

Proposed Update to Regulating Plan

City of Cocoa - Waterfront Overlay District

Cocoa, FL

8/8/2023

Sub-district	Allowable Building Type													
	Homestead	House	House	House	House	House	House	House	House	House	House	House	House	House
Cocoa Village (CV)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Heart of Cocoa (HC)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
King/Willard Corridor (KW)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Uptown Neighborhood (UN)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
South of the Village (SV)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
South End (SE)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Waterfront (WF)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
North of Village (NV)	•	•	•	•	•	•	•	•	•	•	•	•	•	•

- Allowed only where indicated on Regulating Plan
- Allowed throughout Design District
- New development within the Comm/MXD use district may be developed as either commercial or mixed use.

- Townhomes allowed up to four per building.
- Consistent with the Substitute Consent Decree as ordered on January 28, 2009.
- Development of Commercial/Mixed Use-Large building types in this design district shall require a development agreement approved subject to the discretion of the City Council after consideration of the following factors: economic and social benefits to the City and Community Redevelopment Agency, aesthetic quality and character, architectural design, physical and visual scale, compatibility with the special and distinctive character of Cocoa Village and respective subdistrict, and other similar relevant factors.

Waterfront Overlay

Sub-Districts:

- Cocoa Village (CV)
- Heart of Cocoa (HC)
- King/Willard Corridor (KW)
- Uptown Neighborhood (UN)
- South of the Village (SV)
- South End (SE)
- Waterfront (WF)
- North of Village (NV)
- Consent Decree Area

