

**ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)**  
**§ 14-2-25 RC-2 — MULTIPLE FAMILY HIGH DENSITY RESIDENTIAL DISTRICT.**

**(A) Intent.** This district is primarily intended to meet housing needs for multiple family developments with a density of six to 18 dwelling units per acre. This intensity of residential use is typically envisioned for areas which are adjacent to development with compatible intensity levels, arterial or collector roads, and requisite utilities. These areas should generally be highly accessible to commercial services. Future development proposals within these areas should provide for a smooth transition in residential density, preserve stability of established residential neighborhoods, and include sufficient open space, parking, and landscaping to reinforce objectives for quality living areas. This district is intended for use in areas which have been assigned a Multiple Family High Density 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) Duplexes.
- (2) Triplexes.
- (3) Multiple family housing developments.
- (4) Community residential homes in conformance with § 14-2-61.
- (5) Elementary, middle, and K-8 schools.
- (6) 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) Townhouses.
- (2) Churches, all other schools not listed as a permitted use, 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) Rooming houses.
- (7) 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 divisions (B) and (C)(1) above.
- (8) 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.
- (9) Communication facilities as defined in § 14-2-240. However, communication towers as defined in § 14-2-240 are not allowed.

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

- (1) Lot Size:
  - (a) Duplex or triplex minimum lot area shall be 4,000 square feet per dwelling.
  - (b) Multiple family housing developments and townhouse developments shall have a density of six to 18 units per acre. Lesser densities may be allowed during the site plan review process if the city determines such densities are needed in order to protect environmentally sensitive lands or to achieve greater consistency with surrounding uses of land.
  - (c) The minimum lot area for other uses shall be 10,000 square feet.
  - (d) The minimum lot width for each townhouse lot shall be 20 feet.
  - (e) The minimum lot width for lots with multiple family housing developments shall be 100 feet.
  - (f) The minimum lot width for lots with other uses shall be 70 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 a townhouse lot shall be 10 feet at the end of a building, except the minimum on a street side shall be 25 feet.
  - (c) The minimum side yard setback for other lots shall be 5 feet, except the minimum on a street side shall be 25 feet. Notwithstanding the above a 25 foot side yard will be required for lots which have structures containing four or more dwelling units.
  - (d) The minimum rear yard setback shall be 25 feet.
  - (e) In the case of parcels adjacent to single family residential, RB-1 and RB-2 districts, see § 14-2-60(C) for special setback requirements.
  - (f) The minimum distance between residential buildings located on the same lot shall be 15 feet unless a higher standard is required by § 14-2-194, National Fire Protection Association (NFPA) 1141 (as adopted by Section 11-11 of the Code), or by city construction codes.
  - (g) Parking Space Setback: Parking spaces shall be setback from property lines as indicated by § 14-2-94.
- (3) Lot Coverage: All buildings, including accessory buildings, shall not cover more than 45% of the lot area. Building and parking areas shall cover no more than 75% of the lot area.
- (4) Structure Height: There is no maximum height except see § 14-2-60(C).

*(over to continue)*

(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.