

ZONING DISTRICT SUMMARY SHEET (4/2/13 CODE)
§ 14-2-38 AI — AIRPORT INDUSTRIAL DISTRICT.

(A) Intent. The Airport Industrial District is intended to accommodate activities predominantly connected with typical industrial uses, as well as supporting non-industrial uses in the vicinity of the Kissimmee Municipal Airport. 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. This district is intended for use in areas which have been assigned an Airport Industrial or Industrial Business 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) Administrative offices for businesses primarily engaged in aeronautical activities.
- (3) Aeronautical research and development establishments, not requiring ramp facilities.
- (4) Aeronautical training establishments, not requiring ramp facilities.
- (5) Facilities for the production, assembling, and/or packaging of precision instruments.
- (6) Jewelry and precious metal products manufacturing.
- (7) Clothing or leather products manufacturing, not involving dyeing or tanning of materials or coating with pyroxlin plastic or similar materials.
- (8) Manufacturing of ceramic products, using electrically fired kilns.
- (9) Signs and advertising displays manufacturing.
- (10) Printing, lithography, and publishing establishments.
- (11) Research and development establishments associated with biochemical, chemical, electrical, photographic, medical, metallurgical, pharmaceutical or X-ray research.
- (12) 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.
- (13) Bottling plants.
- (14) Commercial bakeries.
- (15) Commercial and industrial laundries.
- (16) Cold storage and ice processing facilities.
- (17) Wholesale trade, warehousing, and distribution establishments. (*Those businesses selling, storing, or distributing motor vehicles, heavy equipment, mobile homes, or manufactured homes are not allowed.*)
- (18) Contract construction service establishments.
- (19) Building service establishments.
- (20) Landscaping maintenance establishments.
- (21) Data processing facilities.
- (22) Commercial off-street parking lots and garages.
- (23) Adult entertainment establishments.
- (24) Medical and law enforcement heliports (*any maintenance facilities shall be accessory*).
- (25) Accessory uses as defined in Article XVII. § 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) Aircraft operation, including heliports not allowed as a permitted use.
- (2) Sales of aviation petroleum products and ramp service.
- (3) Flight instruction and aircraft rental.
- (4) Aircraft charter and taxi service.
- (5) Aircraft engine and accessory maintenance.
- (6) Aeronautical dusting and spraying operations.
- (7) Aeronautical radio and instrument operations. Communication towers and other communication facilities as defined in § 14-2-240 shall only be allowed in accordance with division (C)(34) below.
- (8) Hangar rental service.
- (9) Aircraft sales.
- (10) Airport terminal.
- (11) Other aviation activities requiring ramp facilities.
- (12) Airport museums.
- (13) Restaurants, including outdoor dining in accordance with § 14-2-65(M) and 14-2-240.
- (14) Motels and hotels.
- (15) Gasoline service stations.
- (16) Credit unions, banks, and savings and loan associations.
- (17) Hiring halls, union halls, permanent and temporary employment services, and temporary labor service establishments on lots located at least 200 feet from residential district boundaries.

(over to continue)

- (18) Vocational, technical, trade, and industrial schools
- (19) Public park and recreation areas, including golf courses.
- (20) Indoor sport-related establishments located outside the Airport Noise Overlay.
- (21) Security guard quarters.
- (22) Sewage treatment plants, water plants, power plants, and similar facilities.
- (23) Public and semi-public uses. (*Public and semi-public hospitals, institutional care facilities, community residential homes, shelters/halfway houses, public and private schools, similar facilities, churches and cemeteries are not allowed.*)
- (24) Post offices.
- (25) 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.
- (26) Bulk storage yards.
- (27) General storage yards.
- (28) Repair service establishments.
- (29) Welding or machine shops.
- (30) Businesses selling, storing, or distributing motor vehicles, heavy equipment, mobile homes or manufactured homes.
- (31) Businesses leasing motor vehicles, heavy equipment, mobile homes, or manufactured homes.
- (32) Nurseries and greenhouses.
- (33) Kennels and veterinary clinics.
- (34) Communication towers and other communication facilities as defined in § 14-2-240.
- (35) Recycling collection centers.
- (36) Gun ranges.
- (37) Uses allowed as a permitted use when conducted wholly or partly out-of-doors.
- (38) Any multi-use project containing two or more of the above listed conditional uses shall undergo a conditional use review for the entire project.
- (39) Commercial off-street parking lots and garages.
- (40) 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:*
 - (a) The minimum lot area shall be 40,000 square feet.
 - (b) The minimum lot width shall be 150 feet.
 - (c) The minimum lot depth shall be 200 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 setback is required next to a railroad siding.
 - (c) The minimum rear yard setback shall be 25 feet. However, no rear setback 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 shall be setback from property lines as indicated by § 14-2-94.*
- (4) *Lot Coverage: Impervious surfaces shall not cover more than 85% of the lot area.*
- (5) *Lighting: All lighting shall conform with Article V in Chapter 6 of the Code in order to avoid hazard to aircraft.*
- (6) *Structure Height: No structure shall exceed the height limits specified in Section 6-75 of the Code.*

(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.