



ZONING-INFO

# 841 E Venice Ave

Venice, FL 34285

Property Zoning Report

February 23, 2026

# Property Zoning Report



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## Zoning

Venice - Sarasota - Florida

CM

The Commercial zoning district (CM) is intended to allow for a broad range of commercially-oriented uses. CM implements the Commercial Future Land Use defined in Strategy LU 1.2.4.a of the Comprehensive Plan and as such, no residential uses/density have been allotted for the CM district. Any residential uses existing prior to the adoption of this LDR may pursue vested rights per Section 1.14: Vested Rights, of this LDR.

## Allowed Uses/Parking

Table 1: CM Permitted Use Table

Permitted	Parking
Appliance Repair	
Artist Studio	
Bar and Tavern	
Brewpub	
Car Wash	
Car, Boat, Other Vehicle Sales and Rentals	
Commercial parking lots	
Cultural Facility	
Day Care Center (More Than 6 Persons)	
Essential Services and Public Utilities, Minor	
Fitness, Athletic, Health Club	
Funeral homes	
Gas Station with Convenience Store	
Hotel	
Indoor Entertainment and Recreation	
Laundromat	
Lodge or Private Club	
Marinas	
Medical/Dental Office	4.0/1,000 SF 6.0/1,000 SF
Microbrewery/Distillery	
Minor Vehicle Service	
Palmists and Fortune Tellers	
Pawn shops	
Personal & Financial Services	
Places of Assembly/Worship	
Professional Office	2.5/1,000 SF 4.0/1,000 SF
Research & Development	
Restaurant Quick-Service/Fast-Food	4.0/1,000 SF 10.0/1,000 SF
Restaurant Sit Down (Casual, Fine Dining)	6.0/1,000 SF 10.0/1,000 SF

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Table 1: CM Permitted Use Table continued

Permitted	Parking
Retail Sales and Service	4.0/1,000 SF 6.0/1,000 SF
Self-Storage-Indoor Only	
Tattoo and Piercing Parlors	
Taxidermists	
Theater	
University, College, Vocational School	
Warehouse Storage-Indoor Only	
Wholesale	

Table 2: CM Conditional Use Table

Conditional	Parking
Adult Oriented Businesses	
Commercial Parking Structures	
Essential Services and Public Utilities, Major	
Farmer's Market	
Flex	
Golf Course/Par-3/Driving Range	
Government Uses	
Hospital	
Light Industrial & Advanced Manufacturing	
Major Vehicle Service	
Open Space	
Outdoor Entertainment	
Outdoor Sales and Display	
Pain Management Clinic	
Post Office/Mail & Package Service	
Rooftop Dining	
Rooftop Uses (other than dining)	
Self-Storage-Indoor and Outdoor	
Warehouse Distribution; Logistics	1.0/1,000 SF 2.0/1,000 SF

## Bulk Requirements

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Table 3: CM Bulk Requirements Table

<b>Requirement</b>	<b>Minimum</b>	<b>Maximum</b>
Building Height (feet)	N/A	35
Building Height Exception (max) feet	N/A	46
Front Street Setback	20	N/A
Lot Area (sf)	10,000	N/A
Lot Coverage (percentage)	N/A	70
Lot Width	100	N/A
Rear Setback	10	N/A
Side Setback	8	N/A