

CS

COMMERCIAL/ MIXED-USE - SMALL

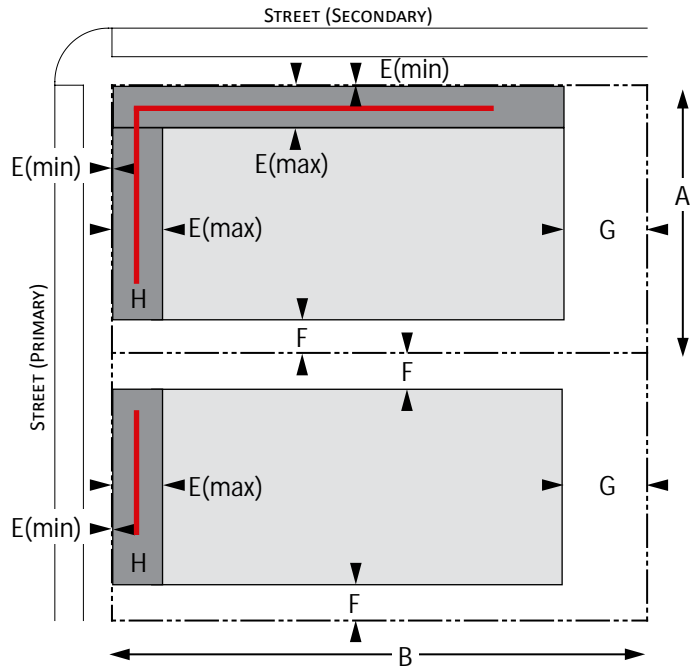
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for smaller lot sizes.

LOT REQUIREMENTS [as established in Sec. 21.(l).1]	MIN	MAX
A - Lot Width (ft)	15 ⁽¹⁾	60 ⁽¹⁾
B - Lot Depth (ft)	80 ⁽¹⁾	120 ⁽¹⁾
C - Lot Size (sf)	1,800 ⁽¹⁾	7,200 ⁽¹⁾
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 ⁽²⁾
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.		

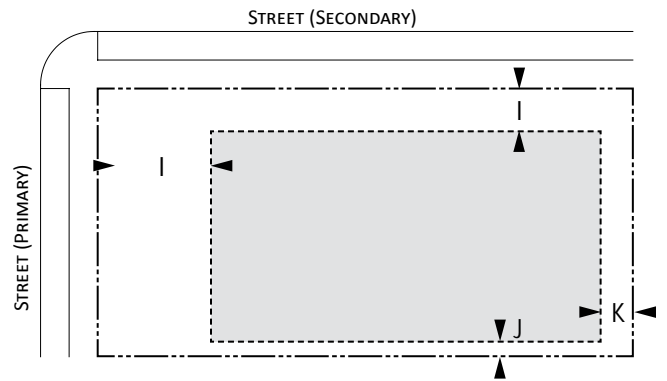


EXAMPLE

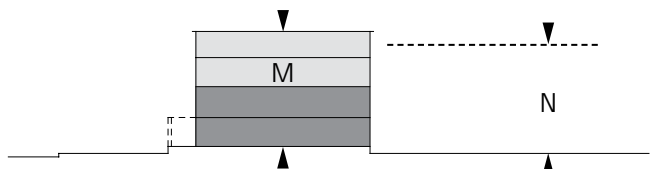
LOT REQUIREMENTS AND BUILDING ENVELOPE



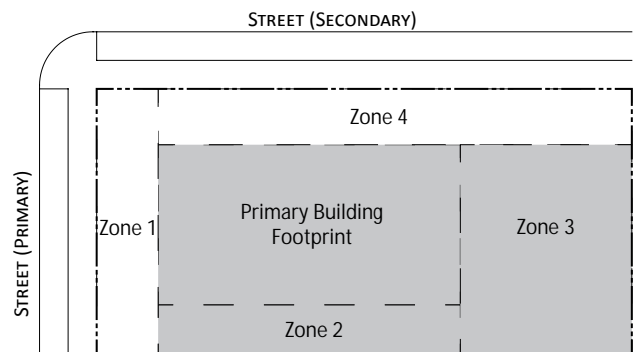
ACCESSORY STRUCTURE ENVELOPE



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.

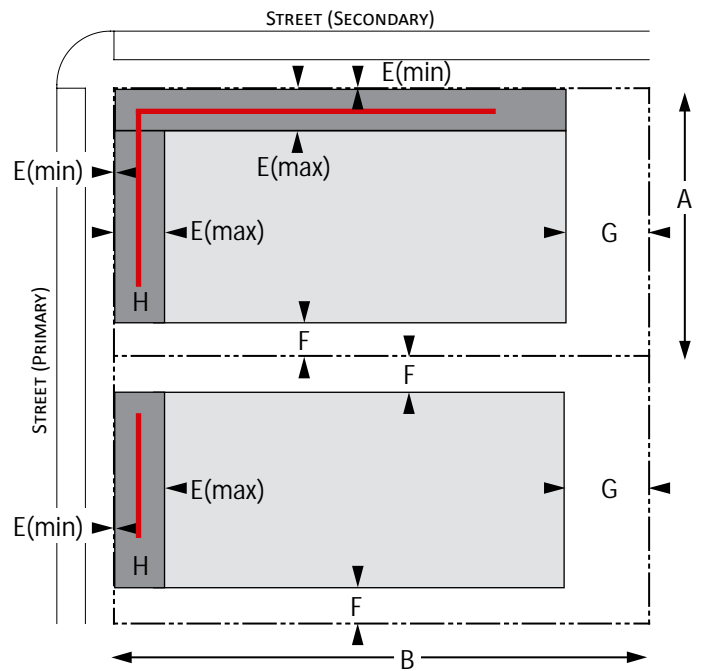
LOT REQUIREMENTS [as established in Sec. 21.(l).1]	MIN	MAX
A - Lot Width (ft)	60 ⁽¹⁾	120 ⁽¹⁾
B - Lot Depth (ft)	--	500
C - Lot Size (sf)	--	60,000
D - Lot Coverage (%)	--	90
BUILDING ENVELOPE [as established in Sec. 21.(l).2]	MIN	MAX
E - Street Setback (ft)	Refer to Regulating Plan for setback.	
F - 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 ⁽²⁾
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:	
	C	

(1) Lot width may vary in Heart of Cocoa.
 (2) 3 stories maximum in Heart of Cocoa.

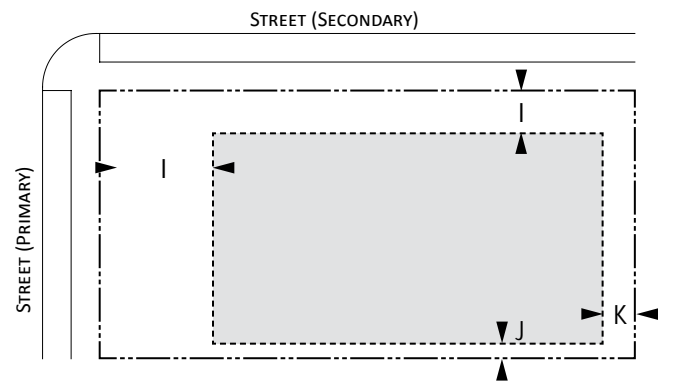


EXAMPLE

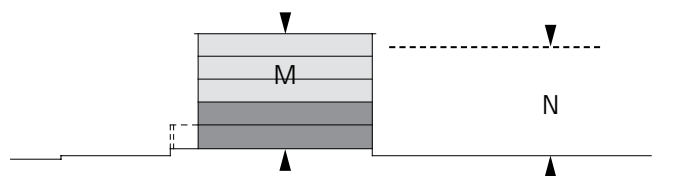
LOT REQUIREMENTS AND BUILDING ENVELOPE



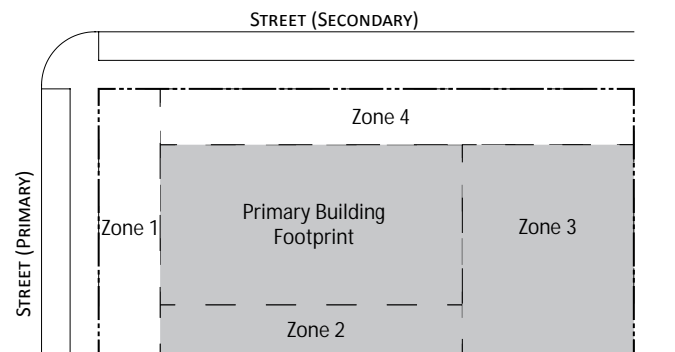
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



SC

SINGLE STORY COMMERCIAL BUILDING

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

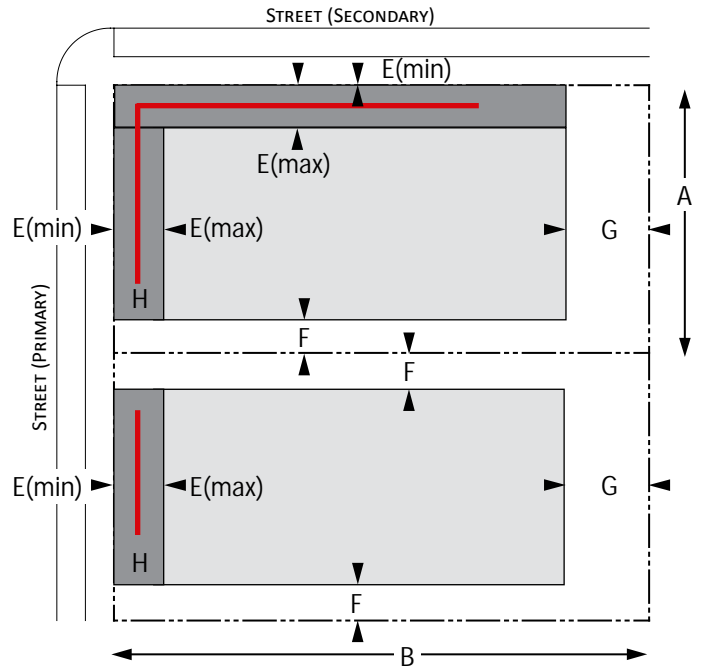
LOT REQUIREMENTS [as established in Sec. 21.(l).1]	MIN	MAX
A - Lot Width (ft)	50 ⁽¹⁾	300 ⁽¹⁾
B - Lot Depth (ft)	100 ⁽¹⁾	400 ⁽¹⁾
C - Lot Size (sf)	7500	5,000 ⁽¹⁾ 90,000 ⁽¹⁾
D - Lot Coverage (%)	--	60
BUILDING ENVELOPE [as established in Sec. 21.(l).2]	MIN	MAX
E - Street Setback (ft)	Refer to Regulating 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]	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

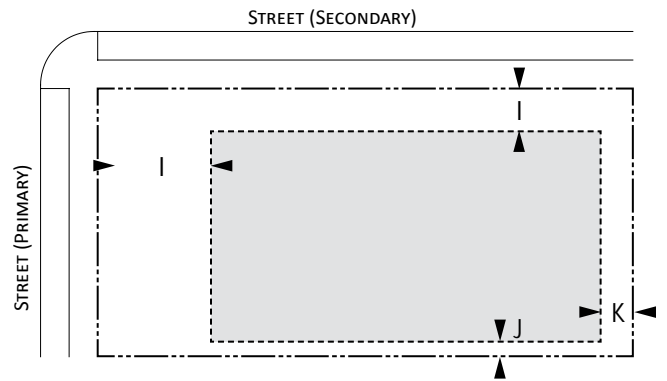


EXAMPLE

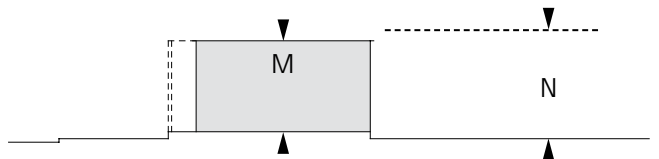
LOT REQUIREMENTS AND BUILDING ENVELOPE



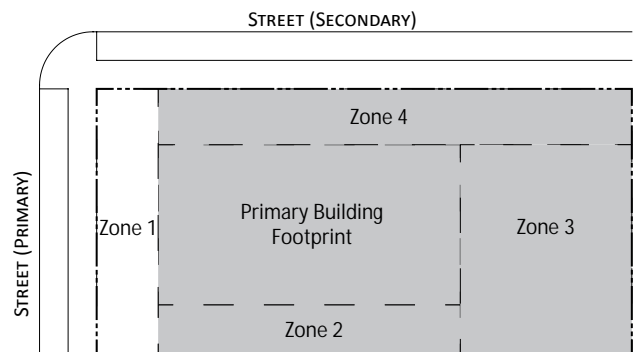
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

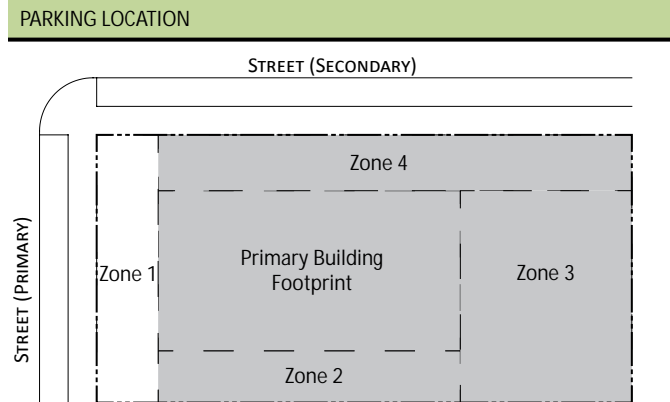
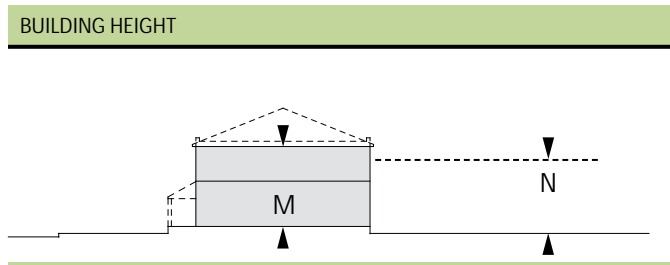
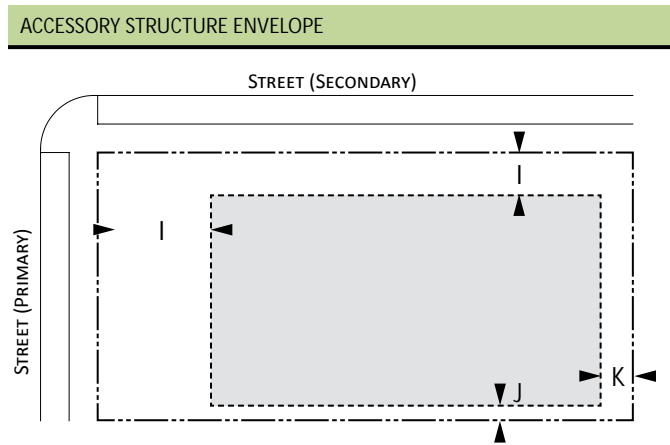
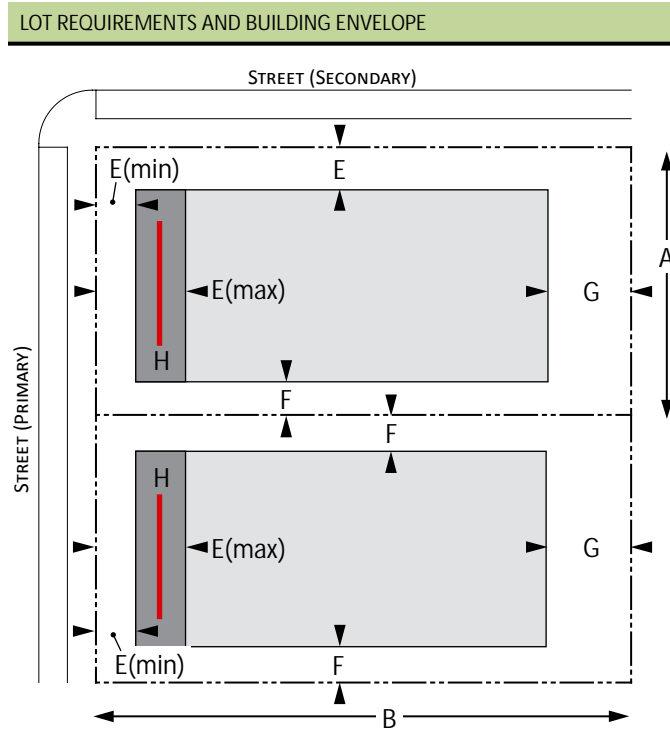


CO

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	4,800 5000
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]	Zone 2,3, and 4	
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES [as established in Sec. 21.(l).6 & (J)]	Required:	
	P, S	



EXAMPLE

HS HOUSE

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

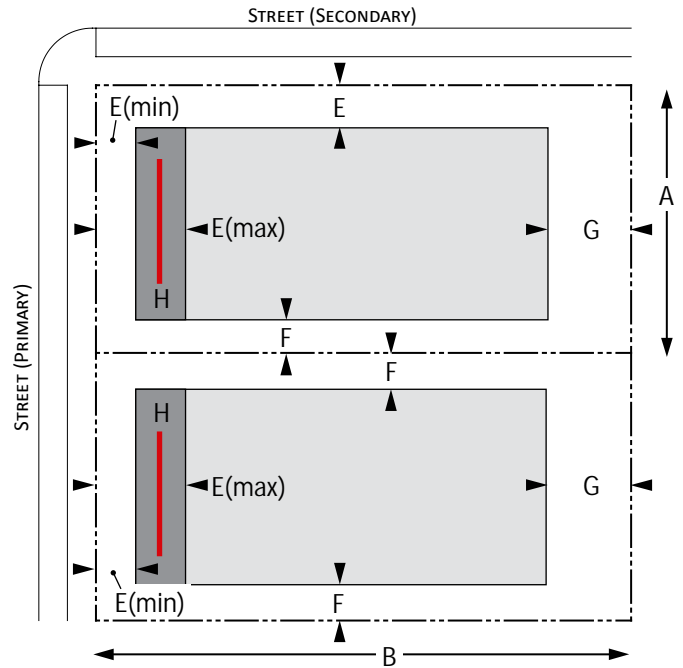
LOT REQUIREMENTS [as established in Sec. 21.(l).1]	MIN	MAX
A - Lot Width (ft)	40	70
B - Lot Depth (ft)	100	120
C - Lot Size (sf)	4,000	8,400
D - Lot Coverage (%)	--	30
BUILDING ENVELOPE [as established in Sec. 21.(l).2]	MIN	MAX
E - Street Setback (ft)	Refer to Regulating Plan for setback.	
F - Side Setback (ft)	5	--
G - Rear Setback (ft)	20 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

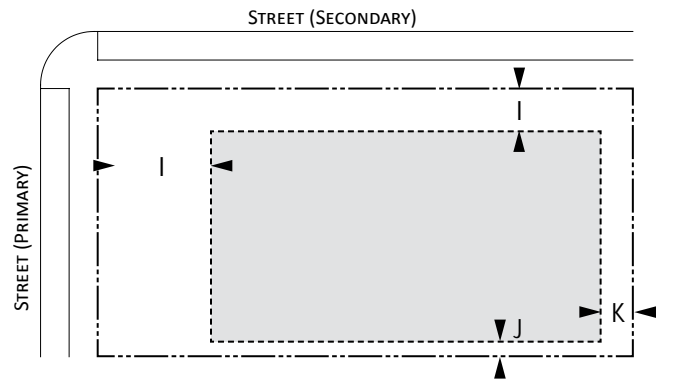


EXAMPLE

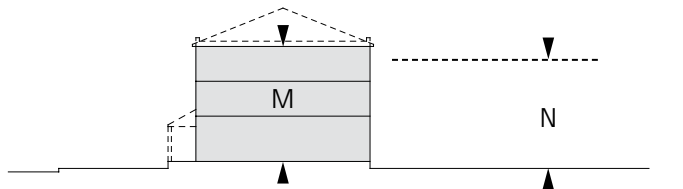
LOT REQUIREMENTS AND BUILDING ENVELOPE



ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

