# Exhibit A

# Regulating Plan

## City of Cocoa - Waterfront Overlay District

**Cocoa, FL**

**2013-05-20**

**60211027**

| SUB DISTRICT | Homestead HO | Estate ES | House HS | Cottage CO | Townhouse TH | Apartment Building AB | Courtyard Apartment CA | Comm/Mxd Use - Small* CS | Comm/Mxd Use - Med* CM | Comm/Mxd Use - Large* CL | Single-Story Commercial SC | Large Format Commercial LF | Institutional IT | Civic CI |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | ALLOWABLE BUILDING TYPE | | | | | | | | | | | | | |
| Cocoa Village (CV) | | | | □ | □ | ■ | ■ | ■ | ■ | | □ | | ■ | □ |
| Heart of Cocoa (HC) | | ■ | ■ | ■ | ■ (2) | | | (3) | | | | | ■ | |
| 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

Area of Amendment and Corresponding Building Type

**Key**

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CS

Additional building type allowed for this parcel only

Required minimum and maximum street setback (feet)

Break in street setback dimension

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

Internal lot line

**Sub District**

- 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)