

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-22 RB-1 — MEDIUM DENSITY RESIDENTIAL DISTRICT.

(A) Intent. This district is primarily intended to meet housing needs for single family medium density development, duplexes, and, where appropriate, triplexes. The district is particularly suitable for redevelopment areas having small platted lots; areas with natural constraints which make higher densities inappropriate; and sites serving as a transition between areas or districts with differing intensities of development. Regulations for the district are designed to accommodate compatible non-residential uses, existing multiple family structures with more than three dwellings, and existing rooming houses. This district is intended for use in suitable areas which have been assigned a Single Family Medium 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.) 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.) 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.
- (7.) 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) above.
- (8.) Accessory dwelling unit in conformance with § 14-2-206(l)(9).

(D) Site Design Regulations*.

- (1) Lots.
 - (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) Single family dwelling minimum lot width shall be 50 feet.
 - (d) The minimum lot width for lots with other uses shall be 70 feet.
 - (e) The minimum lot depth for all uses shall be 100 feet.
- (2) Yards (Setbacks):
 - (a) The minimum front yard setbacks shall be 25 feet.
 - (b) The minimum side yard setbacks for single family dwellings shall be 5 feet, except the minimum on a street side shall be 18 feet.
 - (c) The minimum side yard setbacks for duplexes shall be 5 feet, except the minimum on a street side shall be 20 feet.
 - (d) The minimum side yard setbacks for other uses shall be 5 feet, except the minimum on a street side shall be 25 feet.
 - (e) The minimum rear yard setbacks 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: 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.