

Proposed Update to Regulating Plan

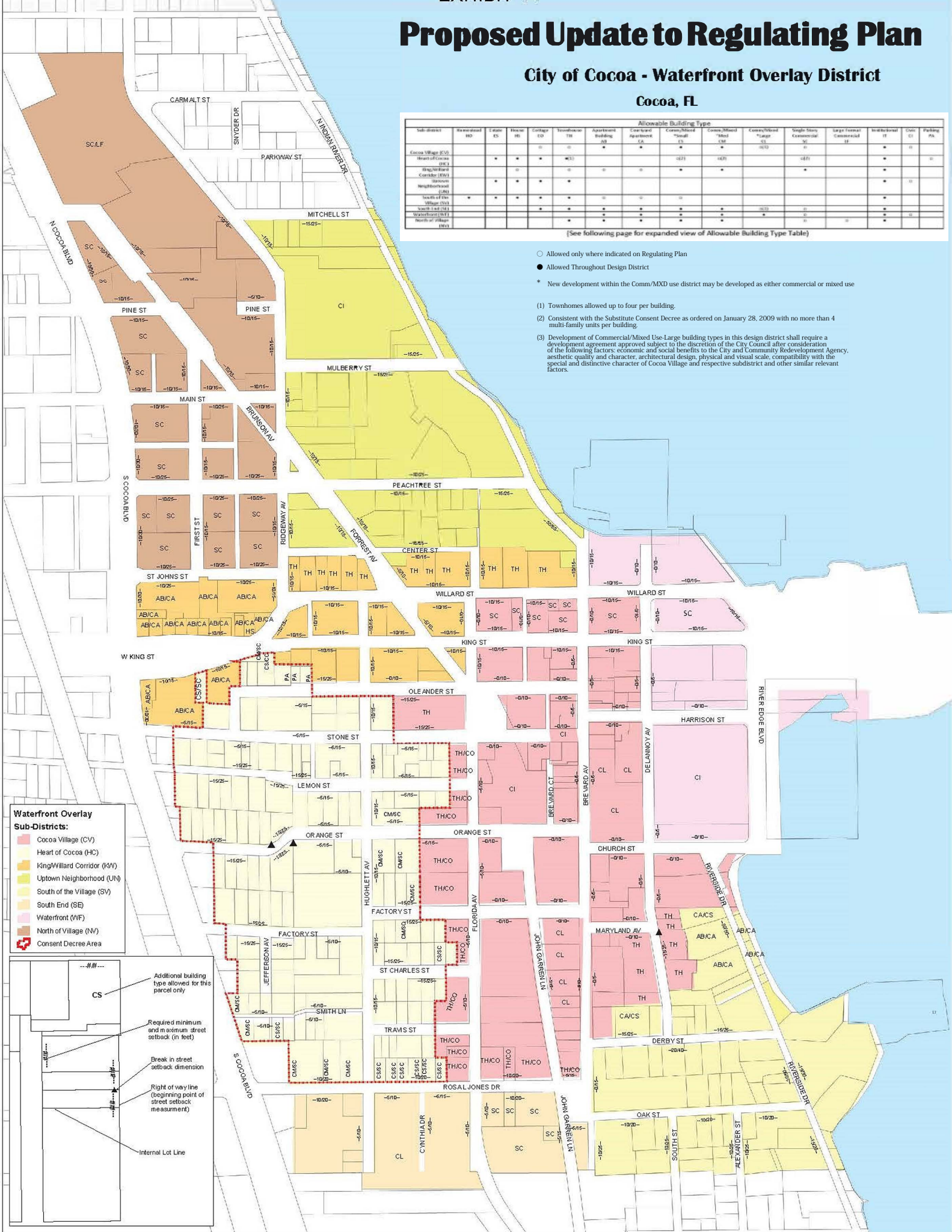
City of Cocoa - Waterfront Overlay District

Cocoa, FL

Sub-District	Residential RD	Single ES	Single TH	Garage EO	Townhouse TH	Apartment Building		Cores/Mixed		Cores/Mixed "Purge"	Single Story Commercial SC	Large Format Commercial LF	Industrial IF	Club CC	Parking PA
						Mid-Rise BR	High-Rise BR	Office O	Hotel H						
Cocoa Village (CV)															
Heart of Cocoa (HC)		*	*	*	MS			0.75	0.75				*	*	
King/Willard Corridor (KW)		*	*	*	*								*	*	
Uptown Neighborhood (UN)		*	*	*	*								*	*	
South of the Village (SV)		*	*	*	*								*	*	
South End (SE)		*	*	*	*								*	*	
Waterfront (WF)		*	*	*	*								*	*	
North of Village (NV)		*	*	*	*								*	*	

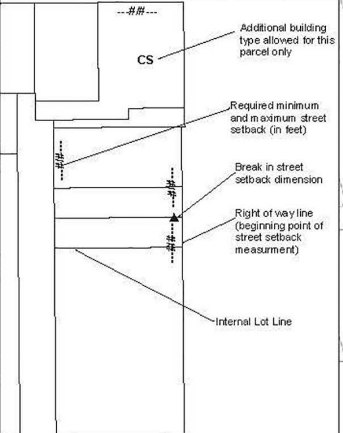
(See following page for expanded view of Allowable Building Type Table)

- 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
- (1) Townhomes allowed up to four per building.
 - (2) Consistent with the Substitute Consent Decree as ordered on January 28, 2009 with no more than 4 multi-family units per building.
 - (3) 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



Allowable Building Type															
Sub-district	Homestead HO	Estate ES	House HS	Cottage CO	Townhouse TH	Apartment Building AB	Courtyard Apartment CA	Comm/Mixed *Small CS	Comm/Mixed "Med CM	Comm/Mixed *Large CL	Single-Story Commercial SC	Large Format Commercial LF	Institutional IT	Civic CI	Parking PA
Cocoa Village (CV)				○	○	●	●	●	●	○(3)	○		●	○	
Heart of Cocoa (HC)		●	●	●	●(1)			○(2)	○(2)		○(2)		●		○
King/Willard Corridor (KW)			○		○	○	○	●	●		●		●		
Uptown Neighborhood (UN)		●	●	●	●								●	○	
South of the Village (SV)	●	●	●	●	●	○	○	○					●		
South End (SE)				●	●	●	●	●	●	○(3)	○		●		
Waterfront (WF)						●	●	●	●	●	○		●	○	
North of Village (NV)					●	●	●	●	●		○	○	●		

○ Allowed only where indicated on Regulating Plan

● Allowed throughout Design District

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(1) Townhomes allowed up to four per building.

(2) Consistent with the Substitute Consent Decree as ordered on January 28, 2009 with no more than 4 multi-family units per building.

(3) 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.