

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-34 B-5 — OFFICE COMMERCIAL DISTRICT.

(A) Intent. This commercial district is intended primarily for uses involving businesses and institutional uses which do not involve the direct sale or display of goods, the production of goods, or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants, and certain other uses are allowed when appropriate conditions and safeguards are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts. The district is intended for use in suitable areas which have been assigned an Office Residential future land use designation or 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.
- (4.) Communication service establishments, except for communication towers and other communication facilities as defined in § 14-2-240 which are not allowed as a permitted use.
- (5.) Administrative offices for businesses, public uses, or semi-public uses.
- (6.) Middle schools.
- (7.) Accessory uses as defined in § 14-2-240.

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

- (8.) Dwelling units in association with a Mixed Use Development.
- (9.) 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.
- (10.) Personal service establishments.
- (11.) Medical equipment and supplies sales and leasing establishments.
- (12.) Office equipment and supplies sales and leasing establishments.
- (13.) Commercial off-street parking garages. Commercial surface lots shall not be allowed as a permitted use.
- (14.) Restaurants.
- (15.) Day care centers.
- (16.) Post offices.
- (17.) Community centers and non-profit clubs.
- (18.) 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.
- (19.) Fire stations.

(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 the highest density permitted by adjacent residential districts.
- (2.) The following retail service or sales establishments may be allowed in areas assigned a Commercial General future land use designation by the Comprehensive Plan if accessory to a permitted use listed in division (B) above and located on the ground floor and not in excess of 4,000 square feet per use:
 - (a) Barber shops.
 - (b) Beauty shops.
 - (c) Laundry and dry cleaning establishments.
 - (d) Drug stores.
 - (e) Medical equipment and supplies sales and leasing establishments.
 - (f) Office equipment and supplies sales and leasing establishments.
- (3.) Commercial off-street parking lots and garages.
- (4.) Restaurants, including outdoor dining in accordance with § 14-2-65(M) and 14-2-240, may be allowed in areas assigned a Commercial General future land use designation by the Comprehensive Plan.
- (5.) Day care centers.
- (6.) Hospitals and institutional care facilities.
- (7.) Funeral homes.
- (8.) Post offices.
- (9.) Community centers and non-profit clubs.
- (10.) Churches, all other schools not listed as a permitted use, libraries, and public park and recreation areas.
- (11.) Fire stations.

(over to continue)

- (12.) 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).

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, unless specifically permitted under section (B), shall be prohibited:

- (13.) Dwelling units considered primary use located within the CRAO District, including Community Residential Homes in conformance with § 14-2-61.
- (14.) 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).
- (15.) Commercial off-street surface parking lots.

(D) Site Design Regulations. *

- (1.) Lot Size: Lots shall comply with the following standards unless waived in accordance with § 14-2-133(C).
 - (a) The minimum lot area shall be 20,000 square feet.
 - (b) The minimum lot width shall be 150 feet.
 - (c) The minimum lot depth shall be 100 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 on corner lots 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: No structure shall exceed a height of 45 feet.

- (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.