

**ZONING DISTRICT SUMMARY SHEET (4/3/13 CODE)**  
**§ 14-2-36 IB - INDUSTRIAL BUSINESS DISTRICT.**

**(A) Intent.** This district is composed of properties so situated as to be well adapted to industrial development, but where proximity to residential or commercial zones makes it desirable to limit the manner and extent of industrial operations. It is intended to permit the normal operation of a variety of industrial and related uses under such conditions of operation as will protect nearby development. Various commercial uses which are compatible with typical industrial uses shall also be allowed according to the provisions of this section. It 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.) Administrative offices for businesses engaged in the production, assembly, testing, storage, or wholesale sales of materials or products.
- (2.) Manufacturing, assembling, storage and/or packaging of the following:
  - (a.) Precision instruments;
  - (b.) Jewelry and precious metal products, silverware;
  - (c.) Clothing, leather products and other textiles, not involving dyeing or tanning of materials or coating with pyroclastic or similar materials;
  - (d.) Signs and advertising displays;
  - (e.) Ceramic products, glass and glass products, using electrically fired kilns;
  - (f.) Electronics, limited to 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 and supplies; radar, infrared and ultraviolet equipment; optical devices and equipment; or filling and labeling machinery;
  - (g.) Food and dairy products, except for those involving meat packing or processing which are not allowed;
  - (h.) Furniture;
  - (i.) Cabinetry, metal, upholstery, and woodworking with no outside storage;
  - (j.) Building materials;
  - (k.) Pharmaceutical products, cosmetics, perfumes, candles and toiletries, except soap containing animal byproducts;
  - (l.) Automobiles, golf carts, lawn equipment, and farm equipment. Manufacturing of heavy commercial vehicles, including aircraft is not allowed as a permitted use;
  - (m.) Non-chemical cleaning products;
  - (n.) Stationery.
- (3.) Repair service establishments which provide repair services of a minor nature such as radio and television services; watch, clock, and jewelry repair services; and shoe repair services.
- (4.) Printing, lithography, and publishing establishments.
- (5.) Research and development establishments associated with biochemical, chemical, electrical, photographic, medical, metallurgical, pharmaceutical or X-ray research.
- (6.) Commercial and industrial laundries.
- (7.) Wholesale trade, warehouse, and distribution establishments. Those businesses selling, storing, or distributing motor vehicles, heavy equipment, mobile homes, or manufactured homes are not allowed as permitted uses.
- (8.) Contract construction service establishments.
- (9.) Temporary labor service establishments when in compliance with the criteria in § 14-2-206(I)(8).
- (10.) Building service establishments.
- (11.) Industrial trade schools.
- (12.) Landscape maintenance establishments.
- (13.) Data processing facilities, including call centers.
- (14.) Commercial off-street parking lots and garages.
- (15.) Medical and law enforcement heliports (*any maintenance facilities shall be accessory*).
- (16.) Motor vehicle repair facilities. When located on lots within 100 feet of a residential district, all repair activities and storage shall be conducted solely indoors. Repair of heavy commercial vehicles is not allowed as a permitted use.
- (17.) Gas stations for fleet vehicles only.
- (18.) Outdoor storage on lots located at least 100 feet from residential district boundaries.
- (19.) Welding or machine shops.
- (20.) Nurseries or greenhouses on lots located at least 100 feet from residential district boundaries.
- (21.) Accessory uses as defined in § 14-2-240.

The following are permitted uses only on properties located within the Vine District:

- (22.) Commercial off-street parking garages only. Commercial surface lots are not allowed as a permitted use.

**(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.

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- (2.) Repair service establishments not allowed as a permitted use.
- (3.) Businesses selling, storing, or distributing motor vehicles, heavy equipment, mobile homes, or manufactured homes.
- (4.) Businesses leasing motor vehicles, heavy equipment, mobile homes, or manufactured homes.
- (5.) Gasoline service stations not allowed as a permitted use.
- (6.) Kennels and veterinary clinics.
- (7.) Finance, insurance, and real estate office establishments.
- (8.) Business service office establishments.
- (9.) Communication service establishments, including communication towers and other communication facilities as defined in § 14-2-240. However, printing, lithography, publishing, and data processing establishments are allowed as permitted uses.
- (10.) The following uses may be allowed if subordinate to the principal use of the property and occupying less than 50% of the interior square footage of any building on the property:
  - (a.) Personal service establishments.
  - (b.) Professional service establishments, except for hospitals, which are not allowed.
  - (c.) Security guard quarters.
- (11.) Restaurants, including outdoor dining in accordance with § 14-2-65(M) and 14-2-240.
- (12.) Convenience stores.
- (13.) Vocational, technical, and trade schools.
- (14.) Public park and recreation areas.
- (15.) Indoor sport-related establishments located outside the Airport Noise Overlay.
- (16.) Sewage treatment plants, water plants, power plants, and similar facilities.
- (17.) Public and semi-public uses. Except the following which are not allowed: hospitals, institutional care facilities, community residential homes, shelters, halfway houses, public and private schools, similar facilities, churches and cemeteries.
- (18.) Post offices.
- (19.) Heliports not allowed as a permitted use (*any maintenance facilities shall be accessory*).
- (20.) Bus depots, rail stations and taxi stations.
- (21.) Recycling collection centers.
- (22.) Gun ranges.
- (23.) Outdoor advertising signs.
- (24.) Outdoor activities on lots located within 100 feet of residential district boundaries.
- (25.) Commercial off-street parking lots and garages.
- (26.) Drive thru 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) Site Design Regulations. \***

- (1.) Lot Size: Lots shall comply with the following standards unless waived in accordance with § 14-2-133(C) or unless exempt due to the provisions in § 14-2-69(E).
  - (a.) The minimum lot area shall be 20,000 square feet.
  - (b.) The minimum lot width shall be 150 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 10 feet. However, no side yard is required next to a railroad siding.
  - (c.) The minimum rear yard setback shall be 15 feet where the rear yard is adjacent to property assigned an IB, AI or UT future land use designation. The minimum rear yard setback shall be 25 feet where the rear yard is adjacent to property assigned any other future land use designation by the Comprehensive Plan. However, no rear yard is required next to a railroad siding.
  - (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 for non-residential uses shall be located no closer than 7 feet from public right-of-way.
- (4.) Lot Coverage: Impervious surfaces shall not cover more than 85% 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.