

PERMITTED PRINCIPAL USES AND STRUCTURES

- Professional and business offices.
- Hospitals, rest homes, nursing homes, convalescent homes, homes for the aged and homes for orphans. (See provisions in Sec. 86-90 (b) (2) of the City's Land Development Code).
- Housing for the aged.
- Medical and dental clinics and medical and dental laboratories.
- Existing one- and two-family dwellings.
- Townhouses.
- Art galleries, libraries, museums, community centers, publicly owned and operated recreational facilities, and theaters for live stage productions.
- Houses of worship.
- Dance, art and music studios.
- Funeral homes.
- Private clubs.
- Animal hospitals with boarding of animals in completely enclosed buildings.
- Banks and financial institutions, without drive-in facilities, provided that such uses shall be located on arterial streets.
- One-family, two-family and multiple-family dwellings within buildings eligible for listing on the local register of historical resources.

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CITY OF VENICE, FLORIDA PLANNING AND ZONING DEPARTMENT



"City on the Gulf"

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CITIZEN'S GUIDE TO ZONING DISTRICT STANDARDS

**OPI
Office, Professional
and Institutional**

OPI

INTENT

The OPI district is intended for professional and business offices and institutional, cultural and allied uses. Moderate density multiple-family residential uses are permitted by special exception. Erection of new one- and two-family dwellings is not permitted as being out of character with the district. The district is not commercial in character; however, certain very limited commercial uses are permissible by special exception in demonstrated support of office and institutional uses in the specific OPI district. Large scale office, cultural and institutional uses are encouraged to locate in these districts. The OPI district is designed to be compatible with residential uses.

LOT REQUIREMENTS

Minimum OPI lot requirements:

- **Width for all uses: 100 feet.**
- Area:
 - For non-dwelling purposes: 10,000 square feet, except as otherwise provided.
 - For dwelling purposes:
4,840 square feet per dwelling unit.
- For townhouses and buildings eligible for listing on the local register of historical resources, the minimum lot width shall be 50 ft and minimum lot area shall be 5,000 square feet

LOT COVERAGE

Maximum lot coverage by all buildings:

Maximum lot coverage in the OPI district is 30 percent. Maximum lot coverage for all buildings includes all solid-roofed areas and 50 percent of covered parking of one story not in the main building.

YARD REQUIREMENTS

Minimum yard requirements for all buildings in the OPI district are:

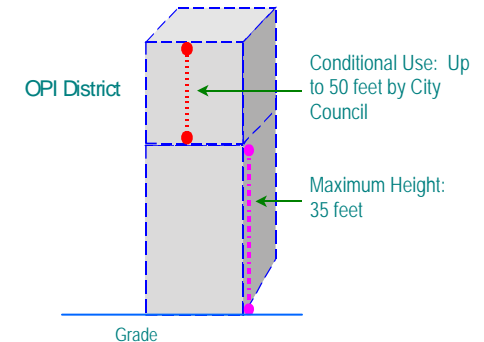
- Front yard: 20 feet.
- Side yard: Ten feet.
- Rear yard: 15 feet.
- Waterfront yards: 20 feet.

Buildings above 35 feet shall provide additional side and rear yards at a ratio of one foot for each four feet of building height, and a front yard of 30 feet or one-half of the building height, whichever is greater.

For all nonresidential uses, not less than ten feet of the required front yard next to the street shall be landscaped and the landscaping maintained, except for that portion used for ingress and egress.

MAXIMUM HEIGHT OF STRUCTURES

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



ADDITIONAL INFORMATION

This brochure provides general information concerning the OPI 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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