

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-30 B-1 — DOWNTOWN COMMERCIAL DISTRICT.

(A) Intent.

(1) This district is intended to serve as the central business district and a readily identifiable focal point of the city. It is intended to be an intensively used area catering primarily to the pedestrian. The district is not suitable for low intensity uses requiring a large tract of land, most types of repair services, warehouses, and other uses which would detract from the character of the area. The district is intended for use in the following areas which have been assigned a Commercial General future land use designation by the Comprehensive Plan.

(2) All of Blocks 10 through 14 and Blocks 17 through 21 and Block 26 and the abutting streets, avenues, and alleys thereto, according to the South Florida Railroad Company's Plat of the Town of Kissimmee City, Osceola County, Florida. Also Lot 4 of Block A, and all of lots 2 and 3 of Block I of W. A. Patrick's Addition to Kissimmee City, Osceola County, Florida, and all of Johnston's and Prevatt's Subdivisions of Lots 1 and 4 of Block I of said W. A. Patrick's Addition, and abutting streets, avenues, and alleys thereto.

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

The following uses are allowed anywhere within the district:

- (1.) Restaurants, including delis and cafes.
- (2.) Retail bakeries.
- (3.) Candy, confectionery, and ice cream stores.
- (4.) Florist shops.
- (5.) Card shops, bookstores, and news stands.
- (6.) Drug stores.
- (7.) Hardware stores.
- (8.) Camera shops, electronic shops, and film sales and processing establishments.
- (9.) Video sales and rental establishments.
- (10.) Antique shops.
- (11.) Furniture stores.
- (12.) Luggage stores.
- (13.) Fabric, art and craft supply shops.
- (14.) Department stores.
- (15.) Clothing stores.
- (16.) Gift shops.
- (17.) Music stores.
- (18.) Toy stores.
- (19.) Sporting goods and bicycle shops.
- (20.) Jewelry stores, including watch, clock, and jewelry repair services.
- (21.) Theaters, museums, and art galleries.
- (22.) Beauty and barber shops.
- (23.) Dry cleaner, garment alteration and shoe repair establishments.
- (24.) Specialty retail stores selling particular type of merchandise such as gourmet foods, wines, cigars, and the like.
- (25.) Post offices and libraries.
- (26.) Travel agencies.
- (27.) Banks, savings and loan associations, and credit unions.
- (28.) Motels and hotels, having a minimum of 50 rooms and at least one accessory use open to the public such as a restaurant, gift shop, conference center, or fitness, recreation or entertainment facility.
- (29.) Finance, insurance and real estate office establishments. Not including banks, savings and loans, and credit unions.
- (30.) Professional service establishments, except for Hospitals and laboratories which are not allowed. Doctors' offices and medical clinics are not allowed on the first floor of any lot having frontage on Broadway.
- (31.) Grocery stores.
- (32.) Accessory uses as defined in § 14-2-240.

The following are permitted uses, however, are prohibited on the ground floor of any building whose original floor space layout only faces Broadway:

- (33.) Business service office establishments, except for temporary labor service establishments, consumer credit and reporting services, and collection services which are not allowed.
- (34.) 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.
- (35.) Administrative offices for businesses, public uses, or semi-public uses.
- (36.) Doctors' offices and medical clinics.

(over to continue)

(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.)*

The following uses are allowed when approved as a Conditional Use, however, are prohibited on the first floor of any building whose original floor space layout only faces Broadway.

- (1.) Dwelling units.
- (2.) Bed and breakfast facilities.
- (3.) Bus depots, rail stations, and taxi stations.
- (4.) Commercial off-street parking lots and garages.
- (5.) Art and music schools, dancing schools, and exercise studios.
- (6.) Communication facilities as defined in § 14-2-240. However, communication towers as defined in § 14-2-240 are not allowed.

The following uses are allowed when approved as a Conditional Use, however, may be allowed on the ground floor of buildings whose floor space layout only faces Broadway if determined to be consistent with subsection (A) at the time of conditional use approval:

- (7.) Grocery stores.
- (8.) Pet shops and groomers. Kennels and boarding are not allowed.
- (9.) Any retail sales or personal service establishment not specifically listed may be allowed if determined by the Planning Advisory Board to be consistent with the uses allowed in the Section.
- (10.) Permanent and temporary employment services.

(D) **Site Design Regulations.** *

- (1.) Lot Size: There is no required lot size.
- (2.) Yards (Setbacks):
 - (a.) There is no required front, side, or rear yard setback.
 - (b.) In the case of parcels adjacent to single family residential, RB-1, and RB-2 districts, see § 14-2-65(l) for special setback requirements
 - (c.) No principal building shall be located greater than 15 feet from the Broadway right-of-way line, unless approved by the Planning Advisory Board.
- (3.) Parking Space Setback: Parking spaces shall be setback from property line as indicated in § 14-2-94, except that all parking spaces shall be setback a minimum of 15 feet from Broadway.
- (4.) Parking Lot Location: No parking lots shall be permitted in front of any principal building on any lot with frontage on Broadway.
- (5.) Lot Coverage: No restriction.
- (6.) Structure Height: No structure shall exceed a height of 50 feet.
- (7.) Community Redevelopment Area Overlay (CRAO) Design Manual: The CRAO Design Manual shall apply for all properties within the B-1 District.

(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.