

PROPOSED UPDATE TO REGULATING PLAN CITY OF COCOA - WATERFRONT OVERLAY DISTRICT

Cocoa, FL

10/8/2024

Allowable Building Type													
Sub-District	Homebased	Estate	House	Cottage	Townhouse	Apartment Building	Courtyard Apartment	Comm/Mixed "Small"	Comm/Mixed "Med"	Comm/Mixed "Large"	Single-Story Commercial	Large Format Commercial	Institutional
Cocoa Village (CV)	HD	ES	HS	CO	TH	AB	CA	CS	CM	CL	SC	LF	IT
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, Apartment Buildings, and Courtyard Apartments are permitted up to 4 units per building.
- Consistent with the Substitute Consent Decree as ordered on January 28, 2009, with no more than four multi-family units per building.
- 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 (CDA)

CS

Additional building type allowed for this parcel only

Required minimum and maximum street setback (in feet)

Break in street setback dimension

Right of way line (beginning point of street setback measurement)

Internal Lot Line

0 300 600 Feet