

ZONING DISTRICT SUMMARY SHEET (7/20/11 CODE)
§ 14-2-35 BP — BUSINESS PARK DISTRICT.

(A) Intent. The intent of this district is to provide a protective zone for park-like development of industrial and related uses which have limited objectionable external effects and provide a high quality setting. Manufacturing, warehousing, research, wholesale trade, and office uses are among the allowable uses. Development in this district is particularly characterized by unified planning controlled ingress and egress to major streets, extensive setbacks, and screening and landscaping necessary to create a quality site design. This district is intended for use in suitable areas which have been assigned an Industrial Business 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) Finance, insurance, and real estate office establishments.
- (2) Professional service establishments, except for hospitals which are not allowed.
- (3) Business service office establishments, except for temporary labor service establishments which are not allowed as a permitted use.
- (4) Communication service establishments, except for communication towers and other communication facilities as defined in § 14-2-240 which are not allowed as a permitted use.
- (5) Travel agencies.
- (6) Administrative offices for businesses, public uses, or semi-public uses.
- (7) Facilities for the production, assembling, and/or packaging of precision instruments.
- (8) Jewelry and precious metal products manufacturing.
- (9) Signs and advertising display manufacturing.
- (10) Research and development establishments associated with biochemical, chemical, electrical, photographic, medical, metallurgical, pharmaceutical or X-ray research.
- (11) Electrical manufacturing establishments involved in making: small electrical or electronic apparatus; coils, tubes and semiconductors; communication, navigation, guidance and control equipment; data processing equipment (*including computer software*); glass edging and silvering equipment; graphics and art equipment; metering equipment; radio and television equipment; photographic equipment; radar, infrared and ultraviolet equipment; optical devices and equipment; or filling and labeling machinery.
- (12) Wholesale trade, warehouse, and distribution establishments. Those businesses selling, storing, or distributing motor vehicles, head equipment, mobile homes, or manufactured homes are not allowed.
- (13) Business park support uses listed under divisions (B)(13)(a) and (b) below shall be permitted, provided that such uses shall not occupy more than 5% of the gross floor area of all buildings on any lot or group of contiguous lots in common ownership or control; shall be within a building or enclosure such that there are no external signs or evidence of such uses; and shall have no external access to the uses:
- (14) Facilities for the furnishing of meals and sale of refreshments and personal convenience items solely to the employees of authorized establishments and visitors doing business on the premises.
- (15) Pharmacy.
- (16) Medical and law enforcement heliports (*any maintenance facilities shall be accessory*).
- (17) Accessory uses as defined in § 14-2-240.
- (18) Drive-through facilities as defined in § 14-2-240; in conjunction with an allowed use; and on lot(s) located at least 300-feet from residential district boundaries and in accordance with § 14-2-65(N).

(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) Establishments not allowed as a permitted use which are engaged in the production, assembling, packaging, or treatment of materials, goods, food stores, and other semi-finished or finished products from semi-finished or raw materials.
- (2) Commercial and industrial laundries.
- (3) Cold storage and ice processing facilities.
- (4) Contract construction service establishments.
- (5) Temporary labor service establishments on lots located at least 200 feet from residential district boundaries.
- (6) Restaurants, including outdoor dining in accordance with § 14-2-65(M) and 14-2-240.
- (7) Retail sales of products assembled or manufactured on the premises, provided that such sales uses shall not occupy more than 5% of all buildings on any lot or group of contiguous lots in common ownership or control; shall be within a building or enclosure such that there are no external signs or evidence of such uses; and shall have no external access to the uses.
- (8) Gasoline service stations.
- (9) Motion picture production establishments.
- (10) Vocational, technical, trade, and industrial schools.
- (11) Day care centers.
- (12) Fire stations.
- (13) Heliports not allowed as a permitted use (*any maintenance facilities shall be accessory*).
- (14) Bus depots, rail stations and taxi stations.
- (15) Commercial off-street parking lots and garages.
- (16) Park and recreation areas.
- (17) Security guard quarters.

(over to continue)

- (18) Sewage treatment plants, water plants, power plants, and similar facilities.
- (19) Communication towers and other communication facilities as defined in § 14-2-240.
- (20) Recycling collection centers.
- (21) Uses allowed as a permitted use when conducted wholly or partly out of doors.
- (22) Drive-through facilities in conjunction with an allowed use on lot(s) located within 300 feet of a residential district boundary in accordance with § 14-2-65(N).

(D) Basic Site Design Standards.

- (1) *Lot Size:*
 - (a) The minimum lot area shall be 80,000 square feet.
 - (b) The minimum lot width shall be 200 feet.
 - (c) The minimum lot depth shall be 300 feet.
- (2) *Yards (Setbacks):*
 - (a) The minimum front yard setback shall be 40 feet.
 - (b) The minimum side yard setback shall be 25 feet.
 - (c) The minimum rear yard setback shall be 40 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.
 - (e) The first 25 feet of any yard abutting a public right of way shall be landscaped in accordance with § 14-2-94(A).
- (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.