

**ZONING DISTRICT SUMMARY SHEET (9/23/14 CODE)**  
**§ 14-2-48 B-4 — MAIN STREET COMMERCIAL DISTRICT.**

**(A) Intent.** This district is intended to serve as an extension of the central business district in downtown Kissimmee and, therefore will accommodate uses more compatible with the highly pedestrian nature of the neighboring B-1 zoning district. The district is not suitable for uses requiring a large tract of land, such as schools, or highly intensive uses, such as automobile-oriented services, most types of repair services, warehouses, and other uses which would detract from the character of the area. The district is intended for use in areas which have been assigned a Mixed Use - Downtown 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 as permitted uses.
- (3) Business service office establishments.
- (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) Administrative offices.
- (6) Retail sales establishments, except for gasoline service stations and those businesses selling motor vehicles or heavy equipment, which are not allowed as permitted uses.
- (7) Consignment establishments. Other indoor secondhand merchandise establishments, including pawn shops shall not be permitted.
- (8) Motels and hotels.
- (9) Personal service establishments.
- (10) 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.
- (11) Educational service establishments, including post-secondary vocational, technical and trade schools. Schools involving onsite training for automotive industries, heavy equipment, or other uses industrial in nature are not permitted. Public and/or private K-12 schools are not permitted.
- (12) Leasing service establishments. The leasing of motor vehicles or heavy equipment is not allowed as a permitted use.
- (13) Building service establishments.
- (14) Public and semi-public uses, except for the following which are not allowed as permitted uses: hospitals, institutional care facilities, community residential homes, shelters/halfway houses, public works maintenance facilities, sewage treatment plants, water plants, power plants, similar facilities, temporary labor service establishments, cemeteries, and recycling collection centers.
- (15) Private indoor amusement, entertainment, and/or recreation establishments.
- (16) Post offices.
- (17) Dwelling units in association with a Mixed-Use Development, as defined in § 14-2-240.
- (18) Commercial off-street parking garages only. Commercial surface lots are not allowed as a permitted use.
- (19) 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) Dwelling units located within the CRAO District, including community residential homes in conformance with § 14-2-61, that are not part of a Mixed-Use Development. Residential density shall not exceed the density outlined under the Mixed Use – Downtown Future Land Use in the Comprehensive Plan.
- (2) Pet stores, veterinary clinics and other similar uses with overnight animal care.
- (3) Hospital facilities.
- (4) Institutional care facilities
- (5) Gasoline service stations on those lots which have direct frontage on Vine Street only. Said gas stations shall be subject to the design requirements of the Downtown CRA Overlay and, as such, the gas canopy shall be considered as part of the vehicular use area and must not be located between the primary building and adjacent right(s) of way.
- (6) Drive-through facilities in conjunction with an allowed use on lot(s) located within 300 feet of a residential district boundary and in accordance with § 14-2-65(N).
- (7) Uses allowed as a permitted use when conducted wholly or partly outdoors.
- (8) Any multi-use project containing two or more of the above listed conditional uses shall undergo a conditional use review for the entire project.
- (9) Commercial off-street parking lots.

**(D) Site Design Regulations.** Site design must follow the requirements of the Downtown CRAO Design Manual. All design standards not covered by the Design Manual must adhere to the following sections of the Land Development Code:

- (1) *Lot Size:* Lots shall comply with the following standards unless waived in accordance with § [14-25-133\(C\)](#).
  - (a) The minimum lot area shall be 30,000 square feet.
  - (b) The minimum lot width shall be 150 feet.
  - (c) The minimum lot depth shall be 150 feet.

*(over to continue)*

(2) *Yards*: Setbacks established in the Downtown CRAO Design Manual will apply. 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) **Site Specific Redevelopment Plan Required.** A site specific redevelopment 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 Downtown CRAO Design Manual and 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.