

**ZONING DISTRICT SUMMARY SHEET (6/12/07 CODE)
§ 14-2-37 AO — AIRPORT OPERATIONS DISTRICT.**

(A) Intent. The Airport Operations District is intended to provide for appropriate land uses within that portion of the Kissimmee Municipal Airport tract that is used for aircraft operations and the direct support of such operations. This district is intended for use in areas which have been assigned an Airport Industrial 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) Aircraft operation, including heliports.
- 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 are not allowed.*
- 8) Hangar rental service.
- 9) Aircraft sales.
- 10) Airport terminal.
- 11) Other aviation activities requiring ramp facilities.
- 12) 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) Restaurants, including outdoor dining in accordance with § 14-2-65(M) and 14-2-240.
- 2) Automobile leasing establishments.
- 3) Motels and hotels.
- 4) Airport museums.
- 5) Golf courses.
- 6) Fire stations.
- 7) Manufacturing, distribution, research, office, and other principal uses (*excluding communication towers and other communication facilities as defined in § 14-2-240*) which are directly related to or dependent upon the use of the airport or other airport activities.
- 8) Communication towers and other communication facilities as defined in § 14-2-240.
- 9) 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 30,000 square feet.
 - (b.) The minimum lot width shall be 100 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.
 - (c.) The minimum rear yard setback shall be 15 feet where the rear yard is adjacent to property assigned an Industrial Business, Airport Industrial, or Utilities future land use designation by the Comprehensive Plan.
 - (d.) The minimum rear yard depth where the rear yard is adjacent to property assigned any other fixture land use designation by the Comprehensive Plan shall be 25 feet
 - (e.) 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 the height limits specified in Section 6-75 of the Code.

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.**