

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-23 RB-2 — MEDIUM DENSITY RESIDENTIAL-OFFICE DISTRICT.

(A) Intent. This district is primarily intended to meet housing needs for single family detached development and duplexes. In addition, triplexes and various offices and other non-residential uses may be allowed as conditional uses where appropriate. The district is primarily designed for locations on the fringe of existing residential areas which are not yet suitable for offices on most lots. Frequently the locations serve as a transition area between residential neighborhoods and higher intensity development. Accordingly non-residential sites in the district should be designed to be compatible with nearby residences through appropriate landscaping, buffers, levels of site coverage, and access provisions. This district is intended for use in areas which have been assigned an Office-Residential 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) Single family dwellings, except mobile homes.
- (2) Duplexes.
- (3) Multiple family housing structures with more than three dwellings existing prior to January 30, 1991.
- (4) Rooming houses existing prior to January 30, 1991.
- (5) Accessory uses in conformance with § 14-2-62, including home occupations such as family day care homes.

(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) Triplexes.
- (2) Churches, public and private schools, libraries, and day care centers *(except family day care homes allowed as a home occupation).*
- (3) Park and recreation areas.
- (4) Community centers and non-profit clubs.
- (5) Fire stations.
- (6) Finance, insurance, and real estate office establishments.
- (7) Professional service establishments, except for Hospitals which are not allowed.
- (8) Short term rentals as defined in § 14-2-240 and if in compliance with § 14-2-64 and if the housing type is authorized in division (B) above.
- (9) Time-share dwellings as defined in § 14-2-240 and if in compliance with § 14-2-74 and if the housing type is authorized in divisions (B) or (C)(1) above.
- (10) Accessory dwelling unit in conformance with § 14-2-206(l)(9).

(D) Site Design Regulations*

- (1) Lot Size:
 - (a) Single family dwelling minimum lot area shall be 6,000 square feet.
 - (b) Duplex or triplex minimum lot area shall be 4,000 square feet per dwelling.
 - (c) The minimum lot area for other uses shall be 10,000 square feet.
 - (d) Single family dwelling minimum lot width shall be 50 feet.
 - (e) Duplexes and triplex minimum lot width shall be 70 feet.
 - (f) The minimum lot width for lots with other uses shall be 75 feet.
 - (g) The minimum lot depth for all uses shall be 100 feet.
- (2) Yards (Setbacks):
 - (a) The minimum front yard setback shall be 25 feet.
 - (b) The minimum side yard setback for single family dwellings shall be 5 feet, except the minimum on a street side shall be 18 feet.
 - (c) The minimum side yard setback for duplexes shall be 5 feet, except the minimum on a street side shall be 20 feet.
 - (d) The minimum side yard setback for other uses shall be 5 feet, except the minimum on a street side shall be 25 feet.
 - (e) The minimum rear yard setback shall be 25 feet.
- (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 75% of the lot area.
- (5) Structure Height: No structure shall exceed a height of 35 feet.

(E) Site Plan Required: A site plan review shall be required in accordance with §§ 14-2-190 - 14-2-195 for principal uses other than single family dwellings, duplexes and triplexes. 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.