

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-21 RA-4 — SINGLE FAMILY RESIDENTIAL DISTRICT (6,000 SQUARE FEET).

(A) Intent. This district is intended to meet low density and medium density single family housing needs in areas of the city currently characterized by very small lots. These locations include suitable platted areas or developed areas which have been assigned a Single Family Low Density Residential future land use designation or a Single Family Medium Density Residential future land use designation by the Comprehensive Plan. Objectives of this district when used for areas with a Single Family Low Density Residential future land use designation include the protection of existing stable low density single family neighborhoods, the preservation of open space, and the encouragement of densities which are compatible with existing and anticipated future developments, natural features, and existing and projected public services and facilities. When used in areas with a Single Family Medium Density Residential future land use designation, this district is particularly suitable for redevelopment areas having small platted lots and sites serving as a transition between two or more areas accommodating potentially incompatible uses. This district is not intended for areas consisting of unplatted parcels where future subdivision is anticipated or for areas where resubdivision to a higher density is proposed. Waivers to this requirement may be granted by approval of the City Commission in cases where:

- (1) Down zoning from a multiple family category would increase land use compatibility;
- (2) An approved development meeting the requirements of this section is annexed to the city; or
- (3) Infill development is proposed with the CRAO District.

(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) Accessory uses in conformance with § 14-2-62, including home occupations such as family day care homes.
- (3) Elementary schools.

(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) 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)*.
- (2) Park and recreation areas.
- (3) Community centers and non-profit clubs.
- (4) Fire stations.
- (5) 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.
- (6) 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 division (B) above.
- (7) Accessory dwelling unit in conformance with §14-2-206(l)(9).

(D) Site Design Regulations. *

- (1) Lot Size:
 - (a.) The minimum lot area shall be 6,000 square feet.
 - (b.) The minimum lot width shall be 50 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 5 feet, except the minimum on a street side shall be 15 feet.
 - (c.) The minimum rear yard setback shall be 25 feet.
- (3) Parking Space Standards: Parking spaces shall be setback from property lines as indicated by § 14-2-94.
- (4) Lot Coverage: All buildings, including accessory buildings, shall not cover more than 40% of the lot area.
- (5) Structure Height: No structure shall exceed a height of 30 feet, except 35 feet may be authorized for conditional uses.

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.