

ZONING DISTRICT SUMMARY SHEET (6/12/07 CODE)
§ 14-2-31 B-2 — NEIGHBORHOOD COMMERCIAL DISTRICT.

(A) Intent. This district is intended to permit selected business uses in locations convenient to residential areas, where the character of the business uses are such that they predominantly serve commercial needs of the surrounding neighborhood. Uses allowed are primarily those which provide convenience goods or frequently used services urge business operations and extensions of strip commercial areas are not desired. Areas zoned B-2 are typically two to five acres in size and are located on Arterial or Collector streets. The district is intended for use in suitable areas which have been assigned a Commercial General 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.) Convenience stores.
- (2.) Grocery, meat, fruit, and vegetable stores.
- (3.) Bakeries.
- (4.) Candy, confectionery, and ice cream stores.
- (5.) Florist shops.
- (6.) Card shops and newsstands.
- (7.) Drug stores.
- (8.) Hardware stores.
- (9.) Film sales and processing establishments.
- (10.) Video sales and rentals establishments.
- (11.) Beauty shops.
- (12.) Barber shops.
- (13.) Laundry and dry cleaning establishments.
- (14.) Garment alteration and repair establishments.
- (15.) Real estate offices.
- (16.) Insurance offices.
- (17.) Doctors offices.
- (18.) Medical clinics.
- (19.) Accessory uses as defined in § 14-2-240.
- (20.) New clothing sales establishments no greater than 4,000 square feet in size.

(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 on the same lot with an allowed non-residential use, excluding Community Residential Homes. Residential density shall not exceed the highest density permitted by adjacent residential districts.
- (2.) Restaurants, including outdoor dining in accordance with § 14-2-65(M) and 14-2-240.
- (3.) Banks, savings and loan associations, and credit unions.
- (4.) Gasoline service stations.
- (5.) Car washes.
- (6.) Day care centers.
- (7.) Fire stations.
- (8.) Community centers and non-profit clubs.
- (9.) Churches, libraries and public park and recreation areas.
- (10.) 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).

(D) Site Design Regulations. *

- (1.) Lot Size: Lots shall comply with the following standards unless waived in accordance with § 14-2-133(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.
- (2.) Yards (Setbacks):
 - (d.) The minimum front yard setback shall be 25 feet.
 - (e.) The minimum side yard setback shall be 10 feet, except the minimum on a street side shall be 20 feet.
 - (f.) The minimum rear yard setback shall be 25 feet.
 - (g.) 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 80% of the lot area.
- (5.) Structure Height: No structure shall exceed a height of 35 feet.
- (6.) Minimum Ground Floor Area: Ratio of .25.

(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.