Pre-Application Meeting Reference Assistance Guide

This guide is intended to provide the citizen with a quick reference outlining different planning and zoning standards when it comes to developing a property. The City of Kissimmee uses Municode to publish and manage its Land Development Code (LDC). The City Municode link and contact information are at the end of this guide.

Development Review Boards and Procedures *– Chapter 14-3*

- *Development Review Committee (DRC), Architectural Review Committee (ARC) Planning Advisory Board (PAB), City Commission (CC), Historic Preservation Board (HPB)*
- *Processes*
- *Application Types*

Zoning *– Chapter 14-3*

- *Districts*
- *Potential uses*
- *Lot standards*
- *Overlay Districts*

Form Base Code (FBC) *– Chapter 14-5*

- *Districts*
- *Potential uses*
- *Lot standards*
- *Building Standards*
- *Access and parking*
- *Open Space*
- *Landscaping and Buffers*
  Stormwater management

Access Circulation and Parking *- Chapter 14-7*

- *Streets, sidewalks and bikeways*
- *Loading and parking spaces*
- *Parking structure design*
- *Site access standards*
- *Fire protection areas*

Landscaping and Buffers *– Chapter 14-8*

- *Tree protection and removal*
- *Perimeter landscaping and buffers*
- *Interior site landscaping*
- *Street landscaping*
- *Material types & separations*
- *Irrigation*

Environment *– Chapter 14-9*

- *Floodplain management*
- *Wetlands*

Subdivision and Site Design *– Chapter 14-10*

- *Subdivision and lot standards*
- *Stormwater management*
- *Fire protection*
- *Utilities*
- *Dumpsters*
- *Site lighting*
- *Open space*
- *Traditional Neighborhood Design*

Signs *– Chapter 14-11*

- *Permanent & Temporary Styles*
- *Size and allotment*
- *Design*
- *Illumination*

Other Helpful Standards

Conditional Uses *– Section 14-3-29*

- *Potential uses*
- *Submittal requirements*
- *Procedures*
- *Review criteria*

Site Plan *– Sections 14-3-31*

- *When required*
- *Submittal requirements*
- *Review criteria*

Site Construction *– Section 14-3-32*

- *When required*
- *Submittal requirements*
- *Review criteria*

Fences & Walls *– Section 14-6-5*

Accessory Dwelling Units *– Section 14-6-2*

Home Occupations *– Section 14-6-7*

Outdoor Dining *– Section 14-6-9*

Outdoor Display and Storage of Vehicles *- Sections 14-6-10*

Outdoor Storage *– Section 14-6-12*

Residential Development *– Section 14-6-43*

- *Building and site layout*
- *Design*
- *Open space*
- *Parking*

Preliminary Plat *- Section 14-3-41*

- *Submittal requirements*
- *Materials*
- *Review process*

Final Plat *– Section 14-3-42*

Nonconformity *– Chapter 14-1 Part III*

- *Structures*
- *Lots*
- *Site Improvements*
- *Uses*

Terms Defined *– Chapter 14-2*

Requirement Checklist and Resubmittal Requirements

Please refer to the Checklist section of the Citizen Self Service Portal for process, timelines, submittal requirements and checklists located at EnerGov Prod

- Site Plan (Full)
- Site Plan (Minor)
- Site Specific Redevelopment Plan
- Resurfacing/Restriping Plan
- Conditional Use
- Conditional Use with Site Plan
- Conditional Use with Site Specific Redevelopment Plan
- True Work of Art
- Pain Medication License
- State Funding Verification
- Alcoholic Beverage License
- Customized Zoning Verification
- Standard Zoning Verification
- Special Event with Sales
- Special Event without Sales
- Outside Use in the Right-of-Way
- Annexation
- Land Use Plan Amendment – Large Scale
- Land Use Plan Amendment – Small Scale
- Zoning Map Amendment
- Preliminary Plat
- Final Plat
- Vacation of Easement
- Vacation of Right-of-Way

This handout is for Planning regulations only. It is not an exclusive list but intended to assist you in collecting the standards. For specific or questions, please consult the City Land Development Code at Municode.com

Or at 407-518-2140 or planning@kissimmee.gov

For any other department standards and regulations, please consult that specific department.