

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-33 HC — HIGHWAY COMMERCIAL DISTRICT.

(A) Intent. This district is intended to primarily provide for a variety of retail, office, and tourist oriented uses to serve the motoring public. Properties with this classification should be located on or near an Arterial street. Due to the highway nature of the zone, lot size and yard requirements exceed those of the B-1 and B-3 districts. Suitable access points, parking, and landscaping are essential. The district is intended for use in suitable areas which have been assigned a Commercial General future land use designation by the Comprehensive Plan.

(B) Permitted Uses: *(Are uses that are allowed as long as required improvements are in place to accommodate the use.)*

- (1.) Finance, insurance, and real estate office establishments.
- (2.) Professional service establishments, except for Hospitals, which are not allowed as permitted uses.
- (3.) Business service office establishments, except for temporary labor service establishments which are not allowed as a permitted use.
- (4.) Communication service establishments. Communication towers and other communication facilities as defined in § 14-2-240 are not allowed as a permitted use.
- (5.) Administrative offices for businesses, public uses, or semi-public uses.
- (6.) Retail sales establishments, except for gasoline service stations, second hand merchandise establishments and those businesses selling motor vehicles, heavy equipment, mobile homes, or manufactured homes which are not allowed as permitted uses.
- (7.) Motels and hotels.
- (8.) Personal service establishments.
- (9.) Repair service establishments which provide repair services of a minor nature such as radio and television services; watch, clock, and jewelry repair services; and shoe repair services.
- (10.) Educational service establishments, except family day care homes allowed as a home occupation.
- (11.) Leasing service establishments. The leasing of motor vehicles or heavy equipment is not allowed as a permitted use, except those listed in subsection (12) below.
- (12.) Sales or leasing of mopeds, scooters, and/or neighborhood electric vehicles (NEVs). The sales or leasing of all other motor vehicles is not allowed as a permitted use.
- (13.) Contract construction office establishments.
- (14.) Public and semi-public uses, except the following which are not allowed as permitted uses: hospitals, institutional care facilities, community residential homes, shelters/halfway houses, public work maintenance facilities, sewage treatment plants, water plants, power plants, similar facilities, temporary labor service establishments, cemeteries, and recycling collection centers.
- (15.) Private indoor amusement, entertainment, and/or recreation establishments.
- (16.) Commercial off-street parking lots and garages.
- (17.) Bus depots and taxi stations.
- (18.) Post offices.
- (19.) Medical and law enforcement heliports *(any maintenance facilities shall be accessory)*.
- (20.) Accessory uses as defined in § 14-2-240.

The following are permitted uses only on properties located within the Vine District:

- (21.) Dwelling units in association with a Mixed Use Development.
- (22.) Commercial off-street parking garages only. Commercial surface lots are not allowed as a permitted use.
- (23.) Bus depots, rail stations and taxi stations with no onsite vehicle storage or repair.

The following uses shall not be allowed as a permitted use on properties located within the Vine District:

- (24.) Medical and law enforcement heliports (any maintenance facilities shall be accessory).

(C) Conditional Uses: *(Are uses that are reviewed on a case by case basis, must comply with specific criteria, and may be allowed if approved by the Planning Advisory Board.)*

- (1.) Motor vehicle sales and leasing establishments. The sales and leasing of heavy commercial vehicles is not allowed.
- (2.) Motor vehicle repair facilities. The repair of heavy commercial vehicles is not allowed.
- (3.) Temporary labor service establishments on lots located at least 200 feet from residential district boundaries.
- (4.) Rail stations.
- (5.) Gasoline service stations.
- (6.) Indoor secondhand merchandise establishments.
- (7.) Private outdoor amusement, entertainment, and recreation establishments such as miniature golf facilities.
- (8.) Hospitals and institutional care facilities.
- (9.) Heliports not allowed as a permitted use *(any maintenance facilities shall be accessory)*.
- (10.) Drive-through facilities in conjunction with an allowed use on lot(s) located within 300 feet of a residential district boundary and in accordance with § 14-2-65(N).
- (11.) Communication towers and other communication facilities as defined in § 14-2-240.
- (12.) Recycling collection centers.
- (13.) Gun ranges.

(over to continue)

- (14.) Outdoor advertising signs.
- (15.) Uses allowed as a permitted use when conducted wholly or partly outdoors.
- (16.) Commercial off-street parking lots and garages.
- (17.) Public and private schools.

The following uses shall be permitted on properties located within the Vine District only if determined to be consistent with the intent of the Vine Street Vision and § 14-2-206 of the Land Development Code at the time of conditional use review. All other conditional uses listed in section (C) above shall be prohibited:

- (18.) Motor vehicle sales and leasing establishments not allowed as a permitted use and with no outdoor display. The sales and leasing of heavy commercial vehicles is not allowed.
- (19.) Repair service establishments not allowed as a permitted use. The repair of vehicles or heavy equipment is not allowed.
- (20.) Gasoline service stations.
- (21.) Consignment establishments. Other indoor secondhand merchandise establishments, including pawn shops shall not be permitted.
- (22.) Hospitals and institutional care facilities.
- (23.) Heliports (any maintenance facilities shall be accessory).
- (24.) Drive-through facilities in conjunction with an allowed use on lot(s) located within 300 feet of a residential district boundary and in accordance with § 14-2-65(N)
- (25.) Communication towers and other communication facilities as defined in § 14-2-240.
- (26.) Uses allowed as a permitted use when conducted wholly or partly outdoors.
- (27.) Indoor gun ranges. Outdoor gun ranges shall not be permitted.
- (28.) Commercial off-street surface parking lots.
- (29.) Public and private schools.

(D) Site Design Regulations. *

- (1.) Lot Size: Lots shall comply with the following standards unless waived in accordance with § 14-2-133(C) or unless exempt due to the provisions in § 14-2-69(E).
 - (a.) The minimum lot area shall be 40,000 square feet.
 - (b.) The minimum lot width shall be 200 feet.
 - (c.) The minimum lot depth shall be 150 feet.
- (2.) Yards (Setbacks):
 - (a.) The minimum front yard setback shall be 35 feet.
 - (b.) The minimum side yard setback shall be 15 feet, except the minimum on a street side shall be 25 feet.
 - (c.) The minimum rear yard setback shall be 15 feet.
 - (d.) In the case of parcels adjacent to single family residential, RB-1, and RB-2 districts, see § 14-2-65(G) for special setback requirements.
- (3.) Parking Space Setback: Parking spaces shall be setback from property lines as indicated by § 14-2-94.
- (4.) Lot Coverage: Impervious surfaces shall not cover more than 80% of the lot area.
- (5.) Structure Height: There is no maximum height except see § 14-2-65(G).

(E) Site Plan Required. A site plan review shall be required in accordance with §§ 14-2-190 - 14-2-195 for principal uses. Standards for required improvements are located within the Land Development Code.

PLEASE NOTE: This attempts to provide an unofficial summary of the zoning district regulations and may not include all of the potential uses. It is highly recommended that consultation with the City of Kissimmee Development Services Planning Division be conducted prior to purchasing a property, signing a lease/contract, or occupying a site. Use allowance is also dependent upon whether required infrastructure is provided to accommodate the use. All uses must obtain a Certificate of Occupancy and Business Tax Receipt prior to occupying any space. All interpretations shall be based on review of the Land Development Code.

* If the property is located within an overlay district, the lot standards may differ and the design standards for that district must be consulted.