

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-32 B-3 — GENERAL COMMERCIAL DISTRICT.

(A) Intent. The district is intended to provide for a broad range of business activities including a variety of retail sales, office, and service establishments. Compared to the B-1 zone, this district is more suitable for uses requiring a high degree of accessibility for vehicular traffic, low intensity uses on large tracts of land, and repair services. However, it is not suitable for warehousing, manufacturing, and most other industrial activities. Areas zoned B-3 should generally be located on or close to Arterial or Collector streets. 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, except for communication towers and other communication facilities as defined in § 14-240 which 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, those businesses selling motor vehicles or heavy equipment, and secondhand merchandise establishments 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.
- (11) Leasing service establishments. The leasing of motor vehicles, except those listed in number 15 below, or heavy equipment is not allowed as a permitted use.
- (12) Building service establishments such as cleaning and pest control services.
- (13) Public and semi-public uses, except for the following which are not allowed as permitted uses: hospitals, institutional care facilities, community residential homes, shelters/halfway houses, public works maintenance facilities, sewage treatment plants, water plants, power plants, similar facilities, temporary labor service establishments, cemeteries, and recycling collection centers are not allowed as permitted uses.
- (14) Private indoor amusement, entertainment, and/or recreation establishments.
- (15) 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.
- (16) Contract construction office establishments.
- (17) Post offices.
- (18) Medical and law enforcement heliports (*any maintenance facilities shall be accessory*).
- (19) Accessory uses as defined in § 14-2-240.

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

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

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

- (23) 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) Dwelling units located within the CRAO District, including Community Residential Homes in conformance with § 14-2-61. Residential density shall not exceed 18 units per acre.
- (2) Rooming houses.
- (3) Motor vehicle sales and leasing establishments. The sales and leasing of heavy commercial vehicles is not allowed.
- (4) Repair service establishments not allowed as a permitted use. The repair of vehicles (*other than automobiles*) and heavy commercial vehicles or heavy equipment is not allowed.
- (5) Wholesale trade establishments. Those businesses selling heavy commercial vehicles, heavy equipment, mobile homes, or manufactured homes are not allowed.
- (6) Self-service storage facilities.
- (7) Car washes.
- (8) Contract construction service establishments.
- (9) Temporary labor service establishments on lots located at least 200 feet from residential district boundaries.
- (10) Kennels and veterinary clinics.
- (11) Bus depots, rail stations, and taxi stations.

(over to continue)

- (12) Gasoline service stations.
- (13) Indoor secondhand merchandise establishments.
- (14) Hospitals and institutional care facilities.
- (15) Public works maintenance yards, sewage treatment plants, water plants, power plants, and similar facilities.
- (16) Heliports not allowed as a permitted use (*any maintenance facilities shall be accessory*).
- (17) 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).
- (18) Communication towers and other communication facilities as defined in § 14-2-240.
- (19) Recycling collection centers.
- (20) Outdoor advertising signs.
- (21) Uses allowed as a permitted use when conducted wholly or partly outdoors.
- (22) Any multi-use project containing two or more of the above listed conditional uses shall undergo a conditional use review for the entire project.
- (23) Commercial off-street parking lots and garages.
- (24) 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 in the Vine District:

- (25) Dwelling units considered a primary use located within the CRAO District, including Community Residential Homes in conformance with § 14-2-61.
- (26) 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.
- (27) Repair service establishments not allowed as a permitted use. The repair of vehicles or heavy equipment is not allowed.
- (28) Self-service storage facilities within a mixed-use development and not directly fronting an arterial roadway.
- (29) Veterinary clinics with no boarding.
- (30) Gasoline service stations.
- (31) Consignment establishments. Other indoor secondhand merchandise establishments, including pawn shops shall not be permitted.
- (32) Hospitals and institutional care facilities.
- (33) Heliports (*any maintenance facilities shall be accessory*).
- (34) 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).
- (35) Communication towers and other communication facilities as defined in § 14-2-240.
- (36) Uses allowed as a permitted use when conducted wholly or partly outdoors.
- (37) Any multi-use project containing two or more of the above listed conditional uses shall undergo a conditional use review for the entire project.
- (38) Commercial off-street surface parking lots.
- (39) Public and private schools.

(D) Site Design Regulations. *

- (1) Lot Size: Lots shall comply with the following standards unless waived in accordance with § 14-25-133(C) or unless exempt due to the provisions in § 14-2-69(E).
 - (a) The minimum lot area shall be 30,000 square feet.
 - (b) The minimum lot width shall be 150 feet.
 - (c) The minimum lot depth shall be 150 feet.
- (2) Yards (Setbacks):
 - (a) The minimum front yard setback shall be 25 feet.
 - (b) The minimum side yard setback shall be 10 feet, except the minimum on a street side shall be 20 feet.
 - (c) The minimum rear yard setback shall be 10 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(F).

(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.**