

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-18 RA-1 — SINGLE FAMILY RESIDENTIAL DISTRICT (12,000 SQUARE FEET).

(A) Intent. This district is primarily intended to meet lower density single family housing needs in locations appropriate for relatively large lots. Objectives of the district 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. This district is intended for use in suitable areas which have been assigned a Single Family Low 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) 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) Accessory dwelling units in conformance with § 14-2-206(l)(9).

(D) Site Design Regulations. *

- (1.) Lot Size:
 - (a.) The minimum lot area shall be 12,000 square feet.
 - (b.) The minimum lot width shall be 80 feet.
 - (c.) The minimum lot depth shall be 120 feet
- (2.) Yards (Setbacks):
 - (a.) The minimum front yard setback shall be 25 feet.
 - (b.) The minimum side yard setback shall be 9 feet, except the minimum street side shall be 24 feet.
 - (c.) 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: 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.