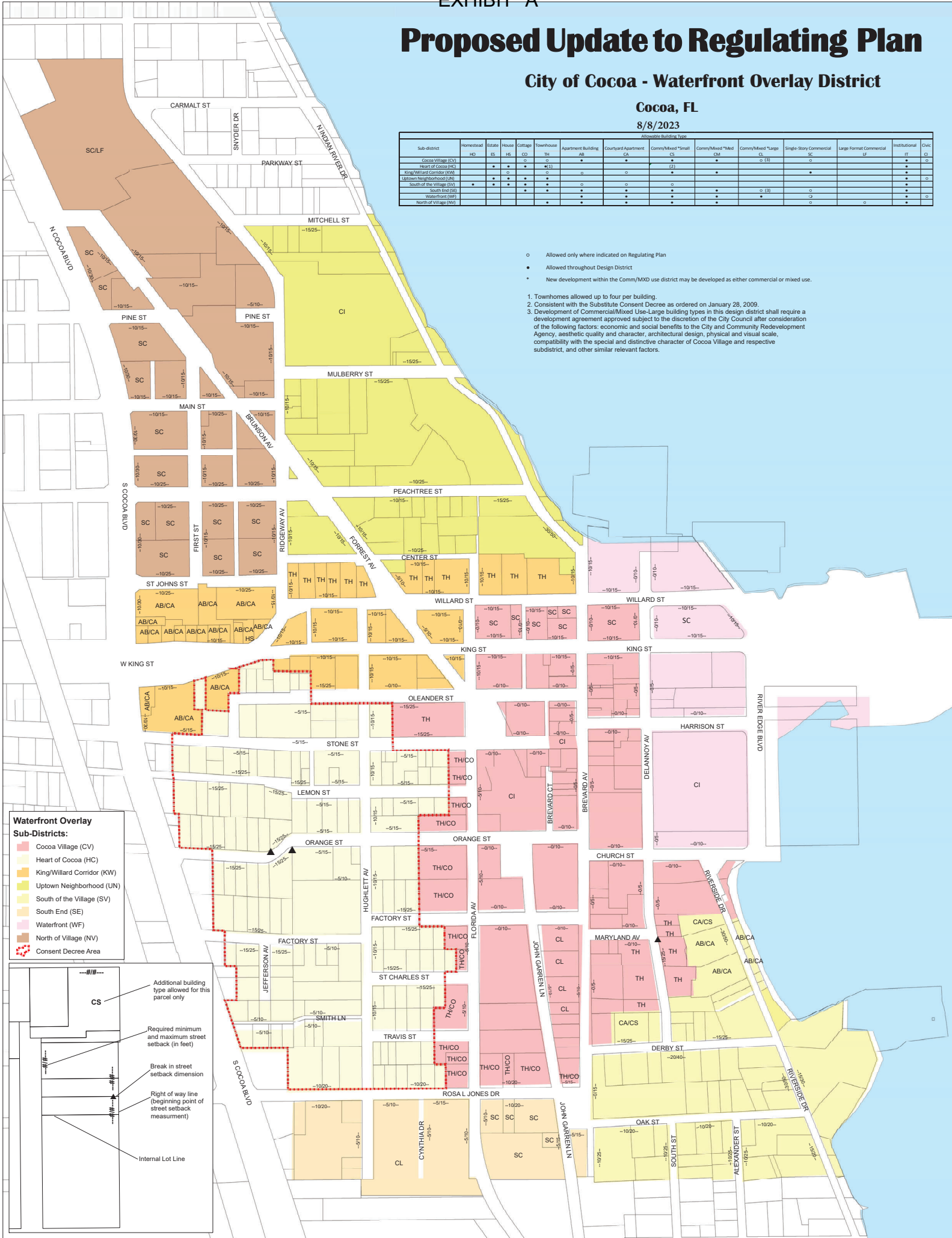


8/8/2023










Allowable Building Type														
Sub-district	Homestead HD	Estate HS	House IS	Cottage CO	Townhouse TH	Apartment Building AB	Courtyard Apartment CA	Condo/Mixed "Small" CS	Condo/Mixed "Mid" CM	Condo/Mixed "Large" CL	Single-Story Commercial SC	Large Format Commercial LF	Institutional IT	Civic C
Cocoa Village (CO)														
Heart of Cocoa (HC)		*	*	*	* (S)									
King/William Center (KW)											*			
Shoreline Neighborhood (LN)														
South of the Village (SV)	*	*	*											
South End (SE)				*	*									
Westminster (WT)						*	*	*	*					
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.

1. Townhomes allowed up to four per building.
2. Consistent with the Substitute Consent Decree as ordered on January 28, 2009.
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.



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

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