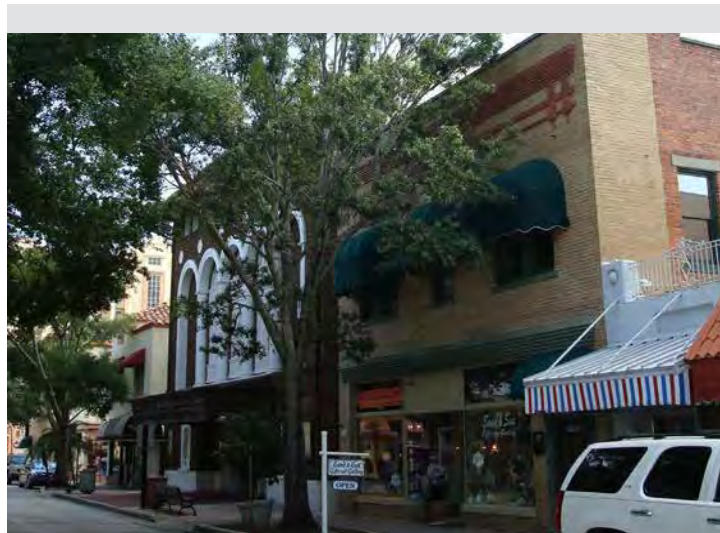


CS

# COMMERCIAL/ MIXED-USE - SMALL

A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for smaller lot sizes.

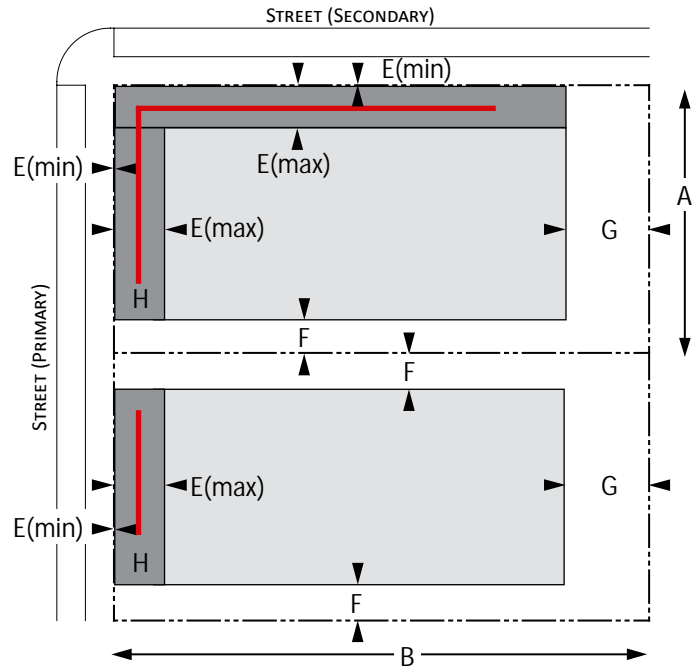
LOT REQUIREMENTS [as established in Sec. 21.(l).1]		MIN	MAX
A - Lot Width (ft)		15 <sup>(1)</sup>	60 <sup>(1)</sup>
B - Lot Depth (ft)		80 <sup>(1)</sup>	120 <sup>(1)</sup>
C - Lot Size (sf)		1,800 <sup>(1)</sup>	7,200 <sup>(1)</sup>
D - Lot Coverage (%)		--	90
BUILDING ENVELOPE [as established in Sec. 21.(l).2]		MIN	MAX
E - Street Setback (ft)		Refer to Regulating Plan for setback.	
F - Side Setback (ft)		0	6
G - Rear Setback (ft)		5	--
H - Frontage Buildout (%)		80	100
ACC STR ENVELOPE [as established in Sec. 21.(l).3]		MIN	MAX
I - Street Setback (ft)		30	--
J - Side Setback (ft)		10	--
K - Rear Setback (ft)		10	--
L - Building Footprint (sf)		--	800
BUILDING HEIGHT [as established in Sec. 21.(l).4]		MIN	MAX
M - Principal Building (st)		2	4 <sup>(2)</sup>
N - Accessory Structure(s) (ft)		--	30
PARKING PROVISIONS [as established in Sec. 21.(l).5]			
Location		Zone 2 and 3	
PRIVATE FRONTAGES [as established in Sec. 21.(l).6 & (j)]		Required:	
(1) Lot width, depth, and size may vary in Heart of Cocoa.		C	
(2) 3 stories maximum in Heart of Cocoa.			



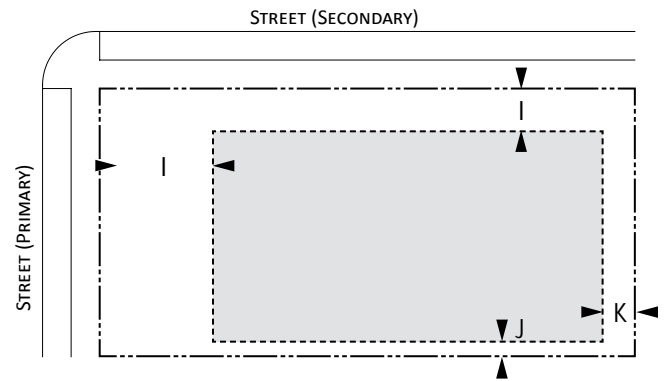
EXAMPLE

Cocoa Waterfront Overlay District  
May 2024

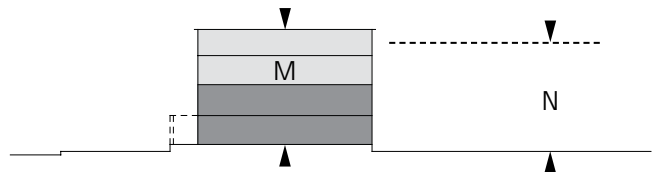
## LOT REQUIREMENTS AND BUILDING ENVELOPE



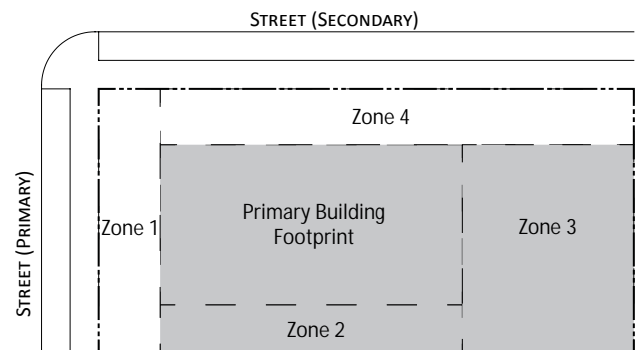
## ACCESSORY STRUCTURE ENVELOPE



## BUILDING HEIGHT



## PARKING LOCATION



CM

# COMMERCIAL/ MIXED-USE - MEDIUM

A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for average lot sizes.

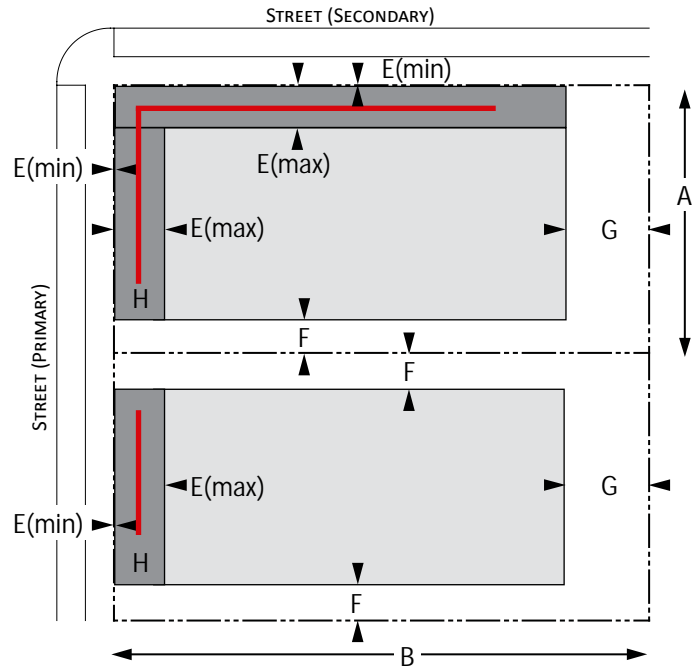
LOT REQUIREMENTS [as established in Sec. 21.(l).1]		MIN	MAX
A - Lot Width (ft)		60 <sup>(1)</sup>	120 <sup>(1)</sup>
B - Lot Depth (ft)		--	500
C - Lot Size (sf)		--	60,000
D - Lot Coverage (%)		--	90
BUILDING ENVELOPE [as established in Sec. 21.(l).2]		MIN	MAX
E - Street Setback (ft)		Refer to Regulating Plan for setback.	
F - Side Setback (ft)		0	--
G - Rear Setback (ft)		10	--
H - Frontage Buildout (%)		90	100
ACC STR ENVELOPE [as established in Sec. 21.(l).3]		MIN	MAX
I - Street Setback (ft)		30	--
J - Side Setback (ft)		10	--
K - Rear Setback (ft)		10	--
L - Building Footprint (sf)		--	800
BUILDING HEIGHT [as established in Sec. 21.(l).4]		MIN	MAX
M - Principal Building (st)		2	5 <sup>(2)</sup>
N - Accessory Structure(s) (ft)		--	30
PARKING PROVISIONS [as established in Sec. 21.(l).5]			
Location		Zone 2 and 3	
PRIVATE FRONTAGES [as established in Sec. 21.(l).6 & (J)]		Required:	
(1) Lot width may vary in Heart of Cocoa.		C	
(2) 3 stories maximum in Heart of Cocoa.			



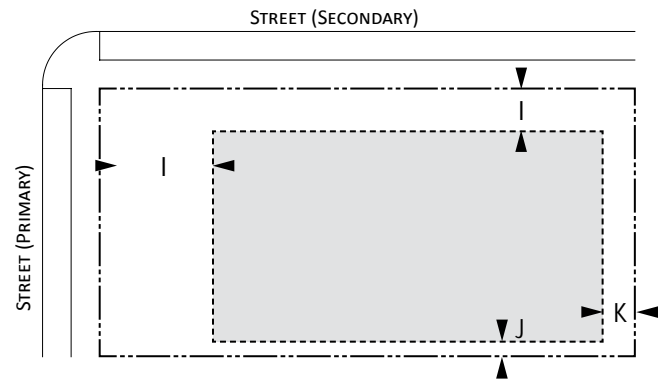
EXAMPLE

Cocoa Waterfront Overlay District  
May 2024

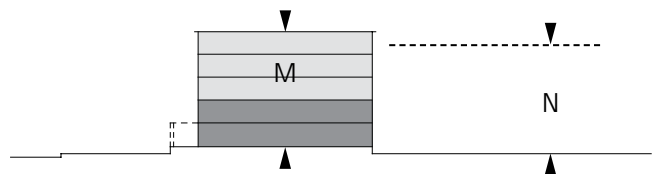
## LOT REQUIREMENTS AND BUILDING ENVELOPE



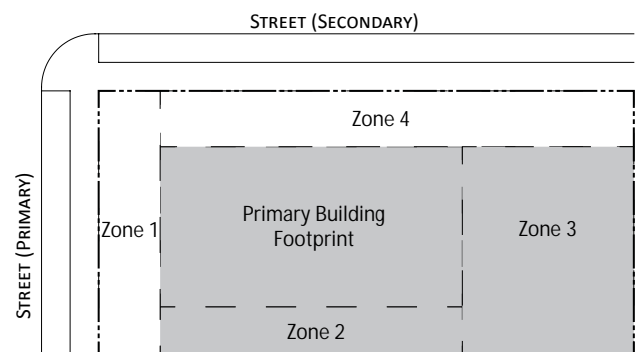
## ACCESSORY STRUCTURE ENVELOPE



## BUILDING HEIGHT



## PARKING LOCATION



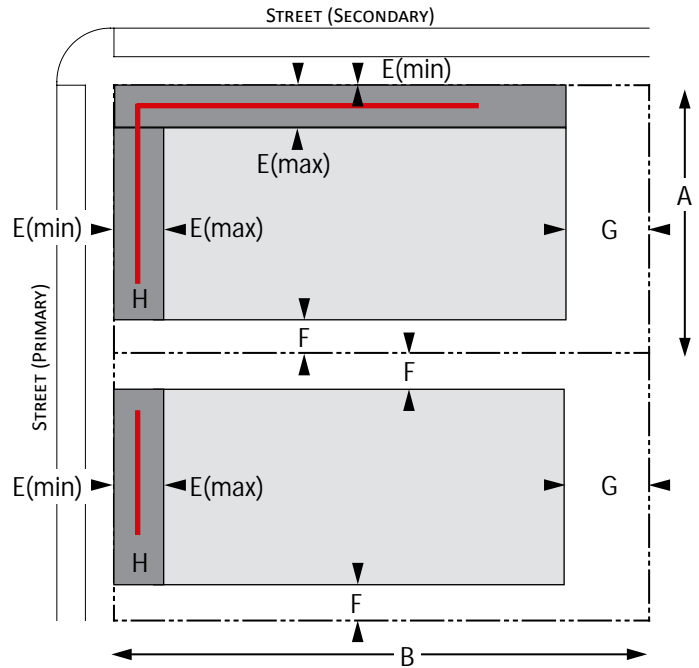
SC

# SINGLE STORY COMMERCIAL BUILDING

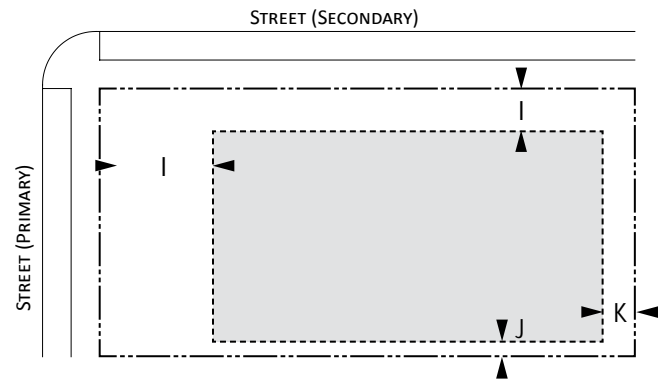
A building lot located and designed to accommodate single use office and retail.

LOT REQUIREMENTS [as established in Sec. 21.(l).1]		MIN	MAX
A - Lot Width (ft)		50 <sup>(1)</sup>	300 <sup>(1)</sup>
B - Lot Depth (ft)		100 <sup>(1)</sup>	400 <sup>(1)</sup>
C - Lot Size (sf)		5,000 <sup>(1)</sup>	90,000 <sup>(1)</sup>
D - Lot Coverage (%)		--	60
BUILDING ENVELOPE [as established in Sec. 21.(l).2]		MIN	MAX
E - Street Setback (ft)		Refer to Regulating Plan for setback.	
F - Side Setback (ft)		0	--
G - Rear Setback (ft)		15	--
H - Frontage Buildout (%)		50	100
ACC STR ENVELOPE [as established in Sec. 21.(l).3]		MIN	MAX
I - Street Setback (ft)		30	--
J - Side Setback (ft)		10	--
K - Rear Setback (ft)		10	--
L - Building Footprint (sf)		--	800
BUILDING HEIGHT [as established in Sec. 21.(l).4]		MIN	MAX
M - Principal Building (st)		1	1
N - Accessory Structure(s) (ft)		--	30
PARKING PROVISIONS [as established in Sec. 21.(l).5]			
Location		Zone 2,3, and 4	
PRIVATE FRONTAGES [as established in Sec. 21.(l).6 & (J)]		Required:	
(1) Lot width, depth and size may vary in Heart of Cocoa.		C	

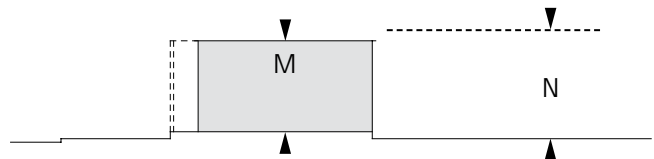
## LOT REQUIREMENTS AND BUILDING ENVELOPE



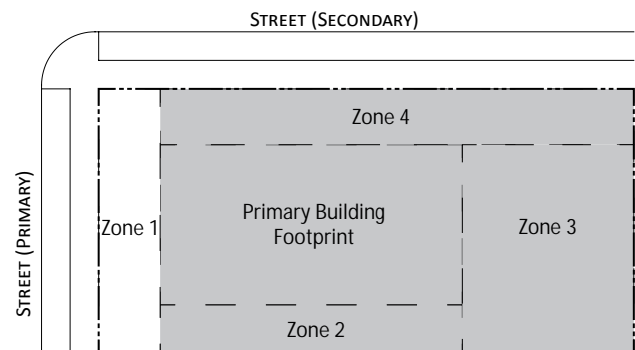
## ACCESSORY STRUCTURE ENVELOPE



## BUILDING HEIGHT



## PARKING LOCATION



EXAMPLE

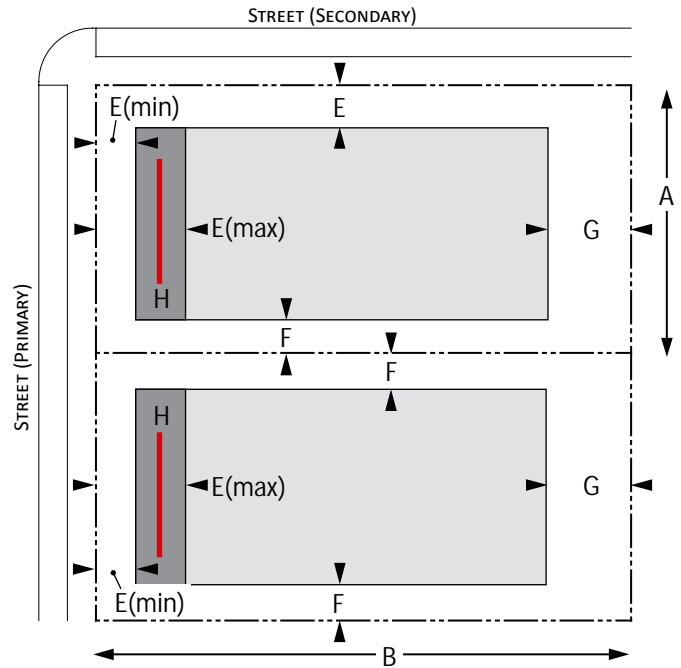
CO

## COTTAGE

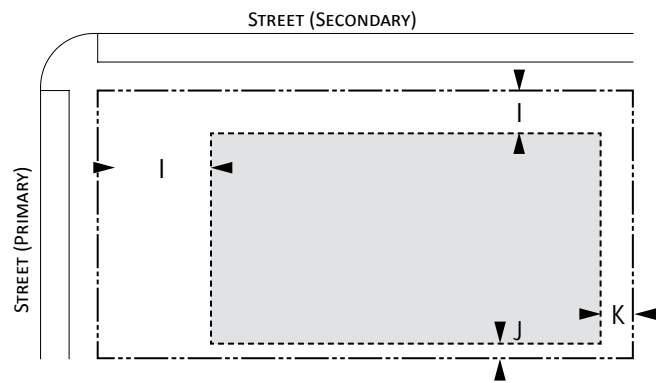
A building lot located and designed to accommodate a small detached building with small side and front yards.

LOT REQUIREMENTS [as established in Sec. 21.(l).1]		MIN	MAX
A - Lot Width (ft)		25	40
B - Lot Depth (ft)		100	120
C - Lot Size (sf)		3,000	5,000
D - Lot Coverage (%)		--	50
BUILDING ENVELOPE [as established in Sec. 21.(l).2]		MIN	MAX
E - Street Setback (ft)		Refer to Regulating Plan for setback.	
F - Side Setback (ft)		3	--
G - Rear Setback (ft)		10	--
H - Frontage Buildout (%)		70	90
ACC STR ENVELOPE [as established in Sec. 21.(l).3]		MIN	MAX
I - Street Setback (ft)		30	
J - Side Setback (ft)		10	--
K - Rear Setback (ft)		10	--
L - Building Footprint (sf)		--	800
BUILDING HEIGHT [as established in Sec. 21.(l).4]		MIN	MAX
M - Principal Building (st)		1	2
N - Accessory Structure(s) (ft)		--	24
PARKING PROVISIONS [as established in Sec. 21.(l).5]			
Location		Zone 2,3, and 4	
PRIVATE FRONTAGES [as established in Sec. 21.(l).6 & (J)]		Required:	
		P, S	

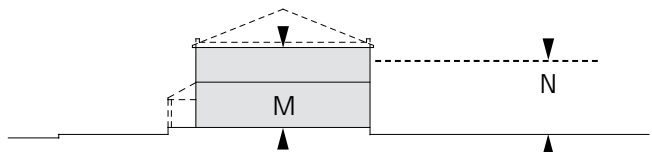
## LOT REQUIREMENTS AND BUILDING ENVELOPE



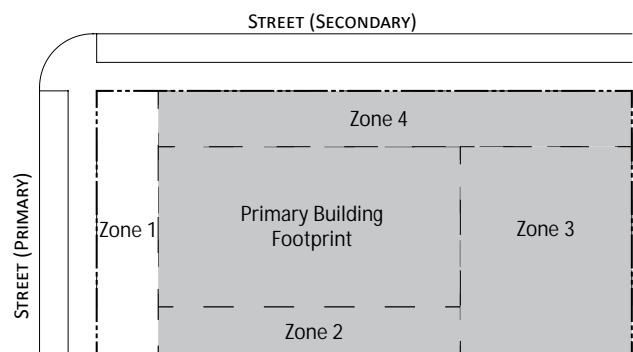
## ACCESSORY STRUCTURE ENVELOPE



## BUILDING HEIGHT



## PARKING LOCATION



EXAMPLE



HS

## HOUSE

A building lot located and designed to accommodate a detached building with small side yards and a large front yard.

LOT REQUIREMENTS [as established in Sec. 21.(l).1]		MIN	MAX
A - Lot Width (ft)		40	70
B - Lot Depth (ft)		100	120
C - Lot Size (sf)		4,000	8,400
D - Lot Coverage (%)		--	30
BUILDING ENVELOPE [as established in Sec. 21.(l).2]		MIN	MAX
E - Street Setback (ft)		Refer to Regulating Plan for setback.	
F - Side Setback (ft)		5	--
G - Rear Setback (ft)		10	--
H - Frontage Buildout (%)		60	80
ACC STR ENVELOPE [as established in Sec. 21.(l).3]		MIN	MAX
I - Street Setback (ft)		30	--
J - Side Setback (ft)		10	--
K - Rear Setback (ft)		10	--
L - Building Footprint (sf)		--	800
BUILDING HEIGHT [as established in Sec. 21.(l).4]		MIN	MAX
M - Principal Building (st)		1	3
N - Accessory Structure(s) (ft)		--	24
PARKING PROVISIONS [as established in Sec. 21.(l).5]			
Location		Zone 2,3, and 4 *	
PRIVATE FRONTAGES [as established in Sec. 21.(l).6 & (j)]		Required:	

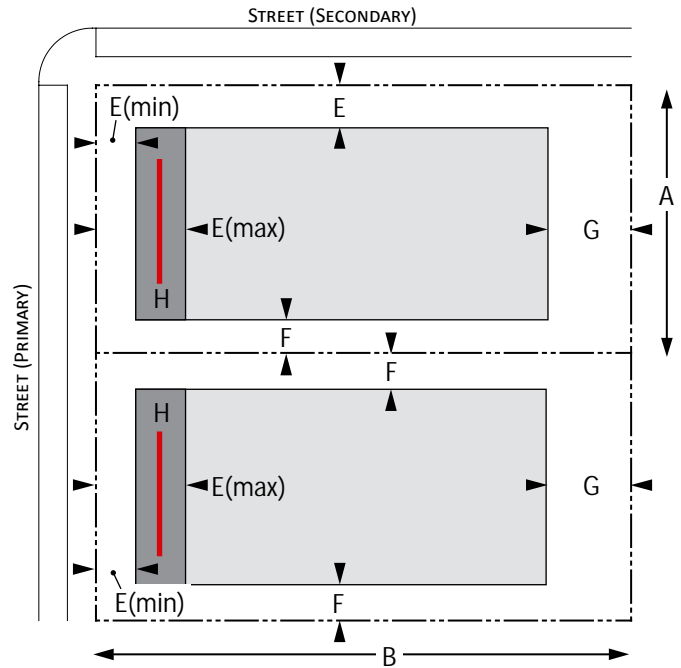
P, S



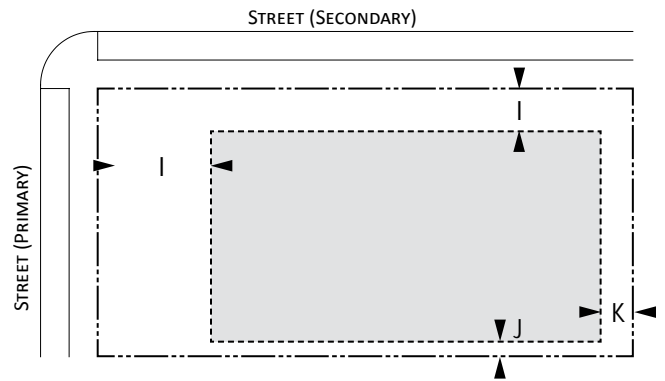
EXAMPLE

Cocoa Waterfront Overlay District  
May 2013

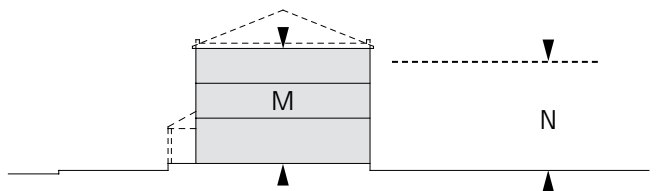
## LOT REQUIREMENTS AND BUILDING ENVELOPE



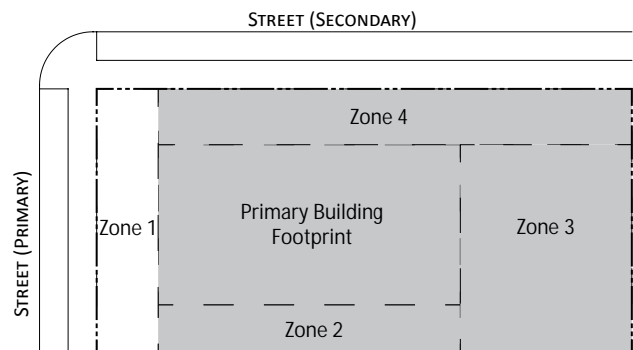
## ACCESSORY STRUCTURE ENVELOPE



## BUILDING HEIGHT



## PARKING LOCATION



## AB

APARTMENT  
BUILDING

A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk.

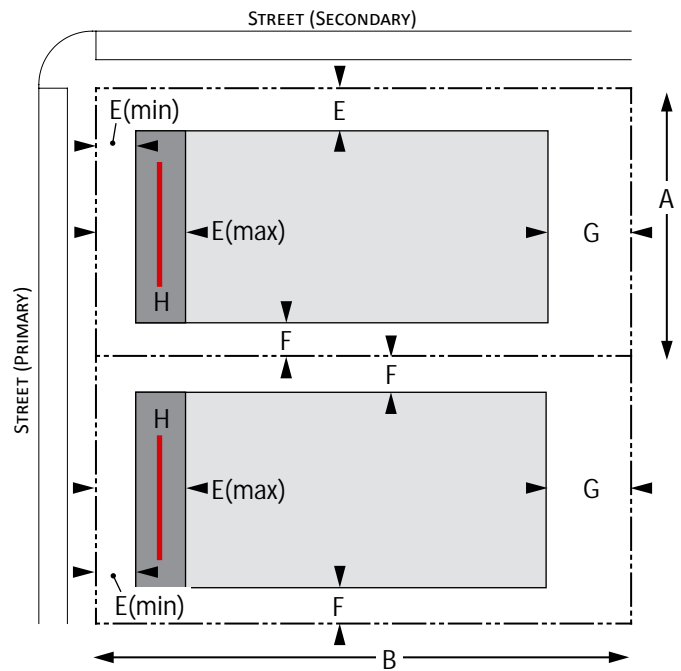
LOT REQUIREMENTS [as established in Sec. 21.(l).1]		MIN	MAX
A - Lot Width (ft)		40	150
B - Lot Depth (ft)		100	300
C - Lot Size (sf)		4,000	40,000
D - Lot Coverage (%)		--	90
BUILDING ENVELOPE [as established in Sec. 21.(l).2]		MIN	MAX
E - Street Setback (ft)		Refer to Regulating Plan for setback.	
F - Side Setback (ft)		5	--
G - Rear Setback (ft)		15	--
H - Frontage Buildout (%)		60	80
ACC STR ENVELOPE [as established in Sec. 21.(l).3]		MIN	MAX
I - Street Setback (ft)		30	--
J - Side Setback (ft)		10	--
K - Rear Setback (ft)		10	--
L - Building Footprint (sf)		--	800
BUILDING HEIGHT [as established in Sec. 21.(l).4]		MIN	MAX
M - Principal Building (st)		2	4 <sup>(1)</sup>
N - Accessory Structure(s) (ft)		--	30
PARKING PROVISIONS [as established in Sec. 21.(l).5]			
Location		Zone 2 and 3	
PRIVATE FRONTAGES [as established in Sec. 21.(l).6 & (J)]		Required:	
		P, F, S	

(1) 3 stories maximum in Heart of Cocoa

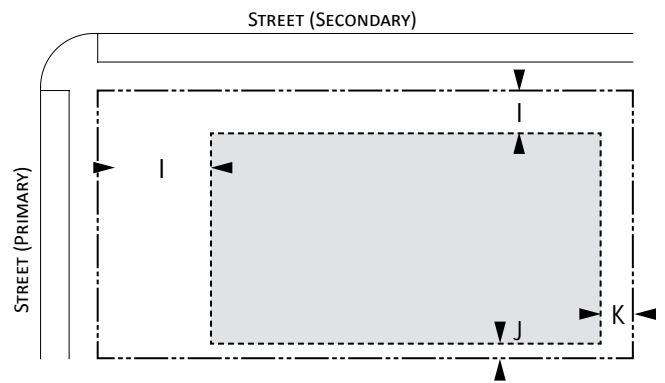


EXAMPLE

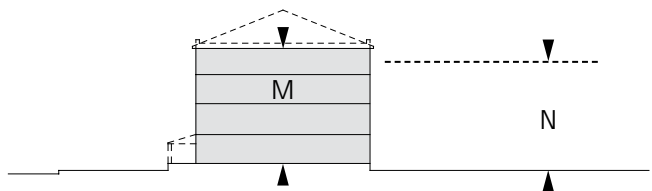
## LOT REQUIREMENTS AND BUILDING ENVELOPE



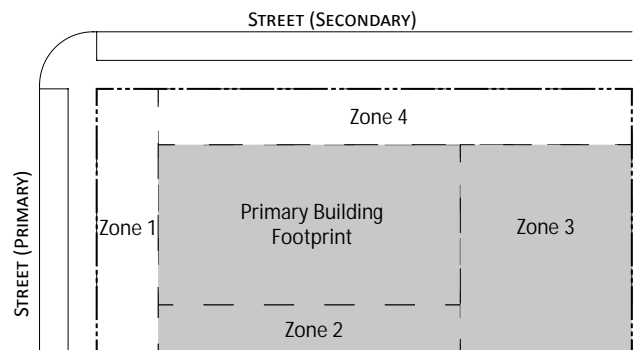
## ACCESSORY STRUCTURE ENVELOPE



## BUILDING HEIGHT



## PARKING LOCATION



CA

COURTYARD  
APARTMENT

A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to the street.

LOT REQUIREMENTS [as established in Sec. 21.(I).1]		MIN	MAX
A - Lot Width (ft)		80	120
B - Lot Depth (ft)		80	180
C - Lot Size (sf)		9,000	20,000
D - Lot Coverage (%)		--	80
BUILDING ENVELOPE [as established in Sec. 21.(I).2]		MIN	MAX
E - Street Setback (ft)		Refer to Regulating Plan for setback.	
F - Side Setback (ft)		0 *	10
G - Rear Setback (ft)		10	--
H - Frontage Buildout (%)		50	75
ACC STR ENVELOPE [as established in Sec. 21.(I).3]		MIN	MAX
I - Street Setback (ft)		30	
J - Side Setback (ft)		10	--
K - Rear Setback (ft)		10	--
L - Building Footprint (sf)		--	800
BUILDING HEIGHT [as established in Sec. 21.(I).4]		MIN	MAX
M - Principal Building (st)		2	4 <sup>(1)</sup>
N - Accessory Structure(s) (ft)		--	30
PARKING PROVISIONS [as established in Sec. 21.(I).5]			
Location		Zone 2 and 3	
PRIVATE FRONTAGES [as established in Sec. 21.(I).6 & (J)]		Required:	
		F	

\* 10' Separation required from adjacent detached building

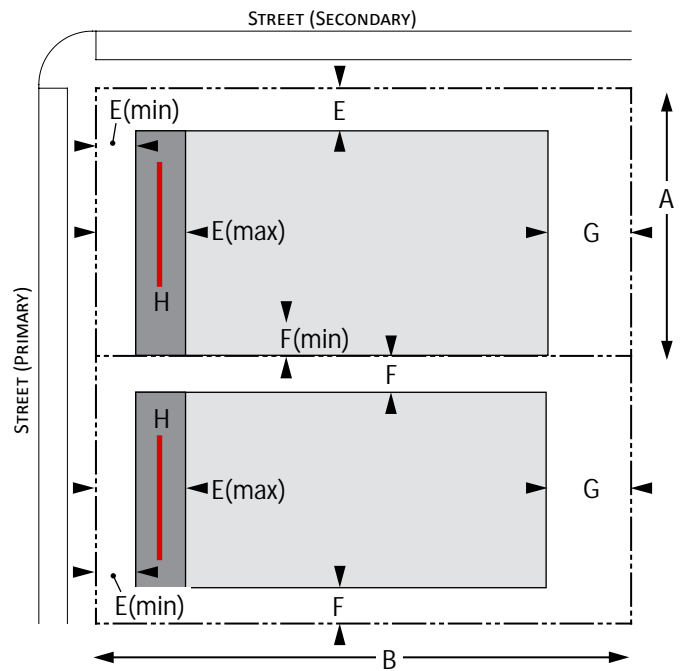
(1) 3 stories maximum in Heart of Cocoa



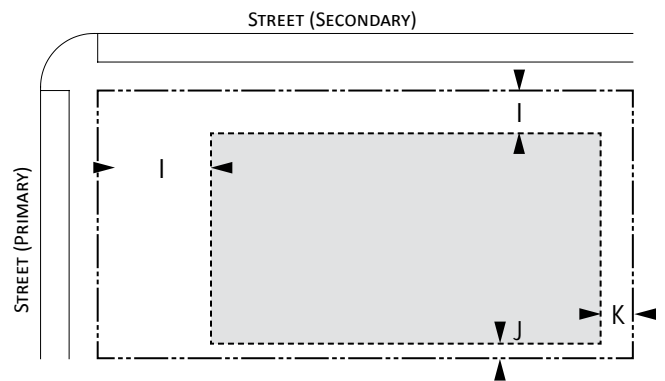
EXAMPLE

Cocoa Waterfront Overlay District  
May 2013

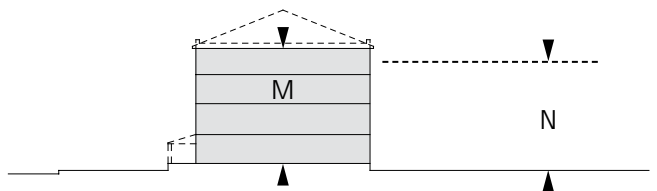
## LOT REQUIREMENTS AND BUILDING ENVELOPE



## ACCESSORY STRUCTURE ENVELOPE



## BUILDING HEIGHT



## PARKING LOCATION

