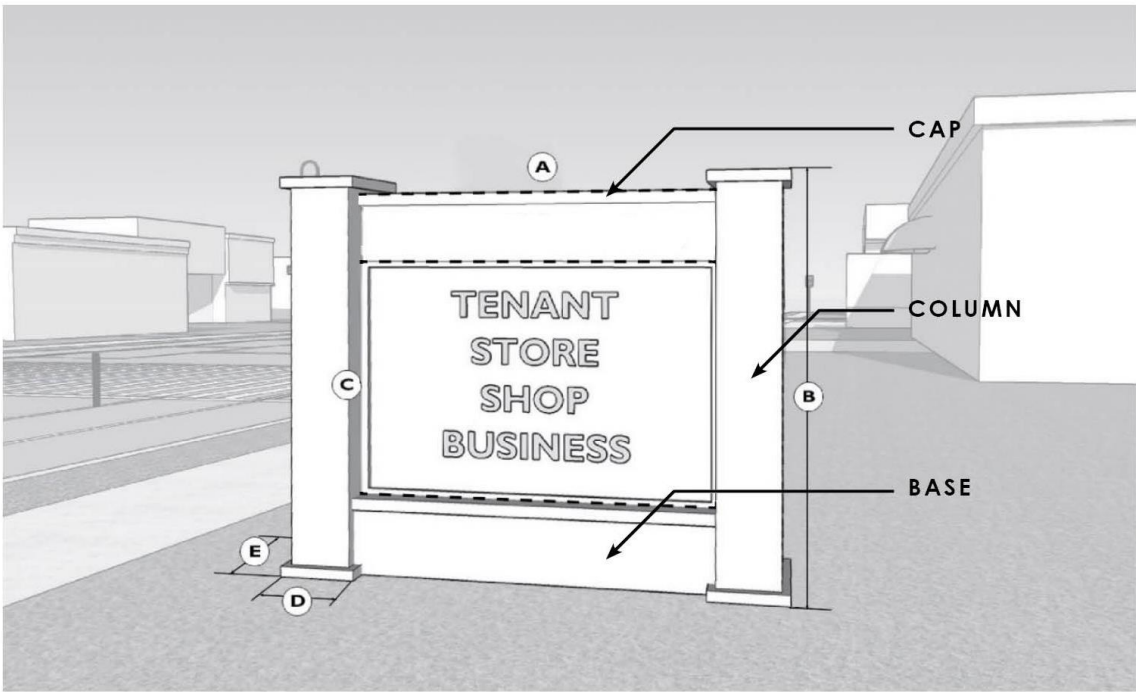
This Section provides description, locational standards, size standards, and any other required information for each sign type. Graphic illustrations for permitted signs are provided below for reference and context; illustrations are for example purposes only. Text shall take precedent over any conflict with illustrations. All permitted sign types require a permit.

A. Awning Signs

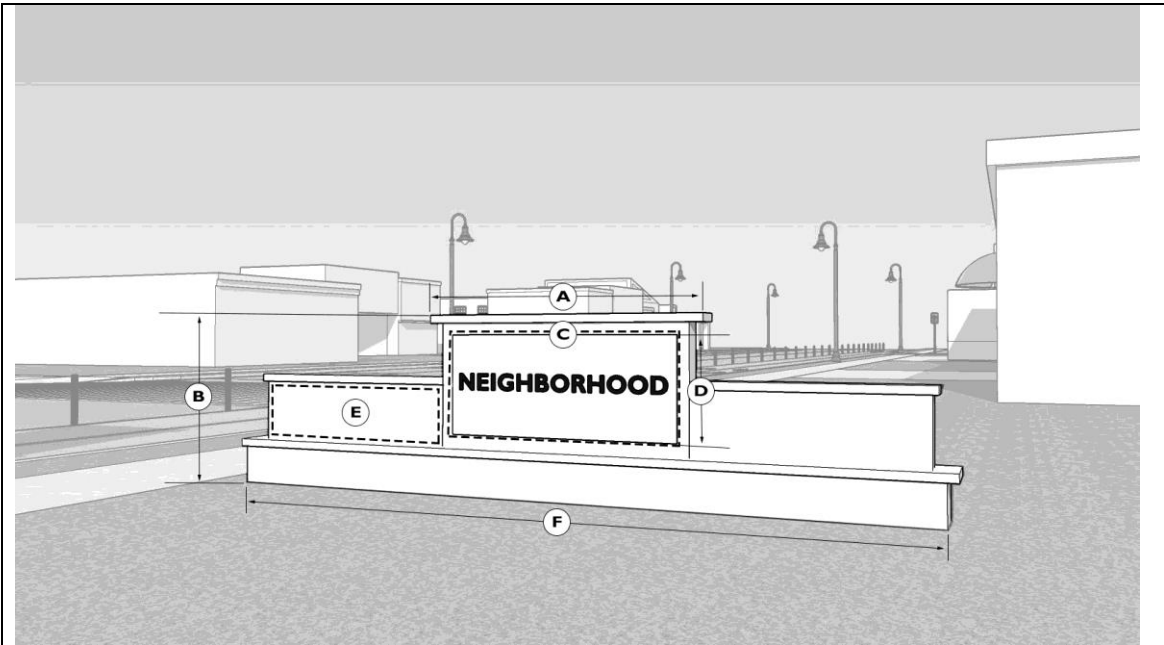


1. Description	An on-premise attached awning extending from the building with attached signage.
2. Location	Awning signs shall have a minimum clearance of eight feet from the surface below and a maximum height of four feet above the clearance.
3. Size	<p><u>Sign Area and Height:</u></p> <p>A. Sign Area: Maximum 20% of awning.</p> <p>B. Clearance: Minimum 8’.</p> <p>C. Length: Maximum 12’. Subject to Section 9 and encroachment standards in Section 5.1.</p>
4. Miscellaneous	Signs shall not extend outside the overall length or width of an awning, or extend above the height of the building wall that the awning is attached. Shall not be illuminated or back-lit.

B. Monument Signs

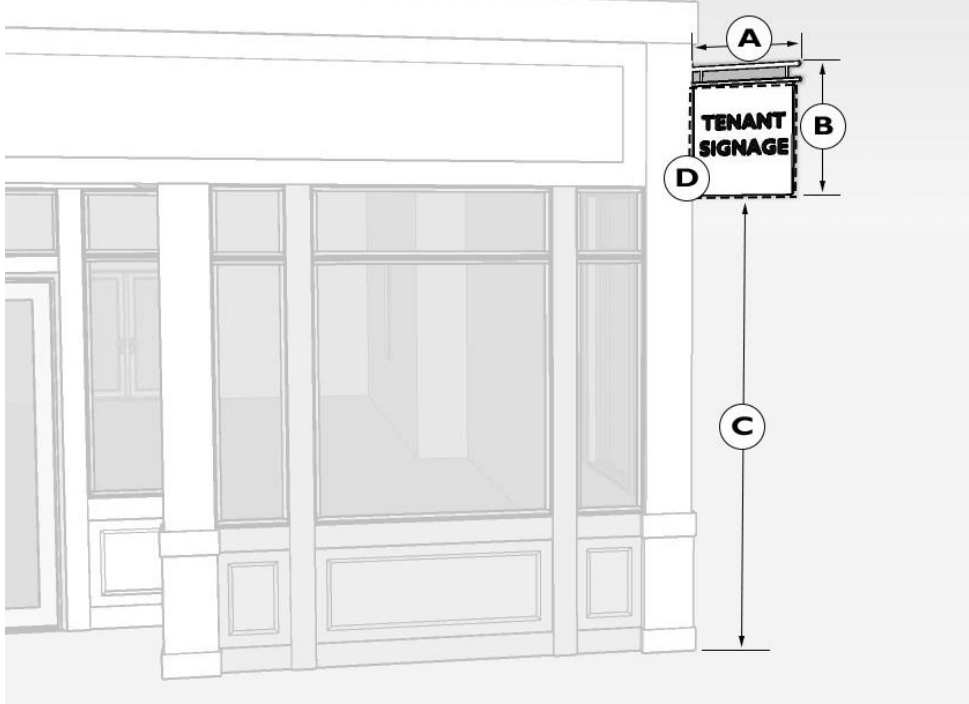
	
<p>1. Description</p>	<p>A freestanding ground sign with a supporting structure with two columns on the end of the sign. A monument sign is not attached, supported or suspended to or from any building or structure. All monument signs shall include base, cap, and columns. All ground signs shall be in the form of monument signs and include the physical address on the sign.</p>
<p>2. Location</p>	<p>1 sign per frontage maximum.</p>
<p>3. Size</p>	<p>Sign Area and Height:</p> <ul style="list-style-type: none"> A. Sign Width: Maximum 10'. B. Column Height: Maximum 15'. C. Sign Area: Maximum 75 Square Feet. D. Column Width: Maximum 16". E. Column Length: Maximum 18".

C. Neighborhood or Subdivision Signs



1. Description	A freestanding ground sign identifying entry to a mixed use district, neighborhood, or a residential subdivision. All neighborhood or subdivision signs shall be in the form of monument signs.
2. Location	1 sign per entrance (e.g. median sign) or 2 wall signs either side of entrance. Additional signs may be permitted as a design alternative. ROW Encroachment allowed with administrative approval.
3. Size	<u>Sign Area and Height:</u> A. Sign Area Width: Maximum 8'. B. Total Sign Height: Maximum 7'. C. Sign Area: Maximum 40 square feet. D. Sign Height: Maximum 5'. E. Sign Exposed Material: Maximum 80 square feet per side. F. Sign Structure Overall Width: 25'.
4. Wall/Fence Signs	Neighborhood or subdivision signs may be placed on a subdivision wall or fence. The sign area is not to exceed 40 square feet.

D. Projecting Signs

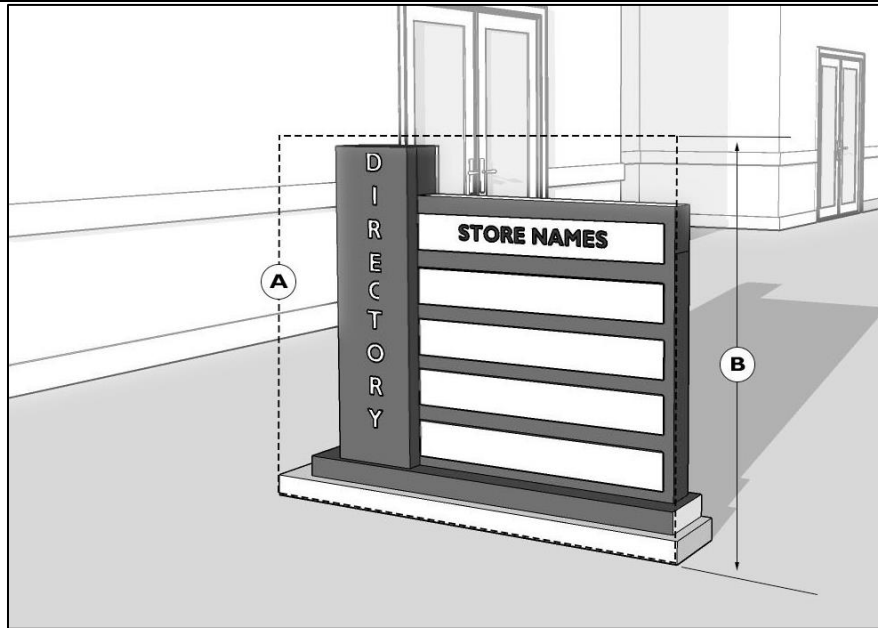
	
1. Description	A sign attached directly to a supporting building wall and intersecting the building wall at a right angle. A projecting sign may be 2 or 3-dimensional.
2. Location	1 projecting sign per business.
3. Size	<p><u>Sign Area and Height:</u></p> <p>A. Sign Length: Maximum 3'.</p> <p>B. Sign Height: Maximum 3'.</p> <p>C. Clearance: Minimum 8'.</p> <p>D. Sign Area: Maximum 9 square feet.</p>
4. Miscellaneous	<p>Projecting signs erected at building corners may intersect at a 45 degree angle to the corner of the building, in which case only 1 projecting sign is allowed. No projecting sign is allowed to extend above the roof line or the parapet wall.</p> <p>Buildings with 2 or more stories may not have a projecting sign located higher than the second story or 27', whichever is less.</p>

E. Wall Signs



1. Description	An on-premise sign attached directly to a building wall above the given store front place. A wall sign shall include murals conveying the name of a business or a commercial message. A wall sign shall not extend more than 18 inches from the building.
2. Location	Directly above store located on the supporting building wall. Wall signs are not allowed to extend above the roof line or the parapet wall.
3. Size	<p><u>Sign Area and Height:</u></p> <p>A. Sign Area: 1.5 square feet for each linear foot of building frontage, maximum 400 square feet.</p> <p>B. Length: 1.0 Foot Per Linear Foot Of Building Frontage, up to a maximum of 100’.</p> <p>C. Height: Maximum 4’.</p>


F. Directory/Directional Sign




***ADDITIONAL DIRECTIONAL SIGN GRAPHIC PENDING

<p>1. Description</p>	<p>A directory sign is a freestanding ground sign, located at the beginning or end of a commercial area, listing the store names and/or a directional sign. A directory sign is not attached, supported or suspended to or from any building or structure. A directory sign is intended primarily for pedestrian orientation, dissimilar to a monument sign which is intended primarily for vehicular orientation.</p> <p>Directional signs on nonresidential use lots may be posted without a permit, but shall not exceed two square feet and shall not carry advertisement.</p> <p>Directional signs may be considered a type of directory sign.</p>
<p>2. Location</p>	<p>Developments less than ten (10) acres in size may have up to two (2) directory signs; developments greater than ten (10) acres in size may have one additional Directory Sign for each ten (10) acres.</p>
<p>3. Size</p>	<p>Sign Area and Height:</p> <p>A. Area: Maximum twenty (20) square feet for directory signs. A directional sign may be a maximum four (4) square feet.</p> <p>B. Height: Maximum 4'.</p>

G. Sandwich Board Signs

	
<p>1. Description</p>	<p>Non-illuminated portable signs (i.e. sandwich board signs), consisting as single or two-faced A-frame sign. Florida Americans with Disability Accessibility Implementation Act standards shall be met. Portable signs shall be removed daily at closing of the business.</p>
<p>2. Location</p>	<p>Directly in front of business location.</p>
<p>3. Size</p>	<p><u>Sign Area and Height:</u></p> <p>A. Sign Area: Maximum 6 Square Feet.</p> <p>B. Sign Width Length: Maximum 2'.</p> <p>C. Sign Height: Maximum 4'.</p>

H. Window Signs

	
1. Description	A window sign is an on-premise sign attached flat but parallel to the inside of a window or is within 12" of the inside of the window.
2. Location	Window signs may only be placed on windows with primary street frontage.
3. Size	<p>Sign Area and Height:</p> <ul style="list-style-type: none"> A. Area per business (max combination of all windows covered by sign): 25%. B. 2' in height C. 10' in width
4. Miscellaneous	<p>No more than 2 total are permitted for any building/tenant</p> <p>Window signs located along the same building frontage shall be limited to the maximum size provided in Sign Area (A) total</p> <p>Window signs located in the upper story(s) may increase A and B by 10 percent</p> <p>Posters, bulletins, or non-flashing illuminated signs may be displayed inside windows or doors and exterior surface of a window or door. These may not exceed the standards, where permitted, of the window sign standards.</p>

5.3.6. *Nonconforming Signs*

- A. Standards for Nonconforming Signs.** Nonconforming signs in any district shall not be altered or moved except as otherwise permitted by this Section. Normal maintenance of signs, including repainting or repair of the existing sign face and/or sign structure, shall not be considered an alteration. Any other changes to the sign face or sign structure shall constitute an alteration of the sign. Any nonconforming sign structure which is moved, removed, or altered voluntarily or involuntarily, must be brought up to the standards of permitted sign types in this Section.

5.3.7. *Substitution*

- A. Substitution of Signs.** Non-commercial copy may be substituted for commercial copy on any sign that is otherwise permitted in this Section.

5.3.8. *Abandoned and Unsafe Signs*

- A. Abandoned and Unsafe Signs.** Any sign that no longer advertises a bona fide business conducted, or a product sold, and/or is deteriorated/broken/damaged as to cause harm to the general public, shall be taken down within 30 days after written notification from the City.

5.4. Parking

5.4.1. Off-Street Parking Standards

A. Purpose, Intent and Applicability

1. **Purpose and Intent.** The purpose of this Section is to ensure for adequate off-street parking and loading facilities in proportion to the generalized demand of the different uses permitted in this LDC.
2. **General Applicability.** Parking must be provided in accordance with this LDC. Only new development or redevelopment are subject to the standards of this Section. Current or nonconforming parking arrangements shall not be subject to the provisions of this Section until an increase in floor area or change in use occurs.
 - a. Off-street parking shall be maintained and no permit for construction or addition may be permitted until the parking requirements of this LDC have been met.
 - b. Off-street parking shall be located on the same plot or parcel of land that it is intended to serve unless otherwise permitted in this Section.
 - c. No off-street parking shall be placed within a visibility triangle per Section 5.1.8.F.
 - d. Conforming buildings and uses existing as of the effective date of the ordinance from which this Section is derived may be modernized, altered or repaired without providing off-street parking or off-street loading facilities, providing there is no increase in floor area or capacity.
 - e. **Additions.** A building or site may be renovated or repaired without providing additional parking. There shall be no increase in floor area unless the addition in area meets the requirements set forth in this LDC. If there is an increase in floor area, the increase in floor area must meet the parking requirements.
 - f. **Change in Uses.** A change in use in a building shall meet the parking requirements of that new use. If the parking requirements of this LDC cannot be met for the new use, the Director may make a determination as to whether or not the current building can sustain the new proposed use. The Director may request information regarding the proposed use to make a determination. If a determination cannot be made with the information provided, the Director may request an alternative parking plan be provided. For the requirements of an alternative parking plan, please see Section 5.4.3.: Alternative Vehicle Parking Provisions.
 - g. **Unlisted Uses.** In those situations where a proposed use is not identified in Table 5.4.2. below, the Director may apply an off-street parking standard based on the use determined to be the most similar to the proposed use. The Applicant may provide a

parking study or similar analysis prepared by a Professional Engineer or Certified Land Use Planner with experience in parking studies; the Director may use this study in applying an alternative parking standard.

5.4.2. Parking Requirements By Use

- A. Required Parking.** Parking shall be provided in accordance with Table 5.4.2 below. All uses listed in Table 5.4.2. are consistent with the uses in the Use Table(s) found in Section 4.2.7. and Section 4.3.13. Where a use is not specifically listed, the Director is responsible for applying the requirement for the most similar use consistent with the Alternative Parking Plan process. Notes regarding parking calculations are provided in Table 5.4.2.
- B. Minimum and Maximum Parking.** Off-street parking requirements provide the minimum and maximum standards to meet the parking needs generated by the various uses permitted by the City's Comprehensive Plan and LDC. While it is recognized that the automobile is the predominant mode of transportation within the City at this time, the parking requirements outlined in this Section are intended to encourage the use of alternative modes of travel (bicycling, walking, transit, Transportation Demand Management (TDM), shared use of parking, etc.) throughout the City and specifically within the Mixed-Use districts. This shall be done by providing a range of acceptable parking that is responsive to market conditions and individual project needs. Specific to Section 5.4.3.: Alternative Vehicle Parking Provisions, an Alternative Parking Plan (APP) may be provided where applications for development projects may not meet a specific, identified use and/or where design alternatives are proposed.
- C. Parking Requirement By Use Table.** Requirements for parking are illustrated in Table 5.4.2. below. Minimum parking required, and maximum parking allowed are defined using a ratio requirement. For example, under the "Minimum Required" column, "1.0/Dwelling Unit" shall be understood to mean at minimum one parking space per dwelling unit is required. Under the "Maximum Allowed" column, "2.0/Dwelling Unit" shall be understood to mean two parking spaces per dwelling unit are allowed as a maximum.
- D. Standard.** Parking standards shall be set on 1,000 SF (square feet) of floor area unless otherwise noted in the table. Where the parking standards are based on floor area, it shall be understood to be gross floor area, except the following areas of a structure which may be excluded:
 1. Common restrooms;
 2. Elevator structures;
 3. Parking structures; and
 4. Public corridors.

- E. Parking Analysis.** Due to the unknown nature of certain uses, a parking analysis may be required as identified in Table 5.4.2. below. The standards of Section 5.4.3.: Alternative Vehicle Parking Provisions, shall be used as the basis for the analysis.

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Table 5.4.2. Parking Requirements By Use

PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
RESIDENTIAL USE CLASSIFICATION			
Single Family Dwelling	1.0/Dwelling Unit	None	Exclusive of garage or parking structure, which shall not be included in minimum and maximum. Except for parking lots and residential driveways, parking in front yards, including on grass areas, shall be prohibited.
Two Family Dwelling/Duplex	1.0/Dwelling Unit	1.5/Dwelling Unit	Maximum 10% additional guest parking of total parking count may be permitted. If above 10 dwelling units, Minimum Required shall be at a ratio of 0.75/Dwelling Unit.
Multifamily Dwelling	0.5/Dwelling Unit	1.5/Dwelling Unit	
Manufactured Home Dwelling	1.0/Dwelling Unit	2.0/Dwelling Unit	
Upper Story Residential Dwelling	0.5/Dwelling Unit	1.5/Dwelling Unit	
Assisted Living Facility	0.25/Bed	0.5/Bed	
Independent Living Facility	0.25/Dwelling Unit	0.50/Dwelling Unit	
Community Care Facility	0.25/Dwelling Unit	0.50/Dwelling Unit	
Day Care, Home (6 or Less Persons)	1.0 Dedicated Space	4.0 Dedicated Spaces	
Group Living	2.0/Dwelling Unit	4.0/Dwelling Unit	

Table 5.4.2. Parking Requirements By Use

CITY OF VENICE - PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
PUBLIC AND INSTITUTIONAL USE CLASSIFICATION			
Essential Services and Public Utilities, Minor	2.0/1,000 SF	4.0/1,000 SF	Based on office/public space.
Essential Services and Public Utilities, Major	2.0/1,000 SF	4.0/1,000 SF	
Open Space	5.0/1 Acre	10.0/1 Acre	
Parks	APP Required.		As defined in Section 5.4.3, the Alternative Parking Plan shall be used as the basis for analysis.
Assembly	20/1,000 SF	30/1,000 SF	Square footage calculation is for assembly area only
Cultural Facility	5.0/1,000 SF	7.0/1,000 SF	
Lodge or Private Club	5.0/1,000 SF	7.0/1,000 SF	
Post Office/Mail & Package Service	2.0/1,000 SF	4.0/1,000 SF	
School (Private/Public)	2.0/Classroom	3.5/Classroom	High schools shall require a Minimum Required of 3.5/Classroom and Maximum Allowed of 5.0/Classroom.
University, College, Vocational School	4.0/1,000 SF	6.0/1,000 SF	
Other Government Uses	2.0/1,000 SF	4.0/1,000 SF	Based on office/public space.

Table 5.4.2. Parking Requirements By Use

CITY OF VENICE - PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
COMMERCIAL USE CLASSIFICATION			
Retail Sales and Service	4.0/1,000 SF	6.0/1,000 SF	
Retail Sales and Service (single user 40,000 square feet or larger)	3.0/1,000 SF	6.0/1,000 SF	Shopping centers will be based on an aggregate of square feet, not uses, to determine required parking.
Gas Station with Convenience Store	2.0/1,000 SF	5.0/1,000 SF	
Car Wash	2.0/1,000 SF	4.0/1,000 SF	
Appliance Repair	2.0/1,000 SF	3.0/1,000 SF	
Laundromat	2.0/1,000 SF	3.0/1,000 SF	
Pawn Shops	2.0/1,000 SF	3.0/1,000 SF	
Car, Boat, Other Vehicle Sales and Rentals	2.5/1,000 SF	3.5/1,000 SF	
Minor Vehicle Service	3.0/1,000 SF	4.0/1,000 SF	

Table 5.4.2. Parking Requirements By Use

CITY OF VENICE - PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
COMMERCIAL USE CLASSIFICATION			
Sit Down Restaurant (Casual, Fine Dining)	6.0/1,000 SF	10.0/1,000 SF	Outdoor seating shall be included in square footage used for minimum and maximum parking.
Quick Service/Fast Food Restaurant	6.0/1,000 SF	10.0/1,000 SF	
Bar and Tavern	6.0/1,000 SF	10.0/1,000 SF	
Brewpub	6.0/1,000 SF	10.0/1,000 SF	
Microbrewery/Distillery	3.0/1,000 SF	8.0/1,000 SF	
Rooftop Dining	6.0/1,000 SF	10.0/1,000 SF	Plus 50% of the required parking for any accessory uses open to the public.
Theater	1.0/3 Seats	1.0/2 Seats	
Artist Studio	2.0/1,000 SF	3.0/1,000 SF	

Table 5.4.2. Parking Requirements By Use

CITY OF VENICE - PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
COMMERCIAL USE CLASSIFICATION			
LODGING, AS LISTED BELOW:			
Hotel	0.75/Room	1.25/Room	
Bed & Breakfast	0.5/Room Available To Rent	1.5/Room Available To Rent	
Short Term Rentals (Resort Dwelling)	Refer to Section 8.4		
Day Center (More Than 6 Persons)	2.0/1,000 SF	4.0/1,000 SF	
Fitness, Athletic, Health Club	2.0/1,000 SF	3.0/1,000 SF	
Airport	Refer to Airport Master Plan.		
Marina	1.0/4 Boat Slips	1.0/2 Slips	
Commercial Parking Lots	Due to nature of use, no dedicated parking is required.		
Commercial Parking Structures	Due to nature of use, no dedicated parking is required.		
Tattoo and Piercing Parlors	4.0/1,000 SF	6.0/1,000 SF	
Palmist and Fortune Tellers	4.0/1,000 SF	6.0/1,000 SF	
Taxidermists	4.0/1,000 SF	6.0/1,000 SF	

Table 5.4.2. Parking Requirements By Use

CITY OF VENICE - PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
OFFICE USE CLASSIFICATION			
Professional Office	2.5/1,000 SF	4.0/1,000 SF	
Personal & Financial Services	2.5/1,000 SF	4.0/1,000 SF	
Funeral Homes	4.0/1,000 SF	8.0/1,000 SF	
Medical/Dental Office	4.0/1,000 SF	6.0/1,000 SF	
Veterinarian/Animal Hospital/Animal Boarding	2.0/1,000 SF	4.0/1,000 SF	
Hospital	APP Required.		As defined in Section 5.4.3, the Alternative Parking Plan shall be used as the basis for analysis.
Pain Management Clinic	2.0/1,000 SF	4.0/1,000 SF	

Table 5.4.2. Parking Requirements By Use

CITY OF VENICE - PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
EMPLOYMENT CLASSIFICATION			
Warehouse Distribution; Logistics	1.0/1,000 SF	2.0/1,000 SF	
Heavy Industrial	0.5/1,000 SF	1.0/1,000 SF	
Light Industrial & Advanced Manufacturing	1.0/1,000 SF	2.0/1,000 SF	
Research & Development	1.0/1,000 SF	2.0/1,000 SF	
Warehouse/Mini-Warehousing and Storage (Indoor Only)	1.0/1,000 SF	2.0/1,000 SF	
Warehouse (Outdoor Storage)	0.5/1,000 SF	2.0/1,000 SF	
Flex	1.0/1,000 SF	3.0/1,000 SF	
Major Vehicle Service	1.0/1,000 SF	2.0/1,000 SF	
Wholesale	1.0/1,000 SF	2.0/1,000 SF	
Junkyard/Wrecking Yard	0.5/1,000 SF	2.0/1,000 SF	

Table 5.4.2. Parking Requirements By Use

CITY OF VENICE - PARKING REQUIREMENTS BY USE			
	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL STANDARDS
OTHER USES			
Mining/Resource Extraction	Due to nature of use, no dedicated parking is required.		
Agriculture/Agricultural Sales	2.0/1,000 SF	4.0/1,000 SF	Based on customer service area only.
Indoor Entertainment and Recreation	4.0/1,000 SF	8.0/1,000 SF	
Adult Oriented Businesses	4.0/1,000 SF	8.0/1,000 SF	
Outdoor Entertainment	4.0/1,000 SF	8.0/1,000 SF	
Golf Course/Par-3/Driving Range	5.0/Hole	10.0/Hole	For the purpose of parking requirement calculation, accessory uses are understood to include pro shop, snack bar, clubhouse. Sit down restaurants are in addition to and shall be calculated using the requirement for Restaurant, Sit Down.
Clean Energy Production	Due to nature of use, no dedicated parking is required		
Live-Work	0.75/Dwelling Unit	1.75/Dwelling Unit	
Rooftop Uses	Due to nature of use, no dedicated parking is required.		
Open-Air Market	1.0/100 SF	1.0/100 SF	

Table 5.4.2. Notes

- **Fractional measurements in computation of required parking.** When units or measurements determining the number of required off-street parking spaces result in the requirement of a fractional space, then such fraction equal to or greater than one-half shall require a full off-street parking space.
- **Exceeding maximum allowed parking.** If proposed parking exceeds maximum allowed, an Alternative Parking Plan (APP) shall be required per Section 5.4.3.

5.4.3. *Alternative Vehicle Parking Provisions*

- A. Alternative Parking Plan (APP).** The parking requirements set forth in Table 5.4.2 may be modified through an *Alternative Parking Plan (APP)*. The Director may accept an APP in place of the parking requirement for a use if the below requirements are met:
1. A parking study must be submitted, prepared by a registered professional engineer in the State of Florida or certified land use planner.
 2. The study must include the size, type, and use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and narrative and data as to why the parking requirements of the LDC do not accurately reflect the needs of the proposed development.
 3. Applicants requesting an APP shall provide analysis using information and studies from the Urban Land Institute (ULI), Institute of Transportation Engineers (ITE), American Planning Association (APA), or another alternative professional standard approved by the Director.
 4. The Director may approve an APP if parking requirements are modified by 25% or less. If greater than 25%, the Director shall take the APP to be approved or denied by the Planning Commission as part of the site and development process.
- B. Remote Parking.**
1. **Requirements for Remote Parking.** Required parking spaces may be permitted on a separate parcel from the site in which the principal use is located if the remote parking complies with the following:
 - a. Any remote parking area shall be under the same ownership as the principal use or otherwise secured by a lease of no less than the term of any lease for the principal use.
 - b. All necessary legal instruments shall be executed and recorded in the office of the register of deeds and copies of the recorded documents provided to the Director and City Engineer, or their designee, prior to the issuance of certificates of occupancy.
 - c. All renewal agreements pertaining to remote parking area leases shall be provided to the Director, or their designee, prior to the expiration of the lease term.
 - d. Required parking spaces may be permitted on a separate site from the principal site in which the principal use is located if the remote parking complies with the distance requirements in Table 5.4.3.B.

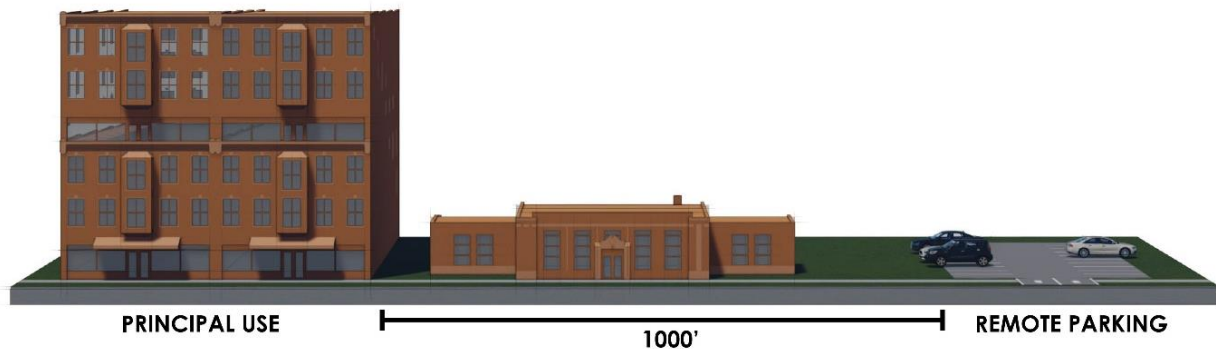
Table. 5.4.3.B. Remote Parking

Districts	Parking Lot Distance (Must Be Within Distance)
Mixed-Use Districts	1,500 feet
Traditional Districts	1,000 feet

Table 5.4.3.B. Notes

- Remote parking spaces shall be measured in walking distance from nearest point of the parking area to nearest point of the subject property where the principal use is located.
- Remote parking lots shall abide by all parking design standards set forth in the LDC.
- Remote parking plans shall be submitted to the Director for review on forms per the Director's discretion.

Figure 5.4.3.B. Maximum Allowed Distance for Remote Parking for Traditional Districts (Illustrative Purposes Only)



5.4.4. Design Standards

A. General Design Standards

1. **Parking Plans.** To ensure compliance with the following standards, a *Parking Plan* shall be required for all development and redevelopment with the exception of single-family residential uses. Parking Plans shall, at minimum, provides proposed uses, provided amount of parking spaces, illustrate access points, internal circulation, landscaping, pedestrian connections, materials, parking type (angle of parking), dimensions, and drive aisles. Single-family residential shall ensure all parking is located on the individual home site except where otherwise modified. Parking plans shall be reviewed by the applicable

TRC members and the Director and follow the process set out in Section 3.15.8.: Parking Plans.

2. **Arrangement.** Parking areas shall be so arranged that any automobile may be parked/unparked without moving another, except for parking structures which may be designed to allow tandem parking and/or valet services. Townhouses and multiple-family developments which have ground floor dwelling units with attached carports or garages may allow one parking space in a driveway of at least 20 feet in length between the carport or garage and the adjacent roadway or sidewalk if the sidewalk is located outside of the right-of-way.
3. **Encroachment into Right-of-Way.** No parking space may be designed in such a way to encroach, hinder or otherwise block a public or private roadway, alley, or sidewalk.
4. **Required Buffers.** No parking shall be located in required landscape buffer areas. Parking spaces may be located within a setback and/or BTZ as permitted in the specific regulations for each district.
5. **Accessibility.** Parking facilities accessible for persons with disabilities shall be in compliance with or exceed the standards detailed in the state Accessibility Code, including quantity, size, location, and accessibility.
6. **Crime Prevention Through Environmental Design.** The parking area shall be properly lighted for security utilizing Crime Prevention Through Environmental Design (CPTED) standards. Such standards shall be reviewed as part of the Site & Development Plan. Parking areas shall be lighted to ensure the safety of pedestrians and vehicles. The lighting shall not cause undue glare or hazardous interference to public roadways or adjacent residential property. Lighting shall meet the requirements in Section 5.7.: Lighting.
7. **Driveways.** Driveways, aisles, and joint access easements shall not be used for parking vehicles except for single family and two-family residential.
8. **Tandem Parking.** Tandem parking is only permitted through a design alternative.
9. **Overhang.** Where parking spaces are located such that the parked vehicle will overhang a sidewalk, a minimum clear width shall be provided equal to the minimum sidewalk width required within these standards.
10. **Concrete Curbing and Wheel Stops.** Wheel stops shall be prefabricated, concrete or recycled plastic product manufactured specifically for this use; the use of railroad ties, or other non-traditional wheel stops shall not be permitted. Facilities shall have curbs or motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into adjacent property, or from encroaching into required landscaped areas.

11. **Landscaped Islands.** Parking lots shall be visually and functionally segmented using landscaped islands and canopy trees as described in the landscape standards provided in Section 5.5.: Landscaping.
12. **Identification.** Facilities shall be identified as to purpose and location.
13. **Surfacing.** Facilities shall be hard surfaced with asphalt bituminous concrete and Portland cement concrete. Any deviation from the surfaces to be utilized for these surfacing requirements must be requested as a variance and follow the variance process as stated in Section 3.13.: Variances. Up to 50 percent of required parking spaces for houses of worship and public and private schools offering academic courses may be surfaced with grass for permanent reserve parking; however, if parking demand is such that the grass is caused to be damaged or destroyed to the extent that the grass ceases to grow, then paving of such area in accordance with this Section may be required. Grass parking shall feature conforming parking space sizes, require wheel stops, and feature required perimeter landscaping per provisions of this LDC. Drive aisles providing access within grass parking areas shall be paved.
14. **Drainage.** Facilities shall be drained so as not to cause any nuisance on adjoining or nearby properties, consistent with Section 5.1.10.: Utilities and Stormwater.
15. **Access and Maneuvering.** Facilities shall be arranged for convenient access and safety of pedestrians and vehicles. Facilities shall be so arranged that no vehicle shall be required to back up from such facilities directly onto designated arterial or collector streets. Facilities shall be so designed, maintained and regulated that no parking or maneuvering incidental to parking shall be on any public street, sidewalk, or alley; provided that, in the Venice Avenue mixed-use district, alleys may be used as maneuvering space for parking.
16. **Marking of Spaces.** All off-street parking spaces shall be marked, consistent with the City's technical manual.
17. **Landscaping Between Parking Tiers.** Where tiers of interior parking spaces are proposed to abut one another, the facilities shall be designed so as to have an area of no less than five feet in width maintained between such tiers, which shall be landscaped in accordance with Section 5.5.: Landscaping.
18. **Landscaping of Other Areas.** Facilities shall be constructed so that interior portions of off-street vehicular facilities not utilized specifically as a parking space or maneuvering or other vehicular use area shall not be paved but shall be landscaped in accordance with Section 5.5.: Landscaping.
19. **Blockage Prohibited.** No parking space may encroach, hinder or otherwise block a public or private way including an alley, sidewalk, path or designated bicycle lane. Parking spaces

including residential shall be located clear of the sidewalk and or outside of the road right-of-way.

- 20. Lighting.** Lighting within parking lots shall comply with Section 5.7.: Lighting.
- 21. Use.** Required off-street parking shall not be used for sales, dead storage, repair, dismantling or servicing of any type or kind, nor shall areas devoted to such activities count as meeting off-street parking requirements.

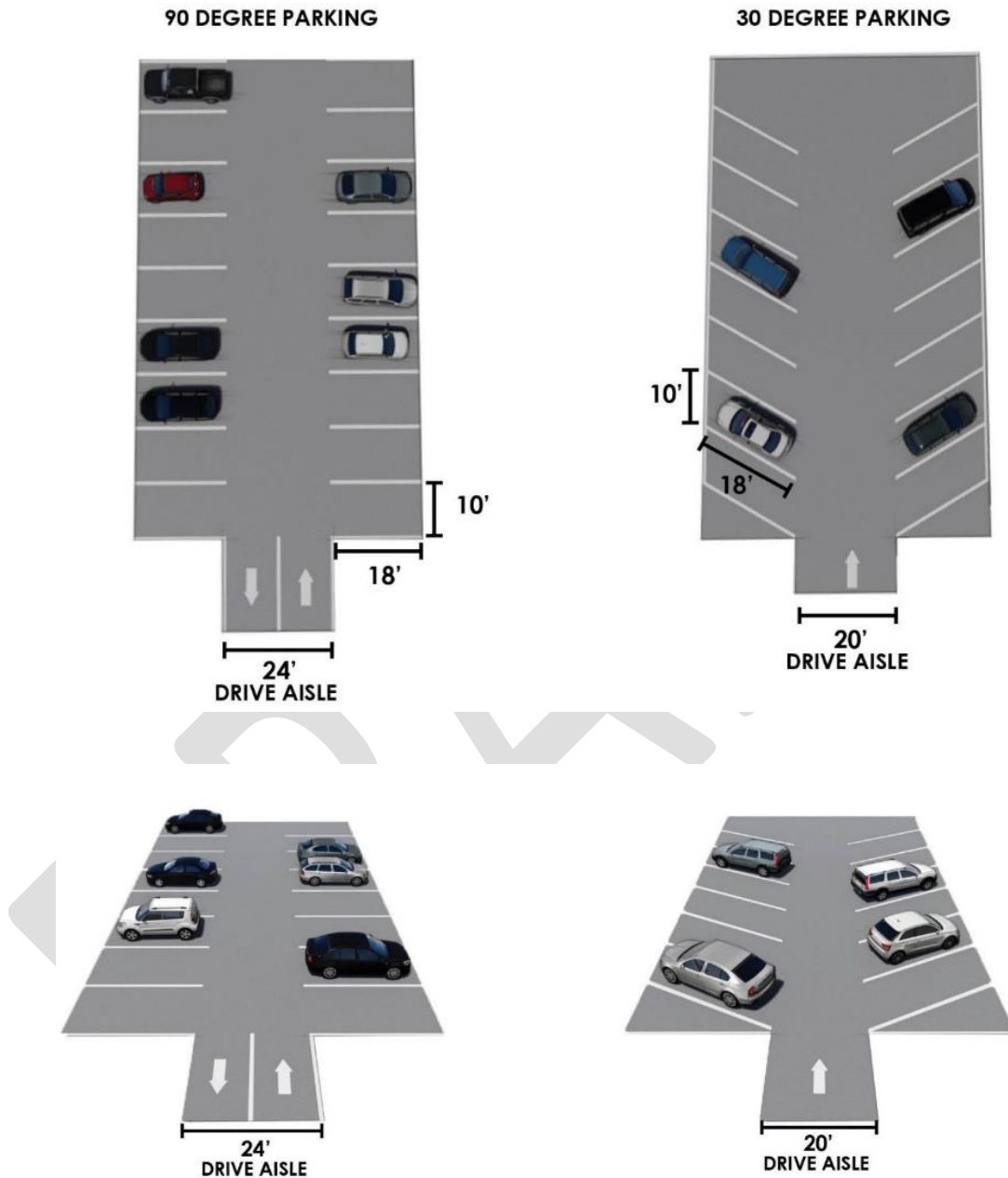
B. Dimensional Standards

- 1. Parking Spaces.** Each parking space shall be a minimum of 10 feet in width by 18 feet in length. Parallel spaces shall be a minimum of 10 feet in width by 20 feet in length, maximum 22 feet in length. No design alternatives shall be granted for parking area dimensional requirements. Handicapped parking spaces shall comply with state statutes.
- 2. Parking Drive-Aisle Areas.** Minimum aisle width shall be as follows:

Table 5.4.4.B. Parking Area Dimensional Standards Table

Angle of Parking	Aisle Width (Feet)	
	One-Way	Two-Way
0 Degrees (Parallel)	20	20
30 Degrees	20	22
45 Degrees	20	22
60 Degrees	20	24
90 Degrees (Head-In)	20	24
Entrance/Exit	20	24

Figure 5.4.4.B. Parking Dimensional Standards

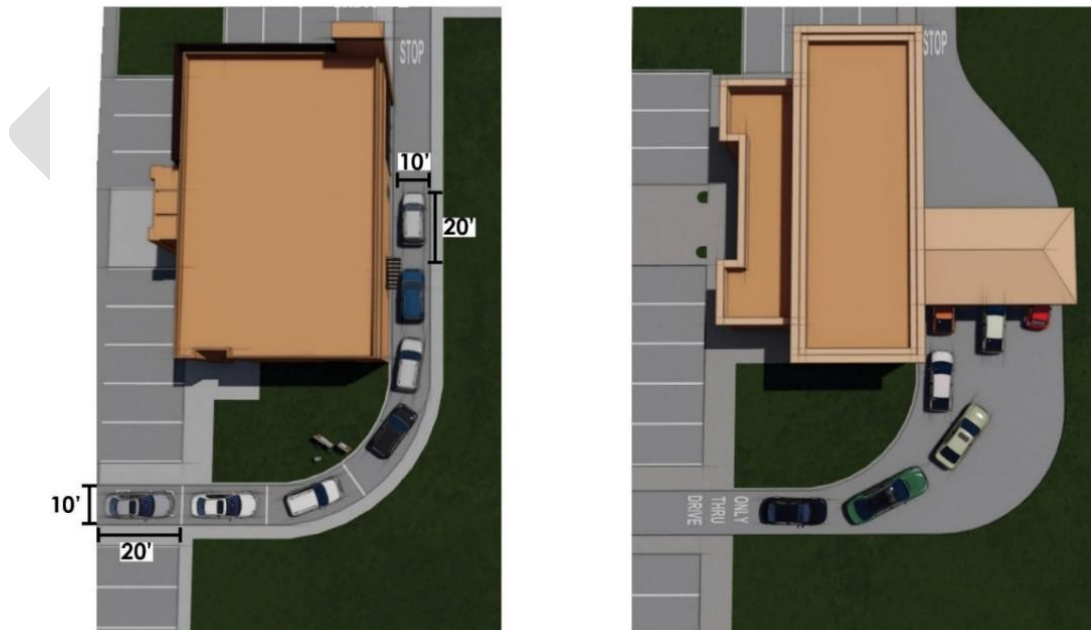


C. Stacking Requirements

- 1. Stacking.** Whenever a structure or use provides for the off-loading of passengers or allows for use without exiting the vehicle, stacking or off-loading lanes and spaces shall be designated and marked and will be required on-site as follows:

- a. Drive-Through Uses: Three (3) stacking spaces before the order station and three (3) stacking spaces before the pickup window exclusive of those associated with the order station. For uses with dual ordering stations, stacking spaces may be reduced to two (2) per station.
 - b. Day Care: One (1) stacking space per eight persons, minimum of five (5) spaces. An APP per Section 5.4.3. may be applied for if more stacking spaces are required.
 - c. Schools: One (1) stacking space per classroom, up to a maximum of ten (10) spaces. An APP per Section 5.4.3. may be applied for if more stacking spaces are required.
 - d. Hotel or Motel Office: Minimum two (2) stacking spaces.
 - e. Automatic or Mechanical Carwash: Two (2) stacking spaces per individual unit.
 - f. Hand Carwash or Auto Detailing: Two (2) stacking spaces per individual unit or work station.
 - g. One (1) stacking space per refuse collection areas is required, oriented to allow loading without requiring access or maneuvering through parking spaces.
2. **Size.** A stacking space shall be a minimum of ten (10) feet by twenty (20) feet and shall be located so as not to obstruct, endanger, or interfere with on-site or off-site access, maneuvering or traffic patterns. Stacking lanes shall be marked or separated to prevent use as access and to protect users while off-loading or waiting.

Figure 5.4.4.C. Stacking Requirements (Illustrative Purposes Only)



- D. Off-site Location of Parking Facilities.** The required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve unless they meet provisions set forth in Section 5.4.3.: Alternative Vehicle Parking Provisions.
- E. Combined Off-street Parking Facilities.**
1. Two or more owners or operators of buildings or uses requiring off-street parking facilities may make a collective provision for such facilities, provided that the total of such parking spaces when combined or used together shall not be less than the sum of the requirements computed separately except in accordance with this Section. Any arrangement for combined off-street parking shall be subject to the filing of a legal instrument satisfactory to the City Attorney ensuring that such off-street parking will be maintained in the future so long as a use requiring such off-street parking continues.
 2. No part of an off-street parking area required for any building or use shall be included as a part of an off-street parking area similarly required for another building or use unless the planning commission, upon application, shall find that the type of use indicates that the period of usage will not overlap or be concurrent with each other.
- F. Nonconforming Parking.** See Section 10.: Nonconformities.
- G. Off-Street Loading/Unloading Facilities.**
1. **General Requirements.**
 - a. **General.** Off-street loading facilities are required by this Section so that vehicles engaged in unloading will not encroach on or interfere with the public use of streets or pedestrian areas. Adequate space shall be available for the unloading and loading of goods, materials, or other things for delivery and shipping. Off-street loading facilities supplied to meet the needs of one use may not be considered as meeting the needs of another use.
 - b. **Off-Street.** Off-street parking facilities may not be used or counted as meeting off-street loading requirements.
 - c. **Uninterrupted Flow.** If loading/unloading is proposed within the road or driveway, at least one vehicular travel lane shall be preserved to ensure the uninterrupted flow of traffic.
 - d. **Change of Use.** When the use of a structure or land or any part thereof is changed to a use requiring off-street loading facilities, the full amount of off-street loading space required shall be supplied and maintained.
 - e. **Change in Size of Structure.** When any structure is enlarged or any use extended so that the size of the resulting occupancy requires off-street loading space, the full amount of such space shall be supplied and maintained for the structure or use in its enlarged or extended size.

- f. **Accessibility and Location.** Loading/unloading areas shall be convenient to the building it services. Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading space. Such loading space shall be accessible from the interior of the building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination. Loading/unloading areas for semi-trailers and similar vehicles shall not be located in the front of a building façade and not in any drive aisle or in any public right-of-way.
 - g. **Required Loading/Unloading Information.** Loading and unloading locations and sizes shall be included on any required parking plan. If no parking plan is required, but a building permit for any use or structure is required, then the development is required to provide off-street loading facilities. The applicant shall provide proof of loading and unloading locations and sizes and conformity with this Section.
- 2. **Loading/Unloading Spaces**
 - a. **Design.** Service areas including loading/unloading spaces, areas, or similar that serve commercial delivery trucks, semi-trailers, and similar vehicles that are not located within the interior of the building shall be designed to include screen walls, landscaping, and other treatments to limit the visibility of the service area to the adjacent boundary or public street.
 - b. **Right-of-way.** Service areas shall be located outside of a public right-of-way when practicable and be indicated through signage.
 - c. **Size.** The size of loading/unloading spaces shall be possible to adjust based upon the needs of the use in a building. Loading and unloading space for vehicles which can fit in the minimum parking space size per the LDC (10 feet width, 18 feet length) shall be the same size as the minimum parking space. For uses that require commercial delivery trucks or semi-trailers and similar vehicles which cannot fit into the minimum parking space size per the LDC, loading/unloading spaces shall be made to accommodate the typical commercial delivery vehicle. The expected typical size of vehicles shall be included with any loading/unloading plan. Provisions shall be made to accommodate the range of anticipated vehicles.
- 3. **Combined Off-street Loading.** Collective, joint, or combined provisions for off-street loading facilities for two or more buildings or uses may be made, provided that such off-street loading facilities are equal in size and capacity to the combined requirements of the several buildings or uses and are designed, located, and arranged to be usable thereby.
 - a. **Number of Spaces.** For each multifamily and nonresidential use as classified in the Use Table(s) (Section 4.2.7 and 4.3.13 of this LDC), the following number of spaces are required:

Required Loading/Unloading Spaces	
Gross Floor Area (Square Feet)	Number of Spaces
5,000 to 25,000	1
Over 25,000 to 60,000	2
Over 60,000 to 120,000	3
Over 120,000 to 200,000	4
Over 200,000 to 290,000	5
<p>Notes: One additional off-street loading space for each additional 90,000 square feet over 290,000 square feet or major fraction thereof is required. Provisions shall be made to ensure anticipated size of vehicles for loading/unloading can be accommodated in the required number of spaces. Multi-family buildings shall have at least one space. For multi-family buildings with 50 or more dwelling units, one (1) space per 50 dwelling units shall be required.</p>	

5.5. Landscaping

5.5.1. Purpose, Intent and Applicability

- A. Purpose and Intent.** The purpose of this Section is to enhance the appearance, protect environment, preserve character, and improve property values within the City of Venice through landscaping standards. The intent of properly landscaped and maintained areas is to reduce the potential incompatibility of adjacent land uses, conserve natural resources and maintain open space, protect established residential neighborhoods, and promote and enhance community image and roadway beautification. Landscaping shall be coordinated with all site design elements including building layout, parking, access and signs.
- B. Applicability.** All development listed below (except for single family structures and duplexes) shall comply with the requirements of this Section:
1. Development subject to Section 3.9.: Site and Development Plan
 2. Development subject to Section 3.15.1.: Construction Plan
 3. Development subject to Section 3.15.9.: Building Permit
 4. Any development that involves the construction of a new principal building shall comply with the standards of this Section. The expansion or modification of any existing building shall require the standards of this Section.
 5. The foundation plantings required due to expansion or modification of any existing building shall comply with the standards of this Section, and any modification to existing foundation plantings shall require compliance with the standards of this Section. Any other existing foundation plantings may remain, provided they are not altered.
 6. For any nonconforming foundation planting, see Section 10.: Nonconformities.
- C. Landscape Plan Required.** All developments subject to a site and development plan per Section 3.9.: Site and Development Plan, a preliminary plat per Section 3.10.1.: Preliminary Plat, or as determined to be necessary by the Director to complete the review of a project, shall submit a landscape plan. The landscape plan must include the narrative and calculations to ensure that the proposed landscaping will be in compliance with requirements of this LDC. The landscape plan must be signed and sealed by a State of Florida licensed Landscape Architect or Engineer. The landscape plan, drawn on 24 inch by 36 inch plan sheets, must at a minimum include the following items where applicable:
1. Project name, street address, and legal description;
 2. Date, scale, north arrow, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan;

3. Location of subject property lines and dimensions of the site, the zoning classification of the site, and the zoning classification of adjacent properties, A vicinity map should also be attached to or made a part of the plan;
 4. Locate the twenty-five (25) year and one hundred (100) year floodplain, if applicable; any applicable Coastal Regulatory lines; the approximate location of significant drainage features; and the location and size of existing and proposed buildings, streets, utility easements, driveways, parking, sidewalks, and similar features;
 5. Location, height, and material of proposed screening, walls, and fencing (including berms to be delineated by one (1) foot contours and top of berm spot grades);
 6. Location(s) and dimension(s) of proposed landscape buffer areas and cross section (see Section 6.: Compatibility);
 7. Complete list of plant materials shown on the plan, including common and scientific name, locations, quantities, container size or diameter at breast height (DBH) at installation, heights, spread, spacing and method of irrigation at installation. The location, size, and type of all protected, Venetian, Heritage, and Canopy trees as per Chapter 89, Section 3 Tree Preservation, Protection and Replacement shall also be provided;
 8. Calculations as to the amount (in square feet) of all vehicle use areas and the amount of square footage for all landscaped areas required and provided;
 9. A narrative on how existing healthy trees proposed to be retained will be protected from damage during construction per the requirements of Chapter 89, Section 3 Tree Preservation, Protection and Replacement;
 10. The size, height, location and material of proposed planters, sculptures, and water features;
 11. A plan drawn to site scale no smaller than 1:10 and no greater than 1:60 scale showing in addition to the above items the location of roads, sidewalks, buildings, buffers, planters, drainage facilities, easements, property lines and fences;
 12. Location of visibility triangles on the site, including visibility triangle within parking areas and intersections of rights-of-ways; and
 13. Other information as may be required by the Director to determine whether the landscape plan meets the requirements of this Code.
- D. Landscape Installation.** Before issuance of a certificate of occupancy, approval of a final plat, approval of construction plans or any other certificate of completion for site work is issued, all landscape required by this Section must be installed or the City shall have other documents providing for the installation of landscaping including but not limited to performance bonds issued to the City (see Section 3.10.1.: Preliminary Plat). If a situation arises where installation of landscape is impossible or conflicts with the timing of other construction, a temporary certificate of occupancy may be issued as determined by the Director. Installation of landscape

materials shall be in accordance with the approved landscape plan and shall be installed in accordance with Chapter 89.

- E. Landscape Maintenance.** All landscape vegetation shall be maintained in a healthy condition by the property owner or successors in perpetuity and all landscaped plans must include a statement with this requirement of the property owner. Any landscape vegetation that is damaged, disease ridden, dead, or considered a hazard, must be replaced by the property owner.
- F. Tree Preservation and Mitigation.** All proposed development must conserve on-site established trees as defined in Chapter 89, Section 3 Tree Preservation, Protection and Replacement.
- G. Terms.** All terms regarding tree species and plant materials shall be consistent with Chapter 89, Section 3 Tree Preservation, Protection and Replacement. Where conflicts arise, terms defined in Chapter 89 shall be the standard for the requirements in this Section.
- H. Conflict.** Where conflicts for landscaping and buffering occur in this LDC, the more stringent provision shall be required.
- I. Design Alternatives.** A design alternative may be requested to the standards of this Section.

5.5.2. Plant Materials

- A. Selection of Materials.** Plant materials used to meet the requirements of this Section must meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, Parts I and II, Department of Agriculture, State of Florida (as amended). Root ball sizes on all transplanted plant materials must also meet state standards.
 - 1. Tree Requirements.** All trees installed as part of a landscape plan shall meet the requirements of Chapter 89, Section 3 Tree Preservation, Protection and Replacement. Permitted tree species are included in the Master Tree Species List, of Chapter 89, Section 3 Tree Preservation, Protection and Replacement.
 - 2. Mulch Requirements.** Mulch material shall consist of shredded softwood or hardwood chips, oak leaves, brick chips, and similar items. Non-porous materials shall not be used as mulch. Mulch shall be placed to a minimum depth of two inches. Each tree must have a ring of mulch no less than 24 inches beyond its trunk, and no greater than its dripline, in all directions. The intention of these regulations is to allow mulch within a landscape design while not allowing an entire yard to only be covered with mulch.
 - a. Installation Standards.** The top level of the mulch shall not exceed the height of the immediately adjacent ground surface. Mulch shall not be placed directly against a plant stem or tree trunk. “Non-organic mulch”, defined for the purpose of this

subsection , shall include (but is not limited to) rubber, decorative gravel or crushed stone and shall be allowed only in planting bed areas (e.g., in gardens or hedge areas) or directly adjacent to a building.

b. Limits on Installation.

- i. No more than 50 percent of the required front, side and rear yards may be covered with materials other than lawn grass.

- 3. Native and Florida Friendly Plant Material.** All required material must be Native Florida and/or Florida Friendly (as identified in the Florida-Friendly Plant Database administered by the IFAS Extension) trees and shrubs species. Existing Florida-native plant material shall be given priority for preservation in development.
- 4. Vines.** Vines shall be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified.
- 5. Hedge Plants.** Hedge plants shall be a minimum of 24 inches in height when measured immediately after planting. Hedge plants, where required in this LDC, shall be planted not more than 30 inches on center, and maintained so as to form a continuous, unbroken, solid visual screen. Shrubs shall be rated Florida Grade No. 1 and selected from the following list (* indicates native species) (Native/Adaptive/Florida Friendly plants may accepted by design alternative):

Table 5.5.2.1. Hedge Plants

Common	Scientific
Anise, Yellow*	<i>Illicium parviflorum</i>
Buttonwood, Green*	<i>Conocarpus erectus</i>
Buttonwood, Silver*	<i>Conocarpus erectus</i> 'sericeus'
Cocoplum, Redtip*	<i>Chrysobalanus icaco</i>
Firebush*	<i>Hamelia patens</i>
Gallberry*	<i>Ilex glabra</i>
Hibiscus	<i>Hibiscus rosa-sinensis</i>
Holly, Dwarf Yaupon*	<i>Ilex vomitoria</i> "Schillings Dwarf" Dwarf cultivars or varieties
Ixora	<i>Ixora coccinea</i>
Podocarpus	<i>Podocarpus macrophyllus</i>
Privet, Florida*	<i>Forestiera segregata</i>
Seagrape*	<i>Coccoloba uvifera</i>
Simpson Stopper*	<i>Myrcianthes fragrans</i>
Viburnum, Awabuki	<i>Viburnum odoratissimum</i> "Awabuki"
Viburnum, Sandankwa	<i>Viburnum suspensum</i>
Viburnum, Sweet	<i>Viburnum odoratissimum</i>
Viburnum, Walters*	<i>Viburnum obovatum</i>
* = NATIVE SPECIES	

- 6. Accent Plants.** All required accent plants shall be a minimum of one-gallon nursery specification, unless otherwise noted in this Section, at the time of planting. Plants shall be rated Florida Grade No. 1 and selected from the following list (* indicates native species) (Native/Adaptive/Florida Friendly plants may accepted by design alternative):

Table 5.5.5.2. Accent Plants

Common	Scientific
Allamanda	<i>Allamanda cathartica</i>
Allamanda	<i>Allamanda neriifolia</i>
American Beautyberry*	<i>Callicarpa americana</i> spp.
Azalea, Florida Flame*	<i>Rhododendron austrinum</i>
Azalea, Pinxter or Piedmont*	<i>Rhododendron canescens</i>
Florida Bamboo, clumping varieties only	<i>Bambusa</i> spp.
Bird of Paradise	<i>Strelitzia reginae</i>
Bougainvillea	<i>Bougainvillea glabra</i>
Butterfly Weed*	<i>Asclepias tuberosa</i>
Cardboard Plant	<i>Zamia furfuracea</i>
Cast-Iron Plant	<i>Aspidistra elatior</i>
Christmasberry*	<i>Lycium carolinianum</i>
Coontie*	<i>Zamia floridana</i>
Copperleaf	<i>Acalypha wilkesiana</i>
Crinum Lily	<i>Crinum</i> spp.
Croton	<i>Codiaeum variegatum</i>
Firespike	<i>Odontonema cuspidata</i>
Ginger, Shell	<i>Alpinia zerumbet</i>
Golden Dewdrop	<i>Duranta erecta</i>
Hawthorn, Indian, disease resistant	<i>Raphiolepis</i> spp.
Hibiscus, Red*	<i>Hibiscus coccineus</i>
Iris, African	<i>Dietes</i> spp.
Lady Palm	<i>Rhapis excelsa</i>

Common	Scientific
Mimosa, Sunshine*	<i>Mimosa strigillosa</i>
Milkweed, Scarlet	<i>Asclepias curassavica</i>
Needle Palm*	<i>Rhapidophyllum hystrix</i>
Philodendron	<i>Philodendron spp.</i>
Plumbago	<i>Plumbago auriculata</i>
Palmetto, Saw*	<i>Serenoa repens</i>
Shrimp Plant	<i>Justicia brandegeana</i>
Snowberry*	<i>Chiococca alba</i>
Snow Bush	<i>Breynia disticha</i>
Thryallis	<i>Galphimia gracilis</i>
Turks-Cap	<i>Malvaviscus arboreus</i>
Varnish Leaf*	<i>Dodonaea viscosa</i>
White Indigoberry*	<i>Randia aculeata</i>
Wild Coffee*	<i>Psychotria nervosa</i>
Yellow Necklace Pod*	<i>Sophora tomentosa</i> "Truncata"
* = NATIVE SPECIES	

- 7. Groundcover and Lawn Grass.** Groundcover and lawn grass shall be installed in such a manner as to present a finished, neat appearance. All groundcover and lawn grass material must be Native Florida and/or Florida Friendly (as identified in the Florida-Friendly Plant Database administered by the IFAS Extension) species. Grass areas shall be consolidated to areas of a site which are frequented by pedestrian traffic, provide recreational uses, provide cover for drain basins, or provide soil erosion control. Groundcover shall be rated Florida Grade No. 1 and is recommended to be chosen from the following list (other Native/Adaptive/Florida Friendly may accepted by design alternative):

Table 5.5.2.3. Groundcover and Lawn Grass (Placeholder List)

Common Name	Scientific Name
Blue Daze	<i>Evolvulus glomeratus</i>
Bugleweed	<i>Ajuga reptans</i>
Confederate Jasmine	<i>Trachelospermum jasminoides</i>
Dwarf Chenille Plant	<i>Acalypha reptans</i>
Golden Creeper	<i>Ernodea littoralis</i>
Holly Fern	<i>Cyrtomium falcatum</i>
Leatherleaf Fern	<i>Rumohra adiantiformis</i>
Liriope	<i>Liriope muscari</i>
Mondo Grass	<i>Ophiopogon japonicus</i>
Perennial Peanut	<i>Arachis glabrata</i>
Periwinkle	<i>Vinca major</i>
Powderpuff	<i>Mimosa strigillosa</i>
Shore Juniper	<i>Juniperus conferta</i>
Small-Leaf Confederate Jasmine	<i>Trachelospermum asiaticum</i>
Sword Fern	<i>Nephrolepis exaltata</i>
Frogfruit	<i>Phyla nodiflora</i>
Twin Flower	<i>Dyschoriste oblongifolia</i>

- B. Invasive Exotics.** The following highly invasive exotic plants must be removed from the development area. Methods to remove and control invasive exotic plants must be included on the development order plans. Sites shall be maintained to ensure no invasive exotic plants occur on the site. For purposes of this subsection, invasive exotic plants include the following and invasive exotics listed as Category 1 by the Florida Exotic Pest Plant Council:

Table 5.5.2.4. Invasive Exotics

Common Name	Scientific Name
Melaleuca, paper tree	Melaleuca quinquenervia
Brazilian pepper, Florida holly	Schinus terebinthifolius
Australian pines	All Casuarina species
Earleaf acacia	Acacia auriculiformis
Downy rosemyrtle	Rhodomyrtus tomentosus
Tropical soda apple	Solanum viarum
Winged yam	Dioscorea alata
Air potato	Dioscorea bulbifera
Lantana	Lantana camara
Seaside mahoe	Hibiscus tiliaceus
Scaevola Beach naupaka	Scaevola taccada
Guinea grass	Panicum maximum
Woman's tongue	Albizia lebbbeck
Bishopwood	Bischofia javanica
Carrotwood	Cupianopsis anacardioides
Java plum	Syzygium cumini
Norfolk Island Pine	Araucaria heterophylla
Rosary pea	Abrus precatorius
Lead Tree	Leucaena leucocephala
Cesarweed	Urena lobata

5.5.3. Irrigation

- A. Irrigation Design and Maintenance Standards.** Irrigation systems are required for all required landscaped areas. Irrigation systems are required to be operational before building occupancy or the issuance of a certificate of completion. All required landscaping areas shall be irrigated

by a permanent irrigation system that meets the following requirements, consistent with Strategy IN 1.4.6 of the 2017-2027 Comprehensive Plan:

1. Irrigation systems shall be water efficient, with WaterSense (as administered by the United States Environmental Protection Agency) labeled irrigation controllers encouraged, to meet watering needs of a landscape without overwatering.
2. Irrigation systems shall not be connected to both potable and non-potable sources, which could lead to contaminating potable water supplies.
3. Irrigation system piping shall be underground.
4. All required irrigation systems must be designed to minimize the application of water to impervious areas.
5. Irrigation systems shall be operated by an automatic irrigation controller and/or timer, and with a rain sensor.
6. The design of the irrigation system shall include sprinkler heads and devices appropriate for the landscape material to be irrigated.
7. The developer/owner is responsible for maintenance of the required irrigation consistent with the development order, the provisions of this Section, and F.S. § 373.62, as may be amended.

B. Irrigation Plan Required. Irrigation plans are not required as part of the landscape plan but must be submitted as part of construction plans or building, or other subsequent development permits prior to the issuance of such permits. The irrigation plan must, at a minimum, indicate:

1. The type of irrigation system proposed;
2. Irrigation application rates and controller duration times for each zone shall be calculated and noted on the irrigation plans; and
3. Be signed by a licensed irrigator or Landscape Architect.

5.5.4. Foundation Plantings

A. Foundation Plantings. Foundation plantings shall be defined as a grouping of plants used in a landscape design to blend a building with its setting and help obscure potential undesirable elements of the foundation. Foundation plantings may be comprised of shrubs, accent plants, and ornamental grasses in any combination, provided that no less than 50 percent of the total required materials are shrubs, accent plants, and/or ornamental grasses. For the purpose of this Section, artificial turf shall not be permitted to meet landscaping requirements. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and walkways, and provide visual breaks along monotonous building facades.

5.5.5. *Parking Lot Landscaping Requirements*

- A. Parking Area Perimeter Standards.** Parking lot perimeter boundaries shall meet the following requirements:
- 1. Location.** Where any parking area is located along or within fifty (50) feet of a public right-of-way (other than an alley), the parking lot must be screened by the parking area perimeter standards below. A parking area shall be defined as any surface area used for off-street parking, storage or display of vehicles, areas for loading and unloading goods, service areas drive-throughs, and access aisles.
 - 2. Parking Area Perimeter Standards.** Perimeter standards for parking areas shall meet the following requirements:
 - a.** A minimum of one canopy tree per thirty-five (35) linear feet (or portion thereof), on center, shall be planted around the perimeter of parking lot areas. See also Chapter 89 for canopy tree requirements.
 - b.** A continuous hedge comprised of shrubs planted not more than thirty (30) inches, on center, shall be planted around the perimeter of the vehicular use area. Species must be of sufficient type to achieve a mature height of five feet from grade.
 - c.** Parking lots or portions of parking lots not located within fifty (50) feet of/adjacent to residentially zoned properties must provide a wall or fence at least four (4) feet in height at the perimeter of the property.
- B. Interior Parking Area Standards.** Interior parking area landscaping shall be provided as follows:
- 1. Required Square Footage of Landscape Area.** A minimum of ten (10) percent of the parking lot shall be devoted to interior landscaping. In calculating this percentage, the area shall include impervious portions of the parking lot including all access and circulation areas. Terminal and interior islands and divider medians shall be used to comply with required interior parking lot landscaping. Store cart return areas and similar uses shall not count toward the minimum required interior landscaping requirements. A minimum dimension of any required internal landscape area shall be ten (10) feet.
 - 2. Planting.** At least one (1) canopy tree shall be planted and established within the parking area interior for every twenty (20) parking spaces.
 - 3. Terminal Islands.** Terminal islands shall meet the following requirements:
 - a.** Each row of parking spaces shall end with terminal islands to separate parking from adjacent drive lanes.
 - b.** Each terminal island shall measure at least eight (8) feet in width by eighteen (18) feet in length, measured from the inside of the curb. A design alternative may be requested for

the size of terminal islands so long as at least six (6) feet in width and sixteen (16) feet in length is provided.

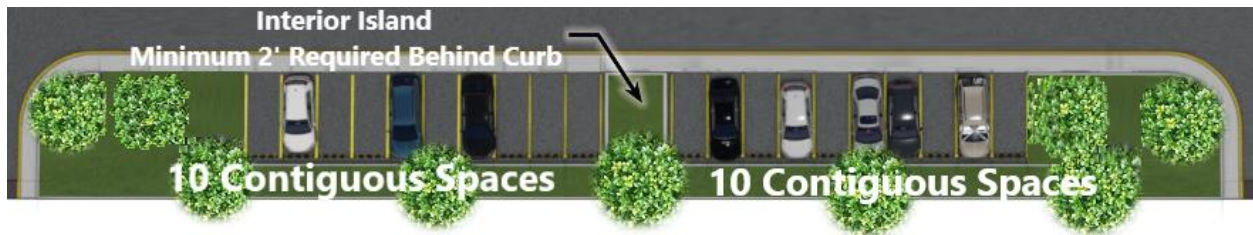
- c. No more than twenty (20) parking spaces may be located between terminal islands.
- d. Within terminal islands, one (1) canopy tree shall be required for every 150 square feet (or fraction above one half thereof), with a minimum of one canopy tree required per terminal island.
- e. Terminal islands shall be landscaped with shrubs, accent plants and ornamental grasses.
- f. Landscaping in islands adjacent to parking spaces shall be set back a minimum of two (2) feet behind the back of the curb to provide for pedestrian access to parked vehicles.

Figure 5.5.5.1 Terminal Islands



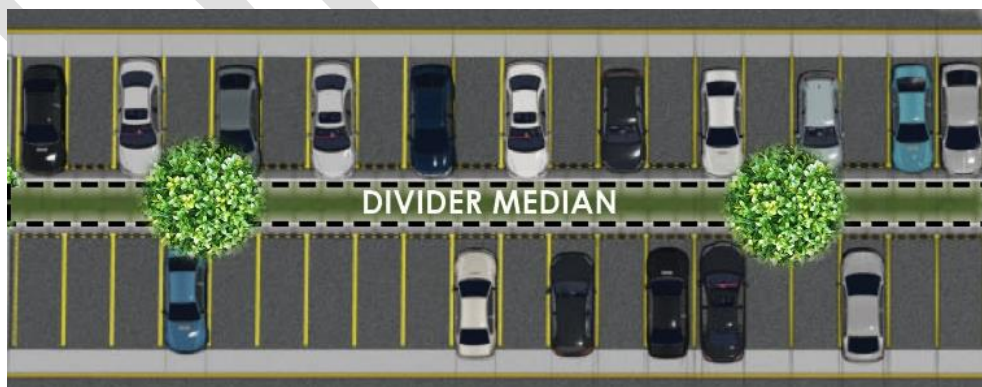
- 4. **Interior Islands.** Interior islands shall be used to ensure there are no more than ten (10) contiguous spaces, however a design alternative may be requested to allow for greater than ten (10) contiguous spaces, so long as the total number of contiguous spaces is no more than twenty (20) contiguous spaces. Interior islands shall meet the following requirements
 - a. Each interior island shall measure at least eight (8) feet in width by eighteen (18) feet in length, measured from the inside of the curb. A design alternative may be requested for smaller interior islands, so long as at least six (6) feet in width and sixteen (16) feet in length is provided.
 - b. Within interior islands, one canopy tree shall be required for every 150 square feet (or fraction above one half thereof), with a minimum of one (1) canopy tree required per interior island.
 - c. The landscaping materials in landscaped islands adjacent to parking spaces shall be set back a minimum of two feet behind the back of the curb to provide for pedestrian access to parked vehicles.

Figure 5.5.5.2. Interior Islands **Graphic still needs changed.**



5. **Landscaped Divider Medians.** Landscaped divider medians shall form a continuous landscaped strip between abutting rows of parking areas or access drives. Landscaped divider medians shall meet the following requirements:
 - a. The minimum width of a divider median shall be seven (7) feet, measured from the inside of the curb; if hardscape (i.e. sidewalk) is provided, seven (7) feet shall remain for landscape. A design alternative may be requested for the width of a divider median.
 - b. If a parking lot contains six (6) bays/rows of parking spaces or more, a minimum of one (1) landscaped divider median shall be required and additional landscaped divider medians shall be required for each additional six (6) bays/rows of parking spaces. A design alternative may be requested for the minimum number of required landscaped divider medians.
 - c. One canopy tree shall be required for each thirty five (35) linear feet of divider median (or fraction above one half thereof).
 - d. Shrubs shall be planted in divider medians which separate parking areas from access drives to form a continuous hedge the full length of the divider median.

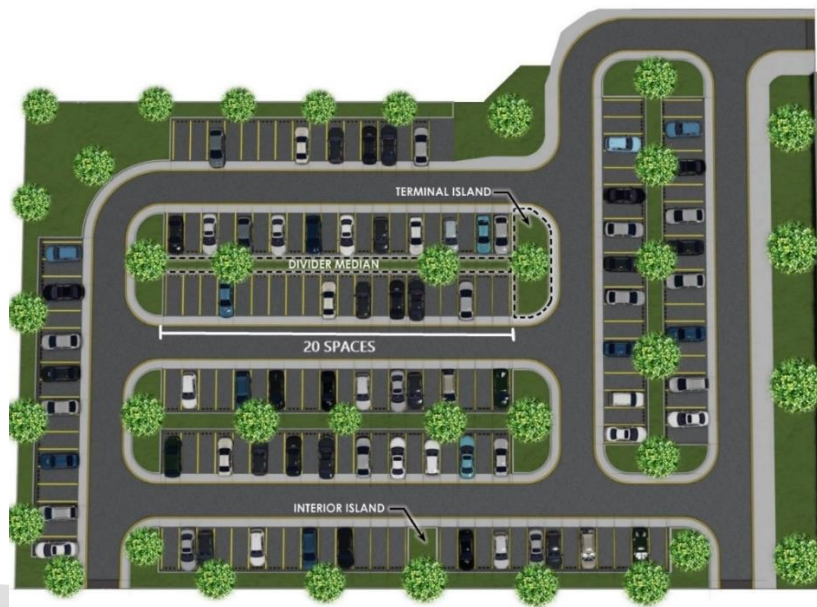
Figure 5.5.5.3 Divider Medians



6. **Curbing and Wheel Stops.** Concrete curbing shall be provided within all parking areas to prevent vehicles from encroaching onto and overhanging required plantings, sidewalks, rights-of-way or adjacent property. Wheel stops may be substituted at the closed end of parking stalls where they abut required plantings or sidewalks.

7. **Protection of Existing Native Plant Communities.** Consistent with the standards for preservation of existing trees and plant communities in Chapter 89, Section 3: Tree Preservation, Protection and Replacement, credit for applicable plant material may be approved by the Director in determining allowance to modify parking and access aisles.
8. **Lighting.** Parking lot lighting shall not be located such that it prevents the installation of required trees, or that required trees will block lighting. Parking lot lighting layout and heights shall meet the standards as set forth in Section 5.7.: Lighting.

Figure 5.5.5.4 Interior Parking Area Standards Combined (For Illustrative Example Purposes Only)



5.5.6. Miscellaneous Landscaping

- A. **Landscaping Adjacent to Mechanical Equipment, Services Areas and Dumpster Enclosures.** The exterior of any service area, lift station, or dumpster enclosure shall be landscaped with:
 1. A minimum of one (1) shrub for every three linear feet, on center, and one (1) small understory tree for every 35 linear feet. Maximum growth height shall not exceed eight (8) feet or conflict with existing trees or utilities.
 2. A fence or wall consistent with the requirements of Section 5.6.: Fences, Walls, Berms and Retaining Walls, may be used to satisfy the planting requirements for these facilities provided such fence or wall is at least six (6) feet in height from grade and completely encloses the area.
 3. Landscaping and or walls/fences shall be installed no less than three (3) feet from the equipment to allow for access, maintenance and required air flow.

5.6. Fences, Walls, Berms, and Retaining Walls

5.6.1. Purpose and Applicability

- A. Purpose and Intent.** The purpose of this Section is to ensure for the safe, appropriate (specifically for historic districts as defined in Section 9), and aesthetically pleasing construction of fences, walls, berms, and retaining walls within the City. For the purpose of this Section, fences, walls, berms, and retaining walls are all considered to be free standing elements that are not structural elements of a building.
- B. Applicability.** Unless otherwise specified in this Section, fences and walls, whether required by this LDC or optional, shall require a zoning permit unless otherwise permitted through building permits, or unless otherwise stated below.
- 1. Exceptions.** The following do not require a permit:
 - a.** Internal garden area fences in residential districts. For the purpose of this section an internal garden fence is one that is five (5) feet or more from property lines and serves the purpose of protecting garden areas from animals.
- C. Design Alternatives.** Due to individual unique characteristics or circumstances of any given development and consistent with Section 3.11.: Design Alternatives, design alternatives may be considered for particular design elements. The following design elements within this Section may be considered for design alternatives: building materials, breaks and openings in fences and walls, side and rear fence and wall heights for residential, nonresidential and planned district fence and wall heights, berm design standards, or a design alternative may per permitted for any of the following:
- 1.** An establishment with uses that require high fences to protect public safety;
 - 2.** Additional height is necessary to meet or exceed the compatibility standards; and
 - 3.** For unique recreation uses in which pedestrian or spectator safety cannot be guaranteed with a maximum fifteen (15) foot fence, and which may require heights greater than fifteen (15) feet, a design alternative may be requested.
 - 4.** To allow for fencing materials similar in appearance to the materials used in the building(s) on the property;
 - 5.** To allow for fencing materials that provide equal or greater protection and general appearance than the permitted materials; and/or
 - 6.** To allow for fencing materials more appropriate for uses near environmentally sensitive areas.
 - 7.** To allow for design options for required openings per Section 5.6.3.C.5.: Breaks and Openings in Fences and Walls, design alternative shall not be approved to remove this requirement.

5.6.2. General Standards

- A. Required Yards.** Fences, walls, berms, and retaining walls may encroach into required yards unless otherwise indicated in this Section.
- B. Required Setbacks.** Fences, walls, berms, and retaining walls are exempt from setback requirements. However, a berm may not be constructed in a manner that any portion of berms slopes extend over the property line.
- C. Right-of-Way.** No fence, wall or berm may encroach into a public right-of-way. Fences and walls shall not block any required ingress or egress point.
- D. Visibility Triangles (Sight Distance).** No fence, wall, berm, or retaining wall may encroach into a designated visibility triangles for driveways or for the intersections of rights-of-ways subject to Sections 5.1.8.F.: Visibility Triangle.
- E. Maintenance.** All fences, walls, berms, and retaining walls must be properly maintained and consistent with the permit for which they were approved and meet property maintenance standards set forth in Chapter 88. Any damage or deterioration due to age, damage, neglect, or weather must be repaired.
- F. Measurement of Height.** Height shall be measured from:
 - 1. The existing natural grade upon which the structure to be measured sits.
 - 2. An additional maximum one (1) foot of height may be permitted for decorative details including posts, columns, and light fixtures.

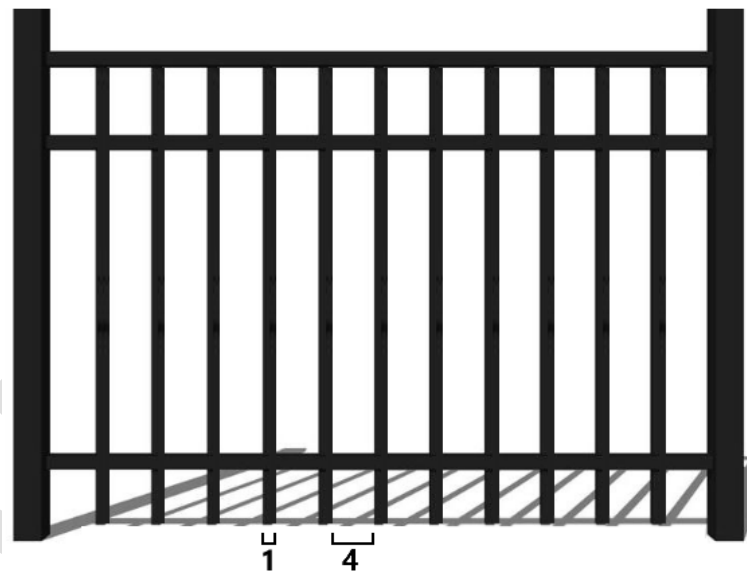
5.6.3 Fences and Walls Material and Design Standards

- A. Finished Sides.** All fences and walls shall be installed with the finished side facing towards the exterior or adjoining properties and rights-of-way.
- B. Design.** Fences and walls shall comply with the design requirements established for the zoning district (if applicable).
- C. Requirements.** All fences and fence walls on each property must be of uniform materials, design, and color. A design alternative may be requested to allow for a combination of materials, design and color for already established architectural styles within a development.
 - 1. Fencing Materials.** Fences and walls must be constructed of concrete, concrete block, brick, wood, decorative metal (aluminum, iron or steel), vinyl materials. Where there is a conflict, the standards of Section 9, Section 9 shall prevail. Unless required by law, no fence or wall may be constructed of non-traditional or dangerous fence or wall materials including but not limited to, barbed wire, razor wire, scrap metal, railroad ties, or any other material determined by the Director to be detrimental to the public health, safety and welfare. Fabric

sheets or nets, or plastic, metal or vinyl sheets or slats may not be used as part of the fence or attached to a fence for the purpose of effecting privacy or required screening.

2. **Columns.** Solid support columns not more than sixteen (16) inches in width or not less than eight-foot centers and such columns may be topped with decorative elements.
3. **Chain Link and Similar.** Chain link, chicken wire, hardwire cloth and other woven or mesh products are not permitted in required front yards in any district.
4. **Open Fences.** Open fences shall be defined as wood or metal picket, wrought iron, vinyl, or similar designs, with a solid to open ratio of not more than 1:4.

Figure 5.6.3. Open Fence Ratio 1:4 (Illustrative Example Only)



Solid to Open Ratio Not More Than 1:4

5. **Breaks and Openings in Fences and Walls.** Consistent with Intent OS 1.6 of the 2017-2027 Comprehensive Plan and Chapter 89, Section 2.5 of the LDC, no fence or wall shall exceed five-hundred (500) continuous linear feet in length without providing for break in the fencing to allow for the movement of wildlife and connectivity of wildlife corridors as applicable Subject to the following:
 - a. Wildlife breaks and openings shall be a minimum twenty-five (25) foot break to allow for wildlife movement.
 - b. Wildlife breaks and openings may include plantings of trees, shrubs, and other ground coverings provided the opening is not or will not grow into a complete blockage of the opening.

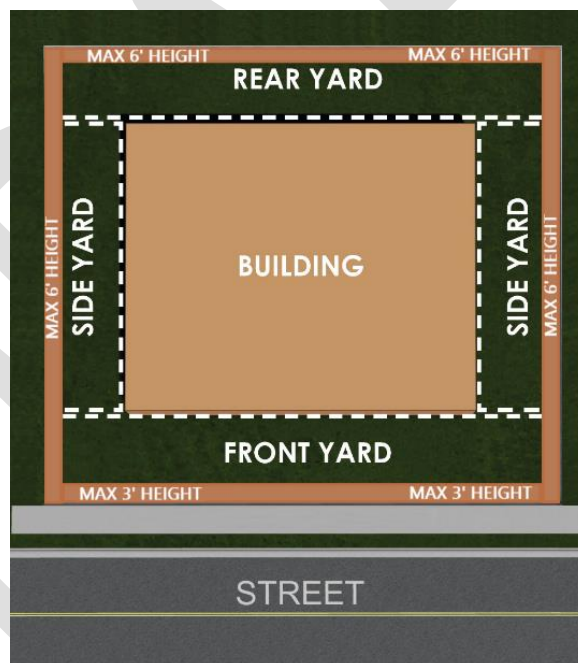
5.6.4. Height of Fences and Walls

A. All Residentially Zoned Properties and PUD (Residential Properties) Fence Height

Requirements. Fences and walls for residentially zoned properties, including residential properties within a PUD (unless otherwise regulated within the PUD zoning standards) that are not required walls or fences for perimeter compatibility requirements, shall meet the following requirements:

1. **Front Yard Height.** Fences and walls in a front yard may be a maximum three (3) feet in height; Open fences, as defined in Section 5.6.3.C.4, may be a maximum six (6) feet in height.
2. **Side and Rear Yard Height.** Fences and walls in a rear or side yard may be a maximum six (6) feet in height.
3. **Waterfront Yard Height.** Fences and walls in a waterfront yard may be a maximum three (3) feet in height.

Figure 5.6.4. Fence Heights



B. Nonresidential Districts and Planned Districts (Nonresidential Areas), and Mixed-Use Districts Height Requirements.

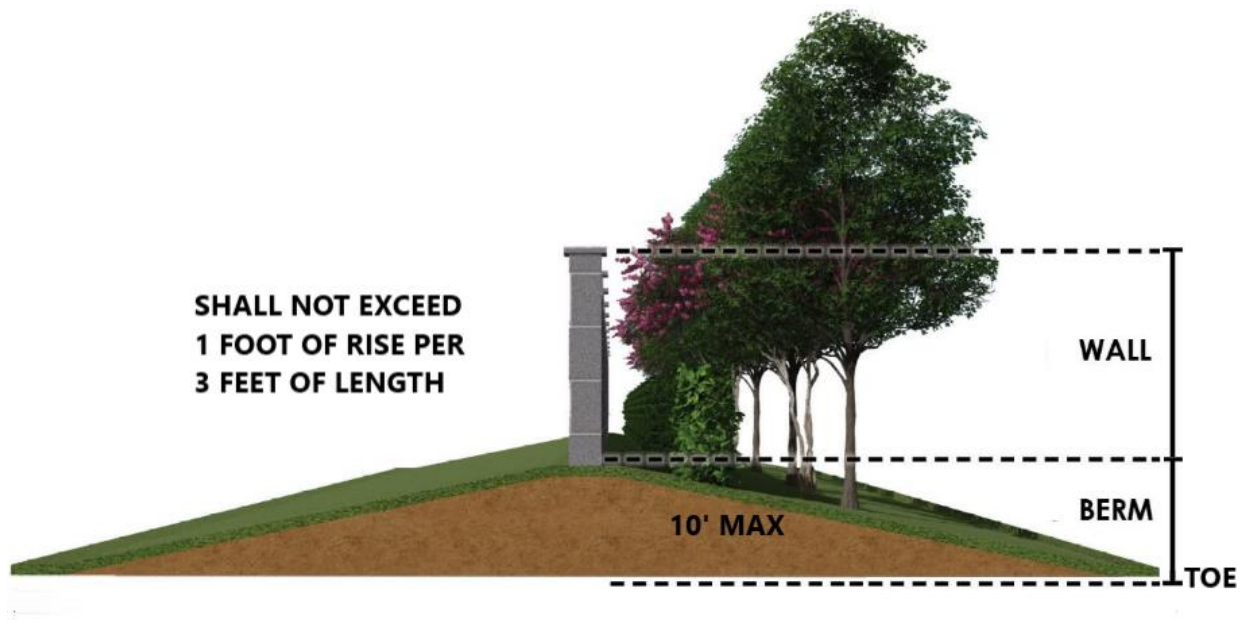
1. **Height.** Height requirements shall be as provided below:
 - a. **All Required Yards Height.** Fences and walls may be a maximum six (6) feet in height.
 - b. **IND and PID Zoning Districts.** Fences and walls may be a maximum eight (8) feet in height.

- c. **Requirements of State or Federal Agencies.** Fences and walls may be allowed subject to a height limit which may be imposed by the Director. Material and locational requirements of this Section may not apply, but shall be landscaped.
- 2. **Recreation Uses.** Fences surrounding recreation uses such as tennis, pickleball, or other outdoor courts may be a maximum fifteen (15) feet in height. These fences may be of chain link or similar open materials to allow for visibility into the recreational area.
- C. **Columns.** Columns may be up to a total height of seven (7) feet on side and rear yards. Front yards shall be limited to 48 inches in height.
- D. **Mobile Home and Recreational Vehicle Parks.** Fences installed on the perimeter of mobile home and recreational vehicle parks shall comply with Section 4.2.2.C.

5.6.5. Berms, Retaining Walls and Slopes

- A. **City Standard Details.** The City of Venice Standard Details, General Notes and Testing Requirements Updated: May 2020, hereafter referred to as the “City Standard Details” or as amended, shall be utilized for the permitting and construction for all berms, walls, and slopes as may be applicable. Where conflicts between this code and the standard details code may arise, the City Standard Details shall apply.
- B. **Design Standards.** Berms, retaining walls and slopes shall conform to the following standards:
 - 1. **Berms In Required Yards.** Berms may be located in required yards subject to the following:
 - a. Shall not exceed a grade of one (1) foot of rise in three (3) feet of length.
 - b. May also feature walls as permitted in Section 6.: Compatibility of this LDC.
 - c. Shall be landscaped and shall meet all landscape requirements as required in Section 5.5: Landscaping, of this LDC.
 - d. Shall not exceed a total of ten (10) feet above the toe of the berm. The toe of the berm shall be defined as the base or bottom of a berm slope at the point where the ground surface abruptly changes to a significantly flatter grade.

Figure 5.6.5. Berms and Walls



2. **Residential Districts Restriction.** Within residential zoning districts, retaining walls are prohibited in required yards, except that sea walls are permitted in waterfront yards.
3. **Slopes.** Within all residential zoning districts, the grade of slope in any require yard shall not exceed one foot of rise in four (4) feet of length.

5.7. Lighting

5.7.1. Purpose and Applicability

- A. Purpose and Intent.** The purpose of this Section is to ensure all exterior lighting shall be designed, installed, and maintained to provide safe, convenient, and efficient lighting for customers, pedestrians, and vehicles, while minimizing adverse impacts on adjacent properties and conserving energy. Additional and specific lighting standards in Chapter 89 Environmental, Section 2.4.3.: Marine Turtle Lighting and the Venice Municipal Airport Master Plan shall also apply.
- B. Applicability.** The provisions of this Section shall govern outdoor lighting (or "exterior lighting") for all development and redevelopment with the exception of the following:
1. Single family detached and attached units;
 2. Lighting for bridges, flags, and public buildings;
 3. Temporary holiday/event lighting;
 4. Lighting required by federal, state or local laws and regulations;
 5. Work in the public right-of-way;
 6. Street lights or other lighting within public rights-of-way; and
 7. Lighting subject to Section 9.: Architectural Standards.
- C. Design Standards.** All exterior lighting shall be designed to incorporate shielding to minimize impact to surrounding properties except as otherwise provided in this Section. Ensure that lighting is provided for the following:
1. Essential walkways, pedestrian routes, and common areas such as building entrances and stairwells;
 2. Car areas, including parking lots, driveways, and drive aisles; and
 3. Space around buildings.
- D. Design Alternatives.** Due to individual unique characteristics or circumstances of any given development and consistent with Section 3.11.: Design Alternatives, design alternatives may be considered for particular development standards. The following design elements within this Section may be considered for design alternatives: all requirements within Section 5.7.3.: Outdoor Lighting Standards. Design alternatives may not be proposed for any standards listed as prohibited and for any beachfront standards or other lighting regulations related to Marine Turtle Lighting Standards as defined in Chapter 89 Environmental, Section 2.4.3.: Marine Turtle Lighting.
- E. Height Calculation.** Where this Section mentions height of lighting fixtures, the height of outdoor lighting fixtures shall be measured from the finished grade to the top of the fixture.

5.7.2. Lighting Plan

- A. Lighting Plan.** A lighting plan shall be required during review of any site and development plan, construction plans, or zoning review which modifies existing lighting. The applicant must submit a lighting plan for review to determine consistency with these regulations. Unless otherwise exempt, it is a violation of this Section to install or operate outdoor lighting without first obtaining lighting plan approval and subsequent necessary permits.
- B. Application Requirements.** At a minimum, the outdoor lighting plan must include the following:
1. The plan must be prepared by a licensed engineer, who shall sign and seal the plans and certify that the plan complies with this Section.
 2. The plan must be of an engineered scale that is easily legible.
 3. The plan must show all proposed and existing buildings on the site, pedestrian and vehicular areas, other above-ground improvements, the horizontal location of all proposed and existing outdoor lighting fixtures including pole and wall-mounted fixtures, mounting heights of each fixture, overall height of each pole above grade, location of externally illuminated signs and associated fixtures, and the location of all architectural and landscape lighting fixtures.
 4. The plan shall include the hours of operation for the facility.
 5. The plan must show initial horizontal illuminance values in footcandles for the area to be illuminated; other types of illuminance measurement are not acceptable. These values must be calculated at grade and include contributions from all onsite fixtures. The plan must plot footcandles of illumination at ground level to the nearest tenth of a footcandle, and at horizontal grid intervals of no more than ten (10) feet.
 6. The manufacturer's cut sheets (specifications) for each proposed fixture must be submitted.
 7. A lighting fixture schedule that presents the following information:
 - a. Lighting fixture plan identification symbol or abbreviation.
 - b. Fixture type, including the manufacturer's product identification catalog number.
 - c. Lamp type and wattage or LED luminaire wattage.
 - d. Fixture mounting height.

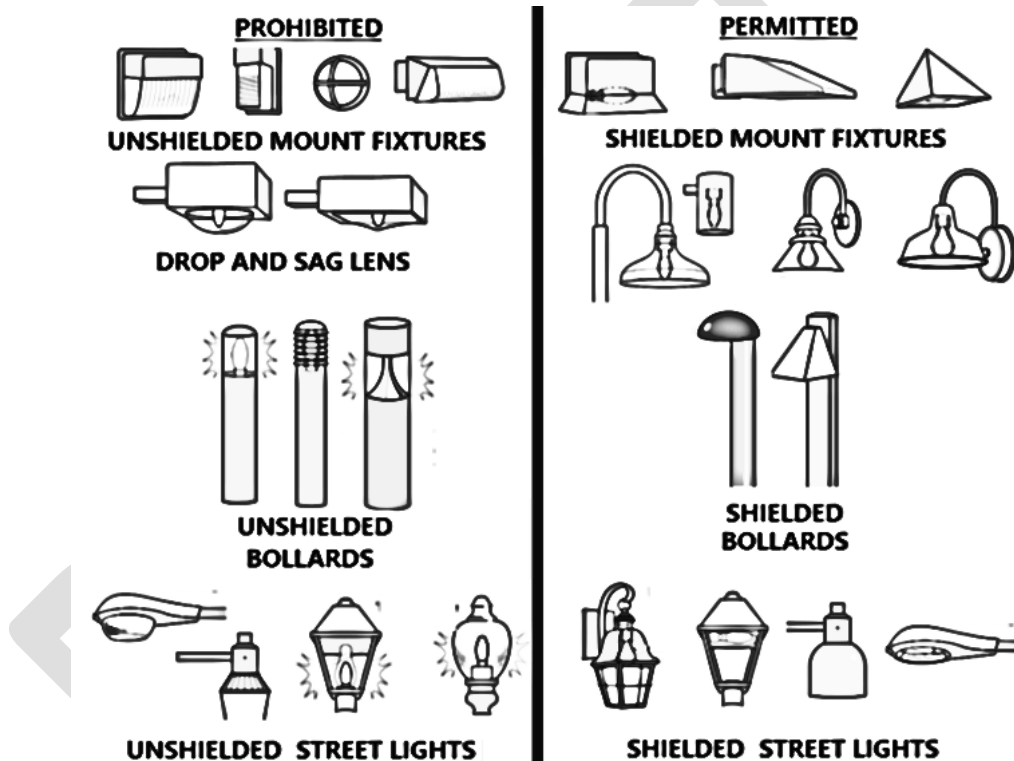
5.7.3. Outdoor Lighting Standards.

- A. General Outdoor Lighting Standards.** All outdoor lighting plans must conform to the following regulations:
1. **Footcandles.** Illumination levels shall be measured in footcandles, defined as one lumen per square foot. Footcandles shall not exceed 0.5 footcandles at the property line where the

neighboring property is a residential use or a residential zoning district. For all other uses, illumination levels may not exceed 1.0 footcandles at the property line, not including entrances to nonresidential and multifamily uses which may not exceed 5.0 footcandles. To avoid glare and light spilling onto neighboring properties, fixtures must be installed with shields and reflectors. Fixtures shall not be orientated towards adjacent properties.

2. **Cutoff Fixtures.** All fixtures, except for streetlighting fixtures, including security lighting, must be cutoff fixtures. Cutoff fixtures shall project all of its light in a downward direction.

Figure 5.7.3.1. Cutoff Fixtures (Illustrative Example)



3. **Design.** All fixtures must be incorporated into the building or site as an integrated design element through the use of common or complementary style, material, and color.
4. **Prohibited.** The following are prohibited:
 - a. Sag lenses, convex lenses, and drop lenses are prohibited.
 - b. Floodlighting is prohibited.
5. **Flag Lighting.** Lights used to illuminate flags is exempt, provided flag lighting illuminates the flag only.
6. **External Building Lighting.** Fixtures that decoratively light a building or wall may not light above the parapet of the building or the top of the wall. Design alternatives may be permitted for this Section.

7. **Pedestrian Level Lighting.** Includes lighting within parking lots, along sidewalks, multimodal paths, civic spaces and public gathering spaces; Street Lighting is excluded from this. Pedestrian level lighting shall be required in the above-mentioned areas consistent with the Standard below. In no cases shall this type of lighting exceed twelve (12) feet in height. Bollard or path lighting shall not exceed a three (3) foot mounting height.
8. **Parking Area Lighting.** To avoid conflict in layout, parking lot lighting must be coordinated with the parking lot's landscaping. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination. The height of light fixtures within a parking area shall be required to stagger the heights of light fixtures so that the tallest fixtures are in the center of the parking lot, and the lowest heights are at the perimeter of the parking lot. Light fixtures height shall not exceed thirty (30) feet within the center of a parking area and shall decrease height to twelve (12) to fifteen (15) feet at the boundary of the parking area.

Figure 5.7.3.2. Parking Area Heights



- B. **Special Regulations for Outdoor Lighting.** Outdoor lighting plans must conform to the following regulations where applicable:
 1. **Walkways, Bikeways, and Trails.** Walkway, bikeway, parks and trail lighting, and pedestrian facilities such as building connections or walkways to parking (excluding sidewalks) must conform to the following regulations:
 - a. **Intrusion.** All lighting shall be designed and installed to illuminate with a smooth, even pattern, without glare or light flow intrusion in excess of 0.5 footcandles onto adjacent properties as provided for by the horizontal grid intervals on the lighting plan.

- b. Footcandles.** Illumination levels on the extent of the walkway, bikeway or trail, must range between 0.2 and 0.5 footcandles. Nature trails, walkways, and bikeways may be exempted from this minimum illumination level by the director if they find that the natural environmental objectives and purposes of the trail, walkway, or bikeway would be unreasonably compromised by this minimum lighting requirement and that the location and environmental design of the trail, walkway, or bikeway reasonably provides natural surveillance and otherwise protects public safety. A design alternative may be requested for footcandles.
- 2. Parking Garages.** Interior fixtures must be shielded to prevent light spilling from the garage. Light fixtures on the top deck of a parking garage may not exceed fifteen (15) feet in height and must be shielded to prevent light spilling to the adjacent properties. Rooftop lighting of parking garages must be setback a minimum twenty-five (25) feet from the perimeter of the rooftop parking structure.
- 3. Canopied Areas for Vehicles.** Lights and light fixtures for canopied areas commonly used for vehicular use such as drive-through facilities or gas stations must be recessed or cutoff fixtures and must conform to the following standards:
 - a.** Fixtures in canopies may not rely on surrounding structures, including canopy edge, for required shielding.
 - b.** Canopy fascia may not be internally lit.
 - c.** LED lighting strips or neon tubing shall not be permitted.
- 4. Outdoor Sports Fields and Performance Areas.** Lighting of outdoor sports fields and performance areas shall comply with the following regulations:
 - a. Glare Control Package.** All lighting fixtures shall be equipped with a glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.
 - b. Hours of Operation.** The hours of operation for the lighting system for any game or event shall not continue more than one and half hours after the end of the game or event.
 - c. Height of Fixtures.** Light fixtures shall not exceed a height of eighty (80) feet.
 - d. Buffers Adjacent to Residential Properties.** A landscaped buffer yard sufficient to prevent light and glare spillover to adjacent residential properties may be required by the Director.
- 5. Properties Subject to Marine Turtle Protection.** See Chapter 89, Section 2.4.3, for lighting standards.
- 6. Rooftop Uses.** Lighting for rooftop uses (such as a restaurant or lounge) shall not exceed twelve (12) feet in height. Lighting fixtures shall be located no less than ten (10) feet from

the perimeter of the building and not face outward. All lighting shall be designed to effectively eliminate glare, shielded to prevent light spilling over the side of the building, and shall be turned off when the rooftop area is not in use.

7. **Sign Lighting.** Lighting fixtures illuminating signs shall comply with the standards of Section 5.3.: Signs, and such fixtures shall be aimed and shielded so that direct illumination is focused exclusively on the sign face.
8. **FAA Lighting.** Lighting at the Venice Municipal Airport shall comply with all FAA rules and regulations and the Venice Municipal Airport Master Plan.