

§ 440-405.3. WV West Venetia Road Mixed-Use Corridor.

A. Intent.

- (1) This district is intended to provide a wide range of commercial establishments that are oriented to business or high traffic, accommodating larger buildings and sites for commercial activity. General commercial areas serve the daily needs of surrounding residential neighborhoods.
- (2) Much of the development in the WV West Venetia Road Mixed Use Corridor District has already been developed under the criteria for the VNC Venetia Neighborhood Commercial Zoning classification. The new standards and criteria presented herein apply to those structures that are in new WV (MX-WV) developments or in existing structures that are proposing significant change, as determined on a case-by-case basis by the Planning Director and/or the Planning Commission.
- (3) Infill and new development in this district shall have parking in the rear of the commercial activity, or towards a central, shared parking area. There shall not be any parking between the arterial road and the commercial building.

B. Principal uses. The following is a list of principal uses that are permitted by right, special exception, conditional use or administrative approval: **[Amended 3-22-2021 by Ord. No. 865]**

Figure WV.1 Permitted Uses in West Venetia Road Mixed-Use Corridor	
Key:	
P = Permitted use	
S = Special exception	
C = Conditional use	
A = Approval by administrative review	
Residential	
Single-family attached	P
Multifamily	P
Group living facility (Type A)	S
Commercial	
Funeral home	P
Office	P
Office (medical)	P
Office (warehouse)	C
Restaurant, full/table service	P
Restaurant, limited service	P

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Key:	
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S = Special exception	
C = Conditional use	
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Restaurant, convenience/fast-food (no drive-through)	P
Agriculture	
Community garden	P
Forestry/woodlot	P
Recreation, Education, Public Assembly	
Conference and training center	P
Recreation facility: private	S
Recreation facility: public	P
Recreation facility: commercial	S
School	S
Studio	P
Services	
Bank	P
Business services	P
Post office	P
Excavating services	P
Personal services	P
Public Facilities/Infrastructure	
Commercial wireless communications facility	
New tower on existing building/structure	A
Co-location on existing tower located on building/structure	A
Antenna mounted on existing building or tower	A
New tower in the right-of-way	S
Emergency services	P
Essential services	P
Public works facility	P

Figure WV.1 Permitted Uses in West Venetia Road Mixed-Use Corridor	
Key: P = Permitted use S = Special exception C = Conditional use A = Approval by administrative review	
Accessory	
Drive-through (bank only)	P
Family day care	P
Home-based business (no-impact)	P
Home occupation	P
Limited lodging	P
Parking lot	P
Recreational facility (single-family residential)	P
Solar energy system (small)	P
Wind facility (small)	P
Other accessory uses customarily incidental to and on the same lot with any permitted use authorized in the district	P

C. Dimensional requirements.

Figure WV.2 Dimensional Requirements in WV West Venetia Road Mixed-Use Corridor	
Dimension	Requirement
Minimum gross lot size (no maximum lot size)	21,780 square feet
FAR (floor area ratio)	0.30
Lot width (at front property line)	100 feet
Build-to/setback	
Front	25 feet
Side	10 feet
Rear	25 feet
Minimum accessory building setback	
Front	25 feet
Side	10 feet

Figure WV.2 Dimensional Requirements in WV West Venetia Road Mixed-Use Corridor	
Dimension	Requirement
Rear	10 feet
Building height	45 feet (3 stories)