

PERMITTED PRINCIPAL USES AND STRUCTURES

- Governmental uses.
- Convention centers and auditoriums.
- Retail and service establishments.
- Motorbus or other transportation terminals.
- Wholesaling from sample stocks only, provided no manufacturing or storage for distribution is permitted on the premises.
- Pawnshops in completely enclosed buildings.
- Professional offices, banks and financial institutions without drive-in facilities.
- Open air cafes as accessory to restaurants.
- Residential dwellings above the first floor of any structure.

PERMITTED ACCESSORY USES AND STRUCTURES

- Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
- Do not involve operations or structures not in keeping with the district character.
- On the same premises and in connection with permitted principal uses and structures, dwelling units only for occupancy by owners or employees

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CITY OF VENICE, FLORIDA PLANNING AND ZONING DEPARTMENT



"City on the Gulf"

A CITIZEN'S GUIDE TO ZONING DISTRICT STANDARDS

**CBD
Commercial,
Business District**

CBD

INTENT

The CBD district is intended to be applied only to that area which forms the city's center for financial, commercial, governmental, professional, cultural and associated activities. The standards are designed to protect and enhance the district's suitability for these activities and to discourage uses not requiring central city location or which are of a nature likely to create friction with pedestrian traffic and the primary activities for which the district is intended. High density multiple-family structures are permitted, but heavily automotive-oriented uses are prohibited. Maximum density in the CBD district is 18 units per acre.

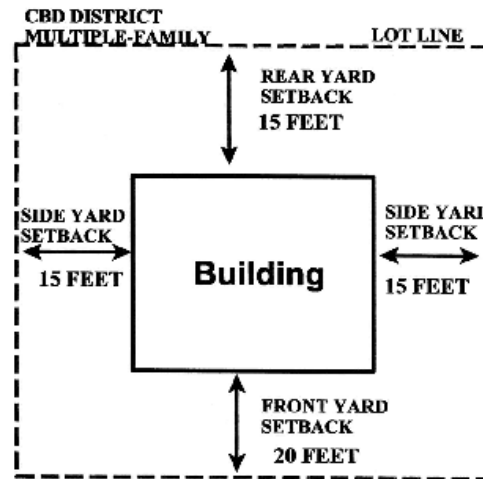
LOT REQUIREMENTS

Minimum lot requirements:

- Multiple-family dwellings:
Width: 100 feet; 2,420 square feet per dwelling unit.
- Other permitted or permissible uses and structures: None, except as necessary to meet other requirements set out in section 86-94 of the City's Land Development Code.

LOT COVERAGE

- Multiple-family dwellings and their accessory buildings: 30 percent.
- Other permitted or permissible buildings: None, except as necessary to meet other requirements in section 86-94



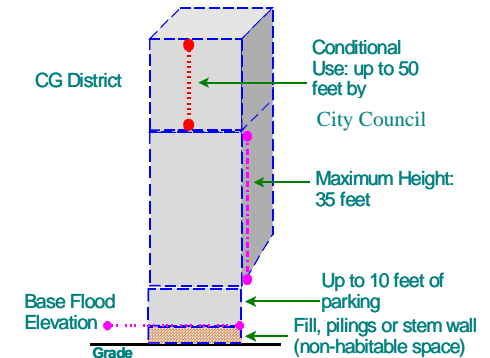
YARD REQUIREMENTS

Minimum yard requirements:

- Multiple-family dwellings:
Front yard: 20 feet.
Side yard: 15 feet.
Rear yard: 15 feet.
Waterfront yards: 20 feet.
- Other permitted or permissible uses:
Front yard: 1 foot.
Side yard: None.
Rear yard: 5 feet.

MAXIMUM HEIGHT OF STRUCTURES

No portion of a structure shall exceed the following in the CBD district, except as permissible by conditional use: 35 feet.



ADDITIONAL INFORMATION

This brochure provides general information concerning the CBD district regulations but may not include all details. For more complete information on the City's zoning districts, refer to the City of Venice Land Development Code, which is available online at the City's website, www.venicegov.com. Select: [Departments / Planning and Zoning / Zoning / Land Development Code](#)

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