

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-40 HF — HOSPITAL FACILITIES DISTRICT.

- (A) **Intent.** This district is intended to accommodate hospitals and compatible facilities. Development in this district is expected to have sufficient acreage, open space, buffering, and access controls to minimize potential adverse impacts on adjacent land uses. This district is intended for use in areas which have been assigned an Institutional 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) Hospitals and other medical facilities.
 - (2) Institutional care facilities.
 - (3) Day care centers.
 - (4) Medical and law enforcement heliports (*any maintenance facilities shall be accessory*).
 - (5) Accessory uses as defined in § 14-2-240.
- (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) Public and semi-public uses not allowed as a permitted use. Except the following public and semi-public uses which are not allowed: sewage treatment plants, water plants, power plants, similar facilities, and cemeteries.
 - (2) Shelters/hallway houses.
 - (3) Communication towers and other communication facilities as defined in § 14-2-240.
 - (4) Drive-through facilities in conjunction with an allowed use in accordance with § 14-2-65(N).
 - (5) Commercial off-street parking lots and garages.
 - (6) Public and private schools.
- (D) **Site Design Standards. ***
- (1) Lot Size: Minimum of 20,000 square feet and a minimum average width of 100 feet except parks for which no minimum is required or unless waived in accordance with § 14-2-133(C).
 - (2) Yards (Setbacks):
 - (a) The minimum front yard setback shall be 25 feet.
 - (b) The minimum side yard setback shall be 10 feet, except the minimum on a street side shall be 25 feet.
 - (c) The minimum rear yard setback shall be 10 feet.
 - (d) In the case of parcels adjacent to single family residential, RB-1, and RB-2 districts, see § 14-2-65(G) for special setback requirements.
 - (3) Parking Space Setback: Parking spaces shall be set back from property lines as indicated by § 14-2-94.
 - (4) Lot Coverage: Impervious surfaces shall not cover more than 80% of the lot area.
 - (5) Structure Height: There is no maximum height except see § 14-2-65(G).
- (E) **Site Plan Required.** A site plan review shall be required in accordance with §§ 14-2-190 - 14-2-195 for principal uses. 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.