

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-16 AC — AGRICULTURAL CONSERVATION DISTRICT.

(A) Intent

- (1) The Agricultural Conservation District is primarily intended to allow the use of appropriate areas for agricultural production, the preservation of open spaces, and the conservation and management of soil, water, air, game and other natural resources and amenities. Areas zoned AC are also intended to provide for the development of large lot single family estate development which is compatible with adjacent agricultural activities, when appropriate.
- (2) This district is intended primarily for suitable areas which have been assigned a Single Family Low Density Residential future land use designation by the Comprehensive Plan. However, it is also appropriate for agricultural areas which have been annexed into the city, but are given the Multiple Family Medium Density Residential, Multiple Family High Density Residential, Commercial General, Industrial Business, Institutional, or Open Space future land use designations.
- (3) When an annexed area is given a future land use designation other than single Family Low Density Residential, the AC District should be considered a holding zone which will permit appropriate rural development until such time as new urban development is appropriate. When new urban development is appropriate for such areas, the property subject to the proposed development may be rezoned to be consistent with its future land use designation and the new development shall be consistent with the new zoning.

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

- (1) Groves and farms for the cultivation and propagation of citrus, vegetables, fruits, berries, nuts, grass, grass sod and trees.
- (2) Pastures and grasslands for the cultivation and propagation of livestock such as cattle and horses.
- (3) Greenhouses, slathouses and nurseries for the growing of plants, flowers, ferns and landscaping materials.
- (4) The cultivation and propagation of fish and marine foods in lakes and ponds.
- (5) Areas for the cultivation and propagation of bees, honey and bait.
- (6) Dairy farms for the production of milk.
- (7) Barns, stables, and silos for the housing of livestock, hay and feed, or sheds for the storage and maintenance of farm equipment and tools.
- (8) Single family dwellings, except mobile homes, when located in areas assigned a Single Family Low Density Residential future land use designation by the Comprehensive Plan.
- (9) Guest cottage or quarters for domestic employees, existing prior to the property being annexed into the city, when accessory and incidental to an agricultural use.
- (10) Elementary schools.
- (11) Accessory uses as defined in § 14-2-240.

(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) New guest cottage or quarters for domestic employees, in areas assigned a Single Family Low Density Residential future land use designation by the Comprehensive Plan, when accessory and incidental to a single family dwelling.
- (2) Kennels and aviaries.
- (3) Hunting camps and fishing camps.
- (4) Churches, all other schools not listed as permitted use, libraries, and day care centers.
- (5) Park and recreation areas.
- (6) Community centers and non-profit clubs.
- (7) Fire stations.

(D) Site Design Regulations. *

- (1) *Lot Size:*
 - (a) The minimum lot area shall be 40,000 square feet.
 - (b) The minimum lot width shall be 150 feet.
 - (c) The minimum lot depth shall be 200 feet.
- (2) *Yards (Setbacks):*
 - (a) The minimum front yard setback shall be 25 feet.
 - (b) The minimum side yard setback shall be 10 feet. However, no side setback is required next to a railroad siding.
 - (c) The minimum rear yard setback shall be 25 feet. However, no rear setback is required next to a railroad siding.
 - (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 85% of the lot area.*
- (5) *Structure Height: No structure shall exceed the height limits specified in Section 6-75 of the Code.*

(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.

(over to continue)

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.