

PERMITTED PRINCIPAL USES AND STRUCTURES

- Multiple-family dwellings.
- Patio houses.
- Two-family dwellings.
- Townhouses or cluster houses.
- Houses of worship (except temporary revival establishments), provided that the minimum parcel size shall be two acres.
- Community residential homes.
- Bed and breakfast inn with not more than ten sleeping rooms for rent, provided:

Outdoor activity areas shall be buffered from adjacent residential property.

All rooms shall have access via indoor halls.

For multiple-family developments, townhouses or cluster housing developments, site plan approval is required.

PERMITTED ACCESSORY USES AND STRUCTURES

- Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
- Do not involve the conduct of business on the premises, provided that accessory home occupations shall be allowed.
- Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
- Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
- Do not involve operations or structures not in keeping with the character of single-family, residential estate development.

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CITY OF VENICE, FLORIDA PLANNING AND ZONING DEPARTMENT



"City on the Gulf"

A CITIZEN'S GUIDE TO ZONING DISTRICT STANDARDS

RMF-3

**Residential, Multi-
Family**

RMF-3

INTENT

The RMF districts are intended to be moderate to medium density districts, with emphasis on multiple-family use. RMF districts are situated so that they are well served by public and commercial services and have convenient access to thoroughfares and collector streets. Permitted uses are the same in all districts, but uses permissible by special exception vary, with the more dense residential uses providing for more special exceptions. Maximum residential density in the RMF-3 district is 13 dwelling units per acre.

LOT REQUIREMENTS

Minimum RMF lot requirements:

- Multiple-family dwelling units: Width: 100'; Area: 3,350 sq' per dwelling unit
- Townhouses or cluster houses: Width: 50'; Area: 5,000 sq'.

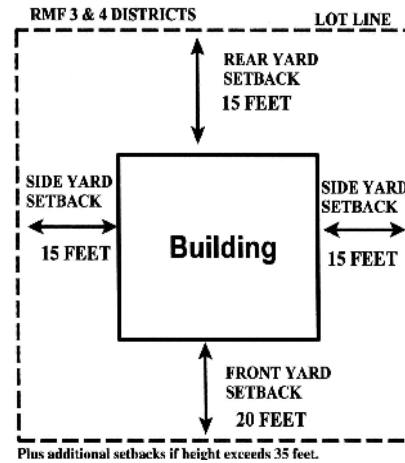
LOT COVERAGE

Maximum lot coverage by all buildings:

- Single-family dwellings and their accessory buildings: 35%
- Two-family dwellings, townhouses or cluster houses and their accessory buildings: 35%.
- Multiple-family dwellings:

Up to 35 feet in height:	30%
36 to 45 feet in height:	28%
46 to 55 feet in height:	26%
56 to 65 feet in height:	24%
66 to 85 feet in height:	22%

Other permitted or permissible buildings in connection with permitted or permissible uses, including accessory buildings: 30%



YARD REQUIREMENTS

Minimum yard requirements:

Single and two-family dwellings:

- Front yard: 20 feet.
- Side yard: 6 feet minimum, but in no case less than 15 feet combined side yards.
- Rear: 10 feet
- Waterfront yards: 20 feet

Multiple-family dwellings:

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

Other permitted or permissible uses and structures:

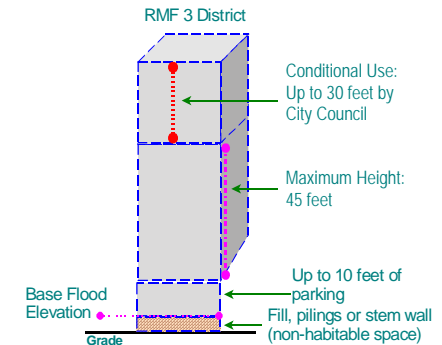
- Front yard: 20 feet.
- Side yard: 6 feet minimum, but in no case less than 15 feet combined side yards.
- Rear yard: 10 feet.
- Waterfront yards: 20 feet.

Buildings above 35 feet shall provide addition side and rear yards at a ratio of one foot of yard for each three feet of building height and a front yard of 25 feet or one-half of the building height, whichever is greater.

MAXIMUM HEIGHT OF STRUCTURES

No portion of a structure shall exceed the following in the RMF-3 district, except as permissible by conditional use: 45 feet.

An additional 10 feet for 1 story devoted primarily to parking within the structure may be added to the limit.



ADDITIONAL INFORMATION

This brochure provides general information concerning the RMF-3 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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