

**ORDINANCE NO. 06-2020**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, OF THE CITY CODE TO AMEND PERMITTED LOCATIONS FOR SELF-SERVICE STORAGE FACILITIES AND FURTHER AMENDING REGULATIONS RELATED TO THIS USE; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.**

**WHEREAS**, the City is granted the authority, under Section 2(b), Article VIII, of the State Constitution, to exercise any power for municipal purposes, except when expressly prohibited by law; and

**WHEREAS**, the City's Zoning Code provides for the location of self-service storage facilities, using various terms such as "personal storage," "personal storage warehouses," or "mini-warehouses"; and

**WHEREAS**, the City Council desires to amend the Zoning Code to alter the permitted locations for self-service storage facilities and to provide additional regulations relating parking, outdoor storage of major recreational equipment, and landscaping as provided further herein; and

**WHEREAS**, the City Council of the City of Cocoa, Florida, hereby finds this Ordinance to be in the best interests of the public health, safety, and welfare of the citizens of Cocoa.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.**     **Recitals.** The foregoing recitals are hereby fully incorporated herein by this reference as legislative findings and the intent and purpose of the City Council of the City of Cocoa.

**Section 2.**     **Code Amendment.** Appendix A, Zoning, Articles V, XI, and XII of the Code of Ordinances, City of Cocoa, Florida, are hereby amended as follows (underlined type indicates additions and ~~strikeout~~ type indicates deletions, while asterisks (\* \* \*) indicate a deletion from the Ordinance of text existing in these Articles. It is intended that the text in these Articles denoted by the asterisks and set forth in this Ordinance shall remain unchanged from the language existing prior to adoption of this Ordinance.):

## APPENDIX A - ZONING

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### ARTICLE V. – DEFINITIONS

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SELF-SERVICE STORAGE FACILITIES ~~PERSONAL STORAGE WAREHOUSE~~. A fully enclosed building or buildings having individual compartmentalized units, stalls or lockers with privately controlled access points which are to be rented only as storage space for customer's goods, wares or personal property. The term is synonymous with mini-warehouses, mini-storage, self-storage facilities and self-storage warehouses.

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### ARTICLE XI. – SCHEDULE OF DISTRICT REGULATIONS

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#### **Sec. 10A. - District and intent—C-R, Restricted Commercial District.**

The provisions of this district are intended to apply to an area adjacent to major arterial streets and convenient to residential neighborhoods. The types of uses permitted are intended to serve the commercial needs of the surrounding residential neighborhoods. Lot sizes, design control, and other restrictions are intended to integrate quality commercial development with the existing natural environment.

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#### **(C) SPECIAL EXCEPTIONS.**

- (1) Any other use in keeping with the neighborhood commercial intent of the district.
- (2) Commercial recreation structures such as theaters, driving ranges, and bowling alleys, except drive-in theaters (enclosed structures [shall be air conditioned]).
- (3) Sewer lift stations.
- (4) Public parks and playgrounds.
- (5) Churches, rectories, parish houses, temples, synagogues and associated buildings, including educational and recreational facilities.
- (6) Security mobile home or facility located on public or private property.

- (7) Television dish receivers and antennae as regulated by article XIII, section 21, Television dish receivers and antennae.
- (8) Electronic communication/transmission facilities and exchanges.
- (9) Retail automotive gasoline/fuel sales as an accessory use to convenience stores, subject to the following provisions:
  - a. Access: Convenience stores selling gasoline/fuel shall be located on arterial roadways or on corner lots at intersections of collector roads or roads of higher functional classification (as identified in the City of Cocoa Comprehensive Plan). No driveway or point of access shall be permitted within one hundred (100) feet of an intersection of collector roads or roads of higher functional classification.
  - b. Minimum street frontage: One hundred fifty (150) feet on each abutting street.
  - c. Location of facilities: Gasoline/fuel pumps and other service island equipment shall be set back at least twenty (20) feet from all property lines, fifteen (15) feet from any building, and one hundred (100) feet from the nearest residentially zoned land. In addition, pumps and other service island equipment shall not interfere with the safe and orderly movement of traffic in parking and other vehicular use areas.
  - d. Tank storage: Underground storage is required for all receptacles for combustible materials in excess of two hundred (200) gallons.
  - e. Number of pumps: The maximum number of gasoline/fuel pumps allowed in this district is four (4).
- (10) Adult congregate living facility (ACLF).
- (11) Self-Service Storage Facilities~~Mini-warehouses (storage only)~~, subject to the following provisions:
  - a. Minimum lot area: An area not less than twenty thousand (20,000) square feet having a minimum width of one hundred (100) feet and a minimum depth of two hundred (200) feet.
  - b. ~~There shall be a minimum of five (5) parking spaces and a maximum of ten (10) parking spaces per site.~~ one (1) parking space for the office manager, one (1) parking space for each 600 square feet of office space, one (1) parking space for each 50 storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area.
  - c. Where a self-service storage facility abuts residentially-zoned property, an opaque fence or wall, at least six (6) feet in height, shall be provided. ~~Setbacks:~~
    - 1. ~~Front: Forty (40) feet (includes corner lot side setback).~~

- ~~2. Side: Thirty (30) feet when contiguous to a residential land use classification; fifteen (15) feet when contiguous to any other land use classification.~~
  - ~~3. Rear: Thirty (30) feet when contiguous to a residential land use classification; twenty (20) feet when contiguous to any other land use classification.~~
- d. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property or street/roads. The lighting may be of sufficient intensity to discourage vandalism and/or theft. ~~Reference article XIV, Performance Standards, section (f) glare and lighting standards.~~
  - e. The structure shall not be utilized as a place of business by renters or lessors of space and no local business tax receipt shall be approved where the business operation takes place on the property other than that of the ~~mini-warehouse self-service storage facility~~ owner/operator.
  - f. ~~There shall be no outside storage.~~ Outdoor storage of major recreational equipment shall be permitted with the following conditions:
    1. Outdoor storage areas shall be screened from view on all sides visible from rights-of-way and adjoining property by either a solid wall or opaque fence at least 10 feet in height or an on-site building. Where such outdoor storage area abuts a right-of-way, the required wall or fence shall be set back a minimum of five (5) feet from the property line and a landscape buffer installed between the property line and the fence. See subsection (g) below on landscaping.
    2. Gates in fencing shall be of the same opaque material as the fence. Gates in a wall shall be of an opaque material.
    3. Gate width for vehicle entry/exit and interior drive access aisles shall be sized to accommodate the turning radius needed for large vehicles.
    4. Outdoor storage of vehicles such as cars or trucks shall not be permitted.
    5. Outdoor storage of major recreational equipment exceeding thirteen and one-half (13½) feet in height shall not be permitted.
    6. On-site light, minor maintenance and cleaning of any major recreational equipment permitted by this section is allowed. However, the following shall be strictly prohibited: refueling, oil and engine fluid changes, major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.

7. No major recreational equipment may be stored which is wrecked, being stripped for parts, awaiting salvage or recycling, or inoperable.

8. Major recreational equipment permitted under this section shall not be used as living quarters.

- g. Landscaping: A five (5) foot landscape buffer shall be provided along all road right-of-ways and shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIV, Landscaping Requirements of the Zoning Code, of the City of Cocoa.

~~Landscaping: Where property abuts residentially zoned property a ten (10) foot landscape buffer/screening strip shall be provided. A five (5) foot landscape/screening strip shall be provided along all side and rear lot lines, regardless of zoning on the abutting property. Said buffer and screening strip shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Frontage shall be appropriately landscaped, but shall not be required to perform a buffer or screening function. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIII, Landscaping Requirements of the zoning code of the City of Cocoa.~~

- h. When the application for special exception is submitted, it shall be accompanied by a site plan addressing specific provisions identified herein, and shall be considered binding upon use as a ~~mini-warehouse~~ self-service storage facility.

(12) Automobile laundry or quick wash.

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## **Sec. 12. - District and intent—C-G, General Commercial District.**

The provisions of this district are intended to apply to an area intended to be developed and preserved as a major commercial center serving the commercial needs of the community and region. The type of uses and other restrictions are intended to promote adequate protection from conflicts with adjacent residential and other noncommercial uses, and to minimize the interruption of traffic along adjacent thoroughfares.

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(C) SPECIAL EXCEPTIONS.

- (1) Automotive repair establishments when conducted entirely within an enclosed structure.
- (2) Service stations and car wash establishments, subject to the following provisions:
  - a. Minimum lot size: Ten thousand (10,000) square feet.
  - b. Minimum floor area: Three hundred (300) square feet exclusive of interior servicing area.
  - c. Height: Twenty-five (25) feet.
  - d. Setbacks other than required elsewhere in this district: 1) Gasoline pumps and other service island equipment: Twenty (20) feet from property line; 2) Building or other structure: Fifteen (15) feet each side.
  - e. Tank storage: Underground storage required for all receptacles for combustible materials in excess of two hundred (200) gallons.
  - f. A visual screen meeting the specifications of article XIII, section 5, Visual screens, Supplementary District Regulations, shall be provided along the rear and the length of the sides of the site.
- (3) Commercial recreation structures such as theaters, driving ranges, and bowling alleys, except drive-in theaters.
- (4) Telecommunications towers and antennas pursuant to article XIII, section 26.
- (5) Passenger transportation terminals with subordinate freight facilities.
- (6) Sewer lift stations.
- (7) Any other use in keeping with the intent of the district.
- (8) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.
- (9) Mortuaries and funeral homes.
- (10) Security mobile home or facility located upon public or private property.
- (11) Child care centers, day nurseries or kindergartens.
- (12) Half-way houses.
- (13) A bar or lounge, with or without a package store, or a package store.
- (14) Self-Service Storage Facilities ~~Mini-warehouses (storage only)~~, subject to the following provisions:

- a. Minimum lot area: An area not less than twenty thousand (20,000) square feet having a minimum width of one hundred (100) feet and a minimum depth of two hundred (200) feet.
- b. ~~There shall be a minimum of five (5) parking spaces and a maximum of ten (10) parking spaces per site.~~ one (1) parking space for the office manager, one (1) parking space for each 600 square feet of office space, one (1) parking space for each 50 storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area.
- c. Where a self-service storage facility abuts residentially-zoned property, an opaque fence or wall, at least six (6) feet in height, shall be provided. Setbacks:
  - ~~1. Front: Forty (40) feet (includes corner lot side setback).~~
  - ~~2. Side: Thirty (30) feet when contiguous to a residential land use classification; fifteen (15) feet when contiguous to any other land use classification.~~
  - ~~3. Rear: Thirty (30) feet when contiguous to a residential land use classification; twenty (20) feet when contiguous to any other land use classification.~~
- d. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property or street/roads. The lighting may be of sufficient intensity to discourage vandalism and/or theft. ~~Reference article XIV, Performance Standards, section (f) glare and lighting standards.~~
- e. The structure shall not be utilized as a place of business by renters or lessors of space and no local business tax receipt shall be approved where the business operation takes place on the property other than that of the ~~mini-warehouse~~ self-service storage facility owner/operator.
- f. ~~There shall be no outside storage.~~ Outdoor storage of major recreational equipment shall be permitted with the following conditions:
  1. Outdoor storage areas shall be screened from view on all sides visible from rights-of-way and adjoining property by either a solid wall or opaque fence at least 10 feet in height or an on-site building. Where such outdoor storage area abuts a right-of-way, the required wall or fence shall be set back a minimum of five (5) feet from the property line and a landscape buffer installed between the property line and the fence. See subsection (g) below on landscaping.
  2. Gates in fencing shall be of the same opaque material as the fence. Gates in a wall shall be of an opaque material.

3. Gate width for vehicle entry/exit and interior drive access aisles shall be sized to accommodate the turning radius needed for large vehicles.

4. Outdoor storage of vehicles such as cars or trucks shall not be permitted.

5. Outdoor storage of major recreational equipment exceeding thirteen and one-half (13½) feet in height shall not be permitted.

6. On-site light, minor maintenance and cleaning of any major recreational equipment permitted by this section is allowed. However, the following shall be strictly prohibited: refueling, oil and engine fluid changes, major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.

7. No major recreational equipment may be stored which is wrecked, being stripped for parts, awaiting salvage or recycling, or inoperable.

8. Major recreational equipment permitted under this section shall not be used as living quarters.

- g. Landscaping: A five (5) foot landscape buffer shall be provided along all road right-of-ways and shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIV, Landscaping Requirements of the Zoning Code, of the City of Cocoa.

~~Landscaping: Where property abuts residentially-zoned property a ten (10) foot landscape buffer/screening strip shall be provided. A five (5) foot landscape/screening strip shall be provided along all side and rear lot lines, regardless of zoning on the abutting property. Said buffer and screening strip shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Frontage shall be appropriately landscaped, but shall not be required to perform a buffer or screening function. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIII, Landscaping Requirements of the zoning code of the City of Cocoa.~~

- h. When the application for special exception is submitted, it shall be accompanied by a site plan addressing specific provisions identified herein, and shall be considered binding upon use as a ~~mini-warehouse~~ self-service storage facility.



- (15) Television dish receivers and antennae as regulated by article XIII, section 21, Television dish receivers and antennae.
- (16) Electronic communication/transmission facilities and exchanges.

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### **Sec. 13. – District and intent – CBD, Central Business District.**

The provisions of this district are intended to apply to the central commercial, professional, financial, governmental and civic core of the city as described in the comprehensive plan and which is entirely within a designated redevelopment area as defined in the Cocoa Redevelopment Agency Redevelopment Plan. The area is generally bounded by Center Street on the north, Forrest Avenue and Florida Avenue on the west, Rosa L. Jones Drive and Derby Street on the south, and the Indian River on the east. Uses are based on the comprehensive plan and the redevelopment plan and are intended to permit and encourage more intensive office and commercial development, hotel and motel development, marinas and marina-related development and multiple-family residential development. The district is intended to discourage uses not requiring a central location and which would create friction with or be incompatible with performance of Central Business District functions. The permitted uses and design and development standards are intended to promote high quality development compatible with a Central Business District location. It is intended that "performance standards" control the permissible type, density and intensity, mix of development and design and development standards in order to assure and promote the development and redevelopment of property in the central business district in a manner compatible with comprehensive and redevelopment plan objectives.

It is intended that high density multiple-family residential development in this area is to be promoted and encouraged, either in separate buildings or in combination with office and supporting, retail and service areas, and that such supporting, uses shall be scaled and designed to serve the needs of the district. All uses and design should recognize the proximity to the areas of great natural beauty which are historically significant to the city. High density, so long as it provides public and scenic access to these natural and historic areas, is permitted. Water views, easy access to contiguous waterwalks, and several key water vistas should be made available to the public. The purpose of this district is to allow for the development of fully integrated, mixed-use pedestrian oriented neighborhoods. Streets, pedestrian paths and bike paths should contribute to a system of fully-connected and interesting routes to all destinations.

Within the Central Business District is a subarea known as "Cocoa Village" for which additional and supplemental use, intensity, design and development standards are necessary in order to maintain the special and distinctive character of the area, which is an important objective of the comprehensive plan and redevelopment plan. The supplemental regulations applicable to the Cocoa Village subdistrict shall be applied through imposition and mapping of a "Cocoa

Village Overlay" zoning district. The regulations are in addition to and not in substitution of the underlying Central Business District zoning regulations which shall also remain applicable to the Cocoa Village Overlay subdistrict. The Cocoa Village Overlay subdistrict is designed to preserve and extend the "Cocoa Village" uses, scale and theme within the Central Business District. Where the regulations of the Cocoa Village Overlay subdistrict are more restrictive than those of the Central Business District, the former shall be controlling. The Cocoa Village Overlay subdistrict (identified by the suffix CVO following the designation CBD) shall be mapped on the official "Zoning Map" of the City of Cocoa.

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(C) SPECIAL EXCEPTIONS.

- (1) Schools, including public, private, business, technical, vocational and trade but not involving operations of an industrial nature.
- (2) Other commercial uses in keeping with the Central Business District character of the district.
- (3) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.
- (4) Security building.
- (5) Child- and day-care facilities, preschools.
- (6) A bar or lounge, with or without a package store.
- (7) Commercial recreation facilities, such as theatres, driving ranges, and bowling alleys, except drive-in theaters.
- (8) Repair service establishments, such as household appliances, radio and television and similar uses.
- (9) Parking lots and garages, public or private.
- (10) Dry cleaning establishments using non-inflammable solvent and cleaning fluids as determined by the fire chief.
- (11) Sewer lift stations.
- (12) Adult living facilities.
- (13) Animal clinics with or without kennels.
- (14) Commercial radio and television broadcasting transmitters, towers, and antennae.
- (15) Drive-through facilities.
- (16) Electronic communication/transmission facilities and exchanges.

- (17) General contractors without open storage or display.
- (18) Nursing and convalescent homes.
- (19) Outdoor arenas, facilities, flea markets, or similar outdoor or indoor/outdoor sales complexes, temporary or permanent race tracks (auto, dog, go-kart, horse, motorcycle).
- (20) Package store.
- (21) Parks—Public and private,
- ~~(22) Personal storage.~~
- ~~(22)~~<sup>23</sup> Public facilities/uses.
- ~~(23)~~<sup>24</sup> Sales office—Temporary.
- ~~(24)~~<sup>25</sup> Shopping center.
- ~~(25)~~<sup>26</sup> Craft breweries, with or without a bar and/or lounge area as an accessory use, subject to the following:
  - a. Onsite production shall be limited to beer, only; and
  - b. No alcohol consumption, other than that associated with a bar and lounge area, shall be permitted on-site; and
  - c. All materials and supplies related to the brewery operation shall be stored in an enclosed structure.

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**Sec. 15. - District and intent—C-W, Wholesale Commercial District.**

The provisions of this district are intended to apply to an area in close proximity to transportation facilities and which can serve warehousing, distribution, wholesaling and other related functions of the city and region.

**(A) PRINCIPAL USES AND STRUCTURES.**

- (1) All uses allowed in section 12, general commercial district except uses specifically prohibited.
- (2) Warehousing and wholesaling in enclosed structures, enclosed refrigerated storage.
- (3) Service and repair establishments, dry cleaning; and laundry plants, business services, printing plants, welding shops, taxidermists and similar uses.

- (4) Building materials supply and storage, contractor's storage yard, except scrap materials. Outside storage areas shall be effectively walled on all sides to avoid any deleterious effect on adjacent properties.
- (5) Automotive, major recreational equipment, mobile home and marine, storage and repair establishments such as body shops, tire recapping, paint shops and the like.
- (6) Freight-handling facilities, transportation terminals.
- (7) Vocational and trade schools, including those of an industrial nature.
- (8) Veterinary hospitals and clinics.
- (9) *Reserved.*
- (10) Low intensity industrial uses, such as the manufacturing and assembly of various items, which include scientific, electrical, optical and precision instruments or equipment, within an enclosed structure.
- (11) Television dish receivers and antennae as regulated by article XIII, section 21, Television dish receivers and antennae.
- (12) Electronic communication/transmission facilities and exchanges.
- (13) Service stations, subject to the provisions of article XI, section 12, C-G (General Commercial District), subsection (C)(2).
- (14) Retail automotive gasoline/fuel sales as an accessory use to convenience stores subject to the following provisions:
  - a. Access: Convenience stores selling gasoline/fuel shall be located on arterial roadways or on corner lots at intersections of collector roads or roads of higher functional classification (as identified in the City of Cocoa Comprehensive Plan). No driveway or point of access shall be permitted within one hundred (100) feet of an intersection of collector roads or roads of higher functional classification.
  - b. Minimum street frontage: One hundred fifty (150) feet on each abutting street.
  - c. Location of facilities: Gasoline/fuel pumps and other service island equipment shall be set back at least twenty (20) feet from all property lines, fifteen (15) feet from any building, and one hundred (100) feet from the nearest residentially zoned land. In addition, pumps and other service island equipment shall not interfere with the safe and orderly movement of traffic in parking and other vehicular use areas.
  - d. Tank storage: Underground storage is required for all receptacles for combustible materials in excess of two hundred (200) gallons.
- (15) Self-Service Storage Facilities subject to the following provisions:

- a. Minimum lot area: An area not less than twenty thousand (20,000) square feet having a minimum width of one hundred (100) feet and a minimum depth of two hundred (200) feet.
- b. There shall be a minimum of one (1) parking space for the office manager, one (1) parking space for each 600 square feet of office space, one (1) parking space for each 50 storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area.
- c. Where a self-service storage facility abuts residentially-zoned property, an opaque fence or wall, at least six (6) feet in height, shall be provided.
- d. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property or street/roads. The lighting may be of sufficient intensity to discourage vandalism and/or theft.
- e. The structure shall not be utilized as a place of business by renters or lessors of space and no local business tax receipt shall be approved where the business operation takes place on the property other than that of the self-service storage facility owner/operator.
- f. Outdoor storage of major recreational equipment shall be permitted with the following conditions:
  - 1. Outdoor storage areas shall be screened from view on all sides visible from rights-of-way and adjoining property by either a solid wall or opaque fence at least 10 feet in height or an on-site building. Where such outdoor storage area abuts a right-of-way, the required wall or fence shall be set back a minimum of five (5) feet from the property line and a landscape buffer installed between the property line and the fence. See subsection (g) below on landscaping.
  - 2. Gates in fencing shall be of the same opaque material as the fence. Gates in a wall shall be of an opaque material.
  - 3. Gate width for vehicle entry/exit and interior drive access aisles shall be sized to accommodate the turning radius needed for large vehicles.
  - 4. Outdoor storage of vehicles such as cars or trucks shall not be permitted.
  - 5. Outdoor storage of major recreational equipment exceeding thirteen and one-half (13½) feet in height shall not be permitted.
  - 6. On-site light, minor maintenance and cleaning of any major recreational equipment permitted by this section is allowed. However, the following shall be strictly prohibited: refueling, oil and engine fluid changes,

major restoration, part salvage, major part replacement, engine repair, transmission repair, body repair, and other heavy and major repairs.

7. No major recreational equipment may be stored which is wrecked, being stripped for parts, awaiting salvage or recycling, or inoperable.

8. Major recreational equipment permitted under this section shall not be used as living quarters.

g. Landscaping: A five (5) foot landscape buffer shall be provided along all road right-of-ways and shall consist of trees and high profile shrubs together with suitable ground cover to include native grasses and mulching, where appropriate. Landscaping shall be designed, placed and maintained in such a manner as not to impair vehicle visibility at corner intersections. The landscaping requirements shall conform to article XIV, Landscaping Requirements of the Zoning Code, of the City of Cocoa.

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## **Sec. 19. - District and Intent—M2 Manufacturing and Industrial District.**

The provisions of this district are intended to preserve the function of various industrial activities, warehousing and distribution without creating hazards or negatively influencing surrounding land uses. This district shall be located in areas accessible to collector or higher classification roadways and be served by public services and facilities. These districts shall be discouraged from locating next to areas designated for residential or low-intensity commercial uses.

(A) **PRINCIPAL USES AND STRUCTURES.** The following uses and structures are permitted for any use or group of uses that are developed, either separately, or as a unit with certain site improvements shared in common:

- (1) Industrial uses, industrial processing, and manufacturing.
- (2) Commercial greenhouses.
- (3) Schools (industrial and vocational in nature).
- (4) Storage facilities (excluding salvage yards), including automobiles, mobile homes, commercial vehicles and heavy equipment, building materials, general, refrigerated, and recreational vehicles pursuant to Appendix A, Article XIII, Sec. 5 of the Code of the City of Cocoa.

~~(5) Personal storage warehouses.~~

- (~~5~~6) Research facilities:
- a. Where the use does not involve:
    - 1) Creation of excessive noise, fumes, dirt; or
    - 2) Damage or interference with other properties.
  - b. Where all work is done within an enclosed structure.
- (~~6~~7) Transportation facilities; passenger and/or freight.
- (~~7~~8) Warehousing and distribution.
- (~~8~~9) Mobile home repair facilities.
- (~~9~~10) Contractor's office and storage yard, except scrap materials. Outside storage shall be effectively screened on all sides to avoid any deleterious effect upon adjacent properties and right of ways.
- (~~10~~11) Sales or rental of new and/or used commercial vehicles and heavy equipment, major recreational equipment, and mobile homes as regulated by Appendix A, Art. XIII, Sec. 28 of the Code of the City of Cocoa.
- (~~11~~12) Limited commercial uses, as identified in this section, shall be permitted with the following conditions:
- a. Commercial uses shall only be located on property having a minimum of one hundred fifty (150) feet of frontage along Grissom Parkway.
  - b. Commercial uses shall only be located within four hundred (400) feet of Grissom Parkway, as measured from the right-of-way line. All on-site commercial-related improvements, such as retention, parking, loading/unloading, etcetera, shall be contained within this four hundred (400) foot area. Retention areas may be provided outside of the four hundred (400) foot requirement if the proposed commercial use is part of a master planned industrial park with an associated retention system.
  - c. Commercial uses shall have no outdoor storage or display.
  - d. Commercial uses shall be limited to:
    1. Retail sales of carpet, tile, pool, furniture, construction products or materials sold directly to the end user (builder, installer, or homeowner).
    2. Restaurants located within one (1) principal structure, including the sale of beer and wine for on-site consumption only, with a minimum three thousand (3,000) linear feet spacing requirement between restaurant uses as measured between the nearest property lines. This distance requirement shall not apply if the proposed restaurant is part of a master planned industrial park and the restaurant is located within four hundred (400) feet of Grissom Parkway.

3. Business service establishments.
4. Veterinary hospitals, clinics, and animal boarding facilities.
5. Indoor shooting ranges, with ancillary retail sales and restaurant subject to the requirements of subsection (A)(12)(d)2. of this section, shall be permitted with the following conditions:
  - a. All firing shall take place within a completely enclosed building.
  - b. Site plan applications for the development of an indoor shooting range shall include a plan by a Florida registered engineer demonstrating that the building is soundproof and appropriately designed for such use.

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## ARTICLE XII. – OFF-STREET PARKING AND LOADING REGULATIONS

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### Sec. 1. – Off-street parking and loading regulations.

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(d) *Requirements for off-street parking.* There shall be provided at the time of the erection of any main building or structure or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guests rooms, floor area, seats, or change of use which changes parking generating factors, minimum off-street parking spaces with adequate provisions for ingress or egress in accordance with the following requirements:

\* \* \*

(41) *Storage facilities.* One (1) space for every one thousand (1,000) gross square feet of floor area. ~~Mini storage warehouse shall provide one (1) space per twenty (20) storage rental units.~~ Self-service storage facilities shall have one (1) parking space for the office manager, one (1) parking space for each 600 square feet of office space, one (1) parking space for each 50 storage units, and one (1) parking space for each 5,000 square feet of major recreational equipment storage area.

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**Section 3.**     **Repeal of Prior Inconsistent Ordinances and Resolutions.** All prior inconsistent ordinances and resolutions adopted by the City Council, or parts of prior ordinances and resolutions in conflict herewith, are hereby repealed to the extent of the conflict.

**Section 4.**     **Incorporation Into Code.** This Ordinance shall be incorporated into the City Code for the City of Cocoa, and any section or paragraph, number or letter, and any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical, and like errors may be corrected and additions, alterations, and omissions, not affecting the construction or meaning of this ordinance and the City Code may be freely made.

**Section 5.**     **Severability.** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**Section 6.**     **Effective Date.** This Ordinance shall become effective immediately upon adoption by the City Council of the City of Cocoa, Florida.

**ADOPTED** by the City Council of the City of Cocoa, Florida, in a regular meeting assembled on the 8th day of July, 2020.

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**Jake Williams Jr., Mayor**

ATTEST:

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Carie Shealy, MMC, City Clerk

First Reading:        06/24/2020  
Second Reading:     07/08/2020  
Legal Ads Published: 06/05/2020 & 06/30/2020  
Effective Date:       07/08/2020