

**ZONING DISTRICT SUMMARY SHEET (6/12/07 CODE)**  
**§ 14-2-42 OS - OPEN SPACE DISTRICT.**

- (A) **Intent.** This district is primarily intended to help protect environmentally sensitive natural systems, preserve major open spaces, and provide for recreational needs of the city. Due to the variety of areas involved, permitted uses are restricted to those with low-intensity characteristics. More intense recreational and other activities are allowable, where appropriate, as conditional uses. This district is intended for use in areas which have been assigned an Open Space future land use designation by the Comprehensive Plan.
- (B) **Permitted Uses.**
- (1) Passive park or recreation areas as defined in § 14-2-240, including nature preserves and conservation areas.
  - (2) Stormwater management facilities.
  - (3) Water dependent recreation.
  - (4) Water dependent uses as defined in § 14-2-240 which are in Lake Tohopekaliga.
  - (5) Accessory uses as defined in § 14-2-240.
- (C) **Conditional Uses.**
- (1) Park and recreation uses not allowed as a permitted use.
  - (2) Water dependent uses not allowed as a permitted use.
  - (3) Water related uses as defined in § 14-2-240 which are not allowed as a permitted use and which are consistent with the intent of this district.
  - (4) Environmental research and educational facilities not allowed as a permitted use.
  - (5) Agricultural uses.
- (D) **Site Design Standards.**
- (1) Setbacks:
    - (a) Parking: No parking area shall be located within 25 feet of any residentially zoned property nor within 15 feet of any right-of-way street line.
    - (b) Structure: No structure, except fences or walls, shall be located within 25 feet of any property line or any street right-of-way line.
    - (c) 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.
    - (d) Setback Usage: No required setback area shall be used or developed for any purpose other than by landscaping and by the minimum amount of walkways and/or driveways reasonably necessary to serve the permitted OS District uses.
  - (2) Lot Coverage: Impervious surfaces shall not cover more than 30% of the lot area.
  - (3) Structure Height: Maximum of 35 feet.
- (F) **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.