

**Community Services Department  
Planning and Zoning Division  
65 Stone Street  
Cocoa, Florida 32922**

This form is divided into steps, which will help you prepare your application, provide supplemental items, and prepare for the Planning & Zoning Board and City Council hearings. A pre-application meeting with Staff is **required**.

### Stamp Only When Application is Fully Complete

**1. Request:** To amend the City Code to permit mini-storage warehouses with outdoor storage by right in the Wholesale Commercial zoning district, and to correct conflicting parking requirements for mini-storage warehouses.

Part II, Appendix A, Article XII, Sec. 1

Mobile #: E-mail: [GerryD@chw-inc.com](mailto:GerryD@chw-inc.com)

- Page 1 of 3 -

- e. ☒ **Additional information.** Submit any information that may be helpful in understanding the request. This may include, but limited to, desired ordinance text, examples, photos, sketches, elevations, and letters.

5. **Application filing procedure.** This application, together with all required exhibits and attachments, shall be completed and filed with the Planning and Zoning Division.

***Public hearings process information – please read this!***

6. **Dates and locations of public hearings.** All zoning text ordinance amendments require one hearing in front of the Planning & Zoning Board and two hearings in front of the City of Cocoa Council. All regularly scheduled Planning & Zoning Board hearings are held on the second Wednesday of each month at 6:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified. All regularly scheduled City of Cocoa Council meetings are held on the second and fourth Tuesday of each month at 7:00 pm in the Cocoa City Council Chambers located at 65 Stone Street, Cocoa, Florida unless otherwise notified.
7. **Board types.** The Planning & Zoning Board is an advisory board to the City Council and therefore is only authorized to make recommendations. City Council is an authoritative body and is able to make binding decisions.
8. **Presence required at the public hearings.** The applicant or his/her representative must be present to answer any questions concerning the application. If there are extenuating circumstances why the applicant or his/her representative cannot attend, he or she must notify the City in writing prior to the public hearing.
9. **Preparing for the public hearings.** It is the applicant's responsibility to research and know all laws that may be applicable and may affect the outcome of any decision on the application request. The City assumes no responsibility or liability relating to the applicant's failure to research and know all applicable laws including, but not limited to state, federal, and city laws, codes, land development regulations, and the comprehensive plan.
10. **Exhibits at public hearings.** If photographs, documents, maps or other materials are provided to the Board/Council as evidence at the public hearing, the applicant must leave those instruments with the Recording Secretary. By law those instruments automatically become part of the public records and cannot be returned to the applicant.
11. **Witnesses at public hearings.** For the purposes of making a decision on the application, the Board/Council shall only consider testimony of qualified witnesses. A witness is determined by the Board/Council and is generally based on:
- a. The witness has personal knowledge of the fact in which the witness will testify; and/or
  - b. In the case of testimony consisting of opinions or inferences, the testimony is qualified as the following:
    1. *Layman witness:* Testimony of a witness other than an expert witness is qualified only if:
      - The witness can readily, and with equal accuracy and adequacy, communicate what he or she perceived to the Board without testifying in the form of opinions or inferences.
      - The opinions and inferences do not require any special knowledge, skill experience or training.
    2. *Expert witness.* Testimony of an expert witness is qualified only if:
      - The subject matter is proper for expert testimony because scientific, technical, or other specialized skill will help the Board understand the evidence being presented, or helps establish a fact in issue.
      - The witness is adequately qualified to express an opinion on the matter.
12. **Planning & Zoning Board vs. City Council actions.** If the Planning & Zoning Board finds that the facts presented in the matter justify approval, it may recommend to approve the request, or a portion thereof, and it may specify any conditions deemed necessary to preserve the intent of the City of Cocoa Code. If the Board finds that the facts presented do not justify approval, it may recommend to deny the request and will specify the reasons for denial. A decision is usually made at the same meeting that the hearing is held. Regardless of the outcome, the application will be forwarded to the City Council for consideration where a final decision can be made.

13. Signatures and Notarization.

STATE OF Florida COUNTY OF Alachua I, Gerry Dedenbach, AICP  
being first duly sworn, depose and say that:

- ☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.
- ☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed and understand this application and applicable petition, and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing. I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

Gerry Dedenbach

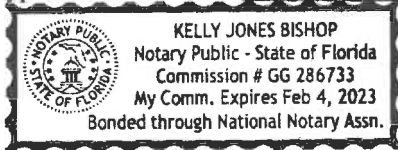
(APPLICANT SIGNATURE)

Kelly Jones Bishop

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced \_\_\_\_\_



Kelly Jones Bishop  
(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF Alachua ~~BREVARD~~

Sworn and subscribed to before me this 3rd day of April, 20 20

**FOR OFFICE USE ONLY**

Fee of \$ \_\_\_\_\_ in cash ☐ or check ☐ (No. \_\_\_\_\_) payable to the "City of Cocoa".

Receipt Number: \_\_\_\_\_

Date: \_\_\_\_\_

Signature from Planning & Zoning Division:  
\_\_\_\_\_

# **ZONING TEXT ORDINANCE AMENDMENT**

## **PETITION**



TO: City of Cocoa Council

I, the undersigned, hereby petition the City of Cocoa Council for a zoning text ordinance amendment as specified below:

In order to approve a zoning text ordinance amendment, the Planning & Zoning Board and City Council must consider and study the criteria listed below (as described in Appendix A, Article XXII, Section 1 (G)(2) of the City of Cocoa Code). Please provide your consideration of the following criteria and any pertinent data and evidence that may be useful to the Planning & Zoning Board and City Council.

**a. The need and justification for the change.**

See justification report, included with this application package.

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**b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.**

See justification report, included with this application package.

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*Gerry Dedenbach*

Applicant's Signature

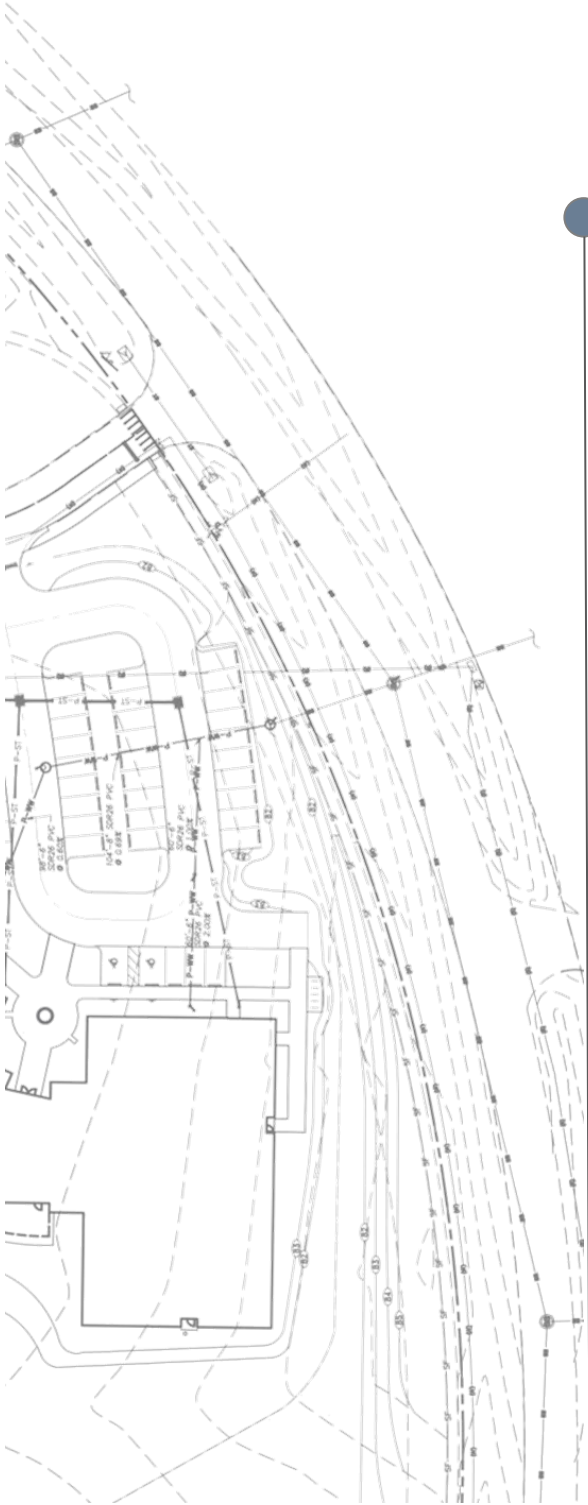
4/3/20

Date

Gerry Dedenbach, AICP

Applicant's Printed Name

If you have any questions please contact the Planning and Zoning Division at (321) 433-8535.



# STORE SPACE COCOA

# **Zoning Ordinance Text Amendment – Justification Report**

**April 6<sup>th</sup>, 2020**

**Prepared for:**

City of Cocoa  
Department of Community Services, Planning & Zoning

**Prepared on behalf of:**

## Store Space

**Prepared by:**

CHW

PN# 19-0514

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## **Table of Contents**

|  |   |
|--|---|
| 1. Executive Summary .....                                 | 1 |
| 2. Statement of Proposed Change .....                      | 2 |
| 3. Consistency with City of Cocoa Comprehensive Plan ..... | 3 |
| 4. Relationship to The City of Cocoa Code .....            | 4 |

# 1. Executive Summary

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**To:** Ms. Dorothy Selig, AICP, Planning & Zoning Manager, Department of Community Services  
**From:** Craig Brashier, AICP, Director of Planning  
**Date:** April 6<sup>th</sup>, 2020  
**Re:** Store Space Cocoa – Zoning Ordinance Text Amendment

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|--|--|
| <b><u>Jurisdiction:</u></b><br>City of Cocoa   | <b><u>Intent of Application:</u></b><br>Permit mini-storage warehouses by right in C-W zoning district;<br>correct conflicting parking requirements for mini-storage warehouses. |
| <p>This application seeks to amend Article XI, Sec. 12; Article XI, Sec. 15; and Article XII, Sec. 1, of Part II, Appendix A of the City Code, in order to permit mini-storage warehouses by right in the Wholesale Commercial (C-W) zoning district, and to correct conflicting parking standards for mini-storage warehouses.</p> <p>Such amendments would enhance the City's C-W zoning district and improve clarity in the City's off-street parking and loading regulations.</p> <p>The applicant has met all requirements for the text amendment process, including a pre-application meeting with staff, held on March 24<sup>th</sup>, 2020.</p> |  |

## 2. Statement of Proposed Change

This Zoning Ordinance Text Amendment application requests to amend Article XI, Sec. 12; Article XI, Sec. 15; and Article XII, Sec. 1, of Part II, Appendix A of the City Code, in order to permit mini-storage warehouses with outdoor storage by right in the Wholesale Commercial (C-W) zoning district, as well as to correct conflicting parking standards for mini-storage warehouses.

Currently, mini-storage warehouses are not permitted by right in the C-W zoning district, though they align with its description and intent, which states that land within the district is meant to serve warehousing, distribution, wholesaling and other related functions of the city and region.

Mini-storage warehouses are permitted by special exception in the General Commercial (C-G) zoning district, with multiple provisions, including a requirement that “there shall be a minimum of five (5) parking spaces and a maximum of ten (10) parking spaces per site.” However, in the City’s off-street parking and loading regulations, the Code calls for “one (1) space per twenty (20) storage rental units” for mini-storage warehouses. This parking standard is excessive and does not reflect the actual needs of mini-storage warehouse facilities. Mini-storage warehouses, with or without outdoor storage included, need very few parking spaces. Looking at examples of other Store Space facilities across the United States, the Store Space in Sugar Land, Texas, has 6 parking spaces with 975 storage units; the Store Space in Columbus, Georgia, has 4 parking spaces with 660 storage units; and the Store Space in Norfolk, Virginia, has 4 parking spaces with 449 storage units. These examples yield ratios of approximately one parking space per 162 storage units; one parking space per 165 storage units; and one parking space per 112 storage units, respectively.

Other jurisdictions appear to recognize this lack of need. Looking most notably at Brevard County’s Land Development Regulations, §62-3206, mini-storage warehouses in Brevard County are required to have a minimum and maximum of five (5) parking spaces, including one ADA accessible parking space, regardless of size.

The parking standard for mini-storage warehouses listed in the off-street parking and loading regulations also conflicts with the parking standards listed in the C-G Zoning District regulations, creating potential uncertainty as to which standard is applicable. Furthermore, having parking requirements in multiple sections of the Code, rather than in one, consolidated section, creates unnecessary confusion and difficulty in deciphering the requirements of development.

This Zoning Ordinance Text Amendment application seeks to allow mini-storage warehouses in the C-W zoning district by right; to remove off-street parking standards from the C-G zoning district section; and to create a uniform, reasonable parking standard for mini-storage warehouses across zoning districts in the City of Cocoa.

Approval of this request serves multiple public benefits. Amendment of the subject sections of City Code will:

1. Expand economic development opportunities by allowing mini-storage warehouses in the C-W zoning district.
2. Enable a more productive use of land by eliminating the regulatory need for excessive parking.
3. Improve accessibility and clarity in the City’s parking standards by removing parking standards from the C-G zoning district section and creating uniform parking standards for mini-storage warehouses in the City of Cocoa.



### 3. Consistency with City of Cocoa Comprehensive Plan

This section identifies specific City of Cocoa Comprehensive Plan Goals, Objectives, and Policies and explains how this Zoning Ordinance Text Amendment application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in bold font.

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#### Future Land Use Element

Policy 1.1.2.9: Commercial (COMM). Commercial areas are intended to be areas that serve several neighborhoods, sub-regional and regional areas and provide an array of retail, personal and professional uses. . .

**Adding mini-storage warehouse as a permitted use by right in the C-W zoning district, which implements the Commercial land use designation, expands the capability of the C-W zoning district to provide an array of retail, personal, and professional uses.**

Objective 1.1.9: Sustainability/Energy Efficiency. The City shall aim at achieving a sustainable/energy efficient environment by minimizing the emission of greenhouse gases and reducing the vehicle miles traveled.

**Allowing mini-storage warehouses by right in the C-W zoning district will increase the potential locations for such facilities, thus potentially reducing vehicle miles traveled to access these facilities.**

#### Transportation Element

GOAL 2.1: The City shall provide a safe, efficient, and comprehensive multimodal transportation system available to all residents of and visitors to the City of Cocoa. When possible, these facilities should be developed so as to enhance the City's greenways.

Objective 2.1.3: Mobility Strategies. The City shall develop mobility strategies to reduce the dependency on vehicles, reduce vehicle miles traveled and enhance alternative modes of transportation.

**Allowing mini-storage warehouses by right in the C-W zoning district will increase the potential locations for such facilities, thus potentially reducing vehicle miles traveled to access these facilities.**

Objective 2.1.15: Parking. The City shall develop parking strategies to support the transportation goals.

**Amending the parking standard for mini-storage warehouses to a consolidated, realistic standard supports the City's transportation element Goal 2.1.**

Policy 2.1.15.3: The City shall update parking standards to minimize the amount of surface parking through the establishment of maximum parking standards and shared and co-located parking.

**The proposed language updates the City's parking standards for mini-storage warehouses to reduce the amount of surface parking required.**

## 4. Relationship to The City of Cocoa Code

The following identifies how this application is consistent with the City of Cocoa Code, Part II of the City's Code of Ordinances. Language from the Code is provided in normal font, and the consistency statements are provided in **bold** font.

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Appendix A, Article XXI, Sec. 1

- (B) Any amendment to this ordinance other than a district boundary change may be proposed by:
- (1) City council.
  - (2) Planning and zoning board.
  - (3) Any department or agency of the city.
  - (4) Any individual, corporation or agency.

**This application is being submitted by an authorized agent on behalf of corporation.**

- (G)(2) Nature and requirements of planning board report. When pertaining to other proposed amendments of this zoning code, the planning board shall consider and study:
- a. The need and justification for the change.
  - b. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.

**The need and justification for this change is explained in Section 2 of this report. The relationship of the proposed amendment to the comprehensive plan and other regulations is discussed in Sections 3 and 4 of this report.**

Appendix A, Article XI, Sec. 12.

District and intent—C-G, General Commercial District.

(C) Special Exceptions.

(14) 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.

|    |           |        |  |
|----|-----------|--------|--|
| c. | Setbacks: | Front: | Forty (40) feet (includes corner lot side setback).  |
|    |           | Side:  | Thirty (30) feet when contiguous to a residential land use classification; fifteen (15) feet when contiguous to any other land use classification. |
|    |           | Rear:  | Thirty (30) feet when contiguous to a residential land use classification; 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 streets/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 owner/operator.
- f. There shall be no outside storage.
- g. 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 XIV, Landscaping Requirements of the Zoning Code, of the City of Cocoa.
- h. When 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.

**The proposed language of this text amendment application to permit mini-storage warehouses by right in the C-W zoning district takes directly from this existing language, ensuring consistent language across the City Code. The proposed language has been adapted to meet the specific needs of the C-W zoning district, with specific changes including the removal of the prohibition of outside storage, changes to the parking standards, and adjustment of landscaping requirements. See Attachment I for specifically proposed language.**

Appendix A, Article XI, 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.

**The proposed text amendment will further the purpose of the C-W Zoning District, as mini-storage warehouses are a function related to warehousing, distribution, and wholesaling.**

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

(1) All uses allowed in section 12, general commercial district except uses specifically prohibited.

**Mini-storage warehouses are allowed in the General Commercial District by special exception. Thus, allowing mini-storage warehouses in the C-W Zoning District technically falls in line with this provision.**

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

(a) *Intent.* The general intent of this article is to promote the public health, safety, welfare, economic order, aesthetics, and quality of life, but more specifically; To provide standards for the safe ingress/egress to parking areas; to provide for the temporary storage of vehicles on-site for patrons, workers, or residents; to promote a pleasing community appearance; to provide for on-site traffic flow and safety; to provide for the protection of residential areas from visual effects, noise and solar heat or excess stormwater runoff, to protect the value of land and buildings; to improve the optimal utilization of undeveloped and redeveloped tracts of land; and to prevent safety hazards along roadways and provide for free-flowing traffic on streets.

**The proposed text amendment helps further the intent of the off-street parking and loading regulations by promoting a pleasing community appearance, protecting the value of land and buildings, and improving the optimal utilization of undeveloped and redeveloped tracts of land. By requiring fewer spaces per rental unit for mini-storage warehouses and fewer spaces per square feet of outdoor storage, less land is required to be devoted to surface parking, thus promoting a pleasing community appearance by reducing the size of surface parking lots, and enabling property owners to more optimally utilize and realize the value of their land.**

#### Attachments

- I. Underline-Strikethrough, Proposed Language
  - a. Article XI, Sec. 12 – General Commercial District
  - b. Article XI, Sec. 15 – Wholesale Commercial District
  - c. Article XII, Sec. 1 – Off-street Parking and Loading Regulations
- II. Memo, Mini-storage Warehouse Parking Standards from Other Florida Cities and Counties
- III. Memo, Parking at Similar Store Space Facilities

## **Proposed Language**

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.

(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) All principal uses and structures allowed in section 10, P-S Professional Services District, and section 11, C-N, Neighborhood Commercial District, except residential uses and child care centers, day nurseries or kindergartens.
- (2) Any other retail sales outlet of products sold directly to the consumer.
- (3) Wholesaling from sample stocks.
- (4) Dry cleaning establishments using nonflammable solvents and cleaning fluids as determined by the fire chief.
- (5) Business service establishments.
- (6) Commercial recreation structures such as theaters, driving ranges, bowling alleys, and similar uses except drive-in theaters (enclosed structures shall be air conditioned).
- (7) Automobile laundry or quick wash.
- (8) Liquor stores (retail) and cocktail lounges.
- (9) Storage garage, public and private automobile parking.
- (10) Repair service establishments such as household appliances, radio and television and similar uses.
- (11) New and used automotive vehicles and agricultural equipment and mobile home sales and/or rentals with accessory uses subject to design standards provided in appendix A, article XIII, section 28 of the City Code.
- (12) Professional business schools, vocational and trade schools, not involving operations of an industrial nature.
- (13) Printing, bookbinding, lithography and publishing establishments, blueprinting, photostating.
- (14) Package store, beer and wine.
- (15) Hotels and motels with no more than fifty (50) units per gross residential acre and with a minimum living area per dwelling unit of no less than three hundred (300) square feet.
- (16) 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.

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- d. Tank storage: Underground storage is required for all receptacles for combustible materials in excess of two hundred (200) gallons.

(B) ACCESSORY USES AND STRUCTURES,

- (1) Customary accessory uses clearly incidental and subordinate to the principal use and in keeping with the intense commercial character of the district.

(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) 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.~~

|            |           |        |  |
|------------|-----------|--------|--|
| <u>be.</u> | Setbacks: | Front: | Forty (40) feet (includes corner lot side setback).  |
|            |           | Side:  | Thirty (30) feet when contiguous to a residential land use classification; fifteen (15) feet when contiguous to any other land use classification. |
|            |           | Rear:  | Thirty (30) feet when contiguous to a residential land use classification; 20 feet when contiguous to any other land use classification.           |

cd. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property or streets/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.

de. 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 owner/operator.

ef. There shall be no outside storage.

fg. 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 XIV, Landscaping Requirements of the Zoning Code, of the City of Cocoa.

gh. When 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.

(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.

#### (D) PROHIBITED USES AND STRUCTURES.

(1) Manufacturing activities, freight transportation terminals, storage, warehousing and other activities of a similar nature.

(2) All uses not specifically or provisionally permitted herein, any use not in keeping with the commercial character of the district.

#### (E) BULK REGULATIONS.

| Minimum Lot Area | Minimum Lot Width | Minimum Lot Depth | Maximum Lot Coverage | Minimum Floor Area | Maximum Height |
|------------------|-------------------|-------------------|----------------------|--------------------|----------------|
| 7,500 sq. ft.    | 75 ft.            | 100 ft.           | 50%                  | 300 sq. ft.        | 66 ft.         |



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(F) MINIMUM YARD REQUIREMENTS.

*Front setback* —Twenty-five (25) feet.

*Side interior lot setback* —None, except where the use borders a district requiring setbacks, said setbacks shall also apply in this district along the abutting property line.

*Side corner lot setback* —Twenty (20) feet.

*Rear setback* —Twenty (20) feet, fifteen (15) feet when abutting an alley.

## 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) 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. All lights shall be shielded to focus and direct light onto the uses established, and away from adjacent property or streets/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.
- c. 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 owner/operator.
- d. Landscaping: a five (5) foot landscaping buffer shall be required along all rights-of-way. Said buffer 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 XIV, Landscaping Requirements of the Zoning Code, of the City of Cocoa.
- e. Outdoor storage shall be permitted with mini-warehouses, subject to the following provisions:
  - i. Screening: outdoor storage shall be screened by a six (6) foot fence with a minimum 50% opacity.
  - ii. Outdoor storage areas shall have access aisles sufficiently wide to accommodate vehicle turning radii.
  - iii. Vehicles permitted within the outdoor storage area shall include boats, recreational vehicles (RVs), food trucks, food carts, open trailers, closed trailers, operable automobiles, and other similar uses.

**(B) ACCESSORY USES AND STRUCTURES.**

- (1) Customary accessory uses clearly incidental and subordinate to the principal use and in keeping with the character of the district.

**(C) SPECIAL EXCEPTIONS.**

- (1) Planned industrial development on a minimum sized parcel of five (5) acres, subject to the conditions set forth in article XIII, section 3, Supplementary District Regulations.
- (2) Any other use in keeping with the character of the district.
- (3) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.
- (4) Mortuaries and funeral homes.
- (5) Security mobile home or facility located upon public or private property.
- (6) Half-way houses.
- (7) Telecommunication towers and antennas, pursuant to article XIII, section 26.

**(D) PROHIBITED USES AND STRUCTURES.**

- (1) Residential uses including hotels and motels.
- (2) Automobile wrecking yards, junkyards, scrap and salvage yards for secondhand building material.

(3) Any use deemed objectionable by the standards established in Article XIV, Performance Standards.

(4) Any other use not specifically or provisionally permitted herein.

(E) BULK REGULATIONS.

| Minimum Lot Area | Minimum Lot Width | Minimum Lot Depth | Maximum Lot Coverage                                     | Minimum Floor Area | Maximum Height |
|------------------|-------------------|-------------------|--|--------------------|----------------|
| 6,000 sq. ft.    | 60 ft.            | 100 ft.           | 100% except for required yards parking and loading space | 300 sq. ft.        | 40 ft.         |

(F) MINIMUM YARD REQUIREMENTS.

*Front setback* —Twenty (20) feet.

*Side interior setback* —None.

*Side corner lot setback* —None except where a use borders a district requiring setbacks, said setbacks shall also apply in this district along the abutting property line.

*Rear setback* —Ten (10) feet when abutting an alley.

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

- (a) *Intent.* The general intent of this article is to promote the public health, safety, welfare, economic order, aesthetics, and quality of life, but more specifically; To provide standards for the safe ingress/egress to parking areas; to provide for the temporary storage of vehicles on-site for patrons, workers, or residents; to promote a pleasing community appearance; to provide for on-site traffic flow and safety; to provide for the protection of residential areas from visual effects, noise and solar heat or excess stormwater runoff, to protect the value of land and buildings; to improve the optimal utilization of undeveloped and redeveloped tracts of land; and to prevent safety hazards along roadways and provide for free-flowing traffic on streets.
- (b) *Applicability.* This article and the design standards set forth herein shall apply to all new development and redevelopment within the City of Cocoa.
- (c) *Definitions.*

- (1) *Off-street parking.* A minimum rectangular parking area measuring ten (10) feet by twenty (20) feet, exclusive of access drives and aisles. The length of a space can be reduced to eighteen (18) feet if the space abuts a grass landscape strip measuring at least five (5) feet wide or a sidewalk measuring at least six (6) feet wide. Parallel curb parking spaces shall measure a minimum of nine (9) feet by twenty-two (22) feet. Compact parking spaces shall measure a minimum eight and one-half (8½) by sixteen (16) feet. Compact parking spaces may comprise up to twenty-five percent (25%) of the total provided parking spaces.

Motorcycle parking may comprise up to five percent (5%) of the total required parking spaces. Motorcycle parking spaces shall measure a minimum of four (4) feet by nine (9) feet. An equivalency factor of one (1) automobile space to four (4) motorcycle spaces shall be utilized in calculating the total permitted motorcycle spaces. Motorcycle parking spaces may be situated in tandem. A tandem space shall mean a space where one (1) motorcycle is parked behind another. No more than two (2) motorcycle spaces shall be in tandem.

- (2) *Parking garage.* A parking garage is any structure that consists of a building structure used for parking of vehicles on one (1) or more levels.
- (3) *Parking lot.* A parking lot is a designated area used for the parking of vehicles for a specific business, industry, service facility, residential complex, mixed use building or activity center. Parking lots shall be constructed on property other than public rights-of-way.
- (4) *Parking space, off-street.* An off-street parking space is a minimum paved area used for the parking of a single vehicle, exclusive of access drives or aisles. Truck loading and unloading space shall not be included in such area.
- (5) *RV/ trailer parking space.* A parking space designed to accommodate a recreational vehicle (motorhome, fifth wheel, camper, pop-up, boat or other water craft on a trailer, etc.) by itself or with a towing vehicle and measuring at least ten (10) feet by forty (40) feet long.
- (6) *Paved surface.* A paved surface is a hard surface consisting of concrete, bituminous asphalt, or similar surfacing material as approved by the city engineer.
- (7) *Stacking space.* An area of ten (10) feet by twenty (20) feet minimum to allow for vehicles waiting for service.
- (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:
  - (1) *Adult congregate living facilities (ACLF)* One (1) space for each employee on the largest working shift plus two (2) spaces for each three (3) living units. An intermediate care ACLF shall provide parking as required for a nursing home.
  - (2) *Art galleries.* One (1) space per five hundred (500) square feet of gross floor area.

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- (3) *ATMs (automatic teller machine).* One (1) parking spaces plus one (1) handicapped parking space per walk-up ATM not provided as an accessory use.
  - (4) *Auditoriums or other places of assembly.* One (1) space for each two (2) seats of seating places or one (1) space for each sixty (60) square feet of floor area in the total main assembly hall, whichever is greater. One-half ( $\frac{1}{2}$ ) of total parking area must be paved; the other half may be hard stabilized surface with grass, curbing, and landscaping.
  - (5) *Automotive impounding yards.* One (1) customer parking space per ten (10) impounded vehicle storage spaces, plus one (1) space per employee.
  - (6) *Automotive service stations, automotive repair facilities, truck stops/large vehicle services stations and automotive body shops.* Two (2) spaces for each service bay and one (1) space for each employee per maximum shift. Service bays shall not be counted as a parking space towards this requirement.
  - (7) *Bakeries—Retail.* One (1) space per six hundred (600) square feet of gross floor area.
  - (8) *Beauty salons, barber shops, nail salons, tattoo parlors, massage and day spas.* Two (2) spaces per station.
  - (9) *Bed and breakfasts.* One (1) space for each guest room plus two (2) spaces for the residence.
  - (10) *Business, retail or commercial building.* One (1) space for each six hundred (600) square feet of gross floor area excluding storage area, and subject to section (d)(487), parking area ratio.
  - (11) *Carwash establishments.* When associated with a gas station or convenience store, one (1) parking space per wash unit or bay and one (1) space per vacuum shall be required; an automatic, independent carwash establishment shall provide the following parking spaces: Two (2) spaces per automated wash facility, plus one (1) space per employee on the largest working shift and one (1) space per vacuum. A self-service carwash (coin-operated type) shall provide the following parking spaces: One (1) space per vacuum, one (1) space per bay, plus one (1) parking space per employee. Wash bays shall not be counted as parking spaces. Plus two (2) stacking spaces per wash bay.
  - (12) *Adult/Child care centers (day care).* One (1) employee space for each three hundred (300) square feet of gross floor area, plus a minimum of two (2) drop-off spaces per one thousand (1,000) square feet of floor area.
  - (13) *Places of worship.* One (1) space per four (4) seats or seating places, or one (1) space per each one hundred fifty (150) square feet of floor area in the main assembly hall, whichever is greater. One-half ( $\frac{1}{2}$ ) of the total parking area must be paved; the other half may be a hard, stabilized surface with grass.
  - (14) *Clubs and lodges.* One (1) parking space for each three (3) seats or seating places, or one (1) space for each one hundred (100) square feet of floor area of the largest area of assembly within the building, whichever is greater. One-half ( $\frac{1}{2}$ ) of total parking area must be paved; the other half may be hard, stabilized surface with grass.
  - (15) *Bars, nightclubs and cocktail lounges.* One (1) space for each one hundred (100) square feet of floor area excluding accessory storage area.
  - (16) *Communications broadcasting studios/facilities.* One (1) space per six hundred (600) square feet of gross floor area, excluding storage areas.
  - (17) *Community center buildings.* One (1) space per three hundred (300) square feet of gross floor area, plus one (1) bicycle space per one thousand (1,000) square feet of floor area.
  - (18) *Convenience stores.* One (1) space per five hundred (500) gross square feet plus two (2) employee spaces. When associated with a service station, pump island spaces may count up to twenty-five percent (25%) of the motor vehicle parking requirement.

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- (19) *Domestic violence shelters.* One (1) parking space shall be provided for each six hundred (600) square feet of living area, plus one (1) space per employee on the largest working shift.
- (20) *Education facilities.* Faculty and staff: one (1) space for each member; high schools - one (1) space for every ten (10) students above grade ten (10); Vocational schools - one (1) space for every two (2) students; community colleges - one (1) space for every two (2) students.
- (21) *Financial institutions and brokerage houses.* One (1) space per each six hundred (600) square feet of gross floor area, excluding storage areas, and subject to section (d)(487), parking area ratio.
- (22) *Funeral homes and mortuaries.* One (1) space for each three (3) seats or seating places excluding areas needed for funeral vehicles. One-half (½) of the total parking area must be paved, the other half may be hard surface with grass.
- (23) *Furniture, carpet and major appliance stores.* One (1) space for each eight hundred (800) square feet of gross floor area.
- (24) *Homeless shelter facilities.* One (1) space for each employee on the largest working shift plus one (1) space per thirty (30) persons sheltered.
- (25) *Hospitals.* (1) space for each two (2) patient beds, plus one (1) space for every one and one-half (1½) employees on the largest working shift, one (1) space per doctor on the largest working shift, and two (2) spaces for emergency room bed. Employee parking must be available for each shift at least sixty (60) minutes prior to the beginning of the shift.
- (26) *Hotels, motels and rooming houses.* One (1) space for each sleeping unit plus one (1) space for the owner or manager, and one (1) space for each three (3) employees. If restaurant facilities or cocktail lounges are included fifty percent (50%) of the required parking for a restaurant shall be provided.
- (27) *Libraries and museums.* One (1) space per each eight hundred (800) square feet of gross floor area.
- (28) *Manufacturing industrial uses and industrial assemblies.* One (1) space for each two (2) employees on the largest working shift, plus one (1) space for each company vehicle.
- (29) *Marinas (commercial).* One (1) space for each two (2) slips in wet storage, one (1) space for each four (4) spaces in dry storage, and one (1) space for each five hundred (500) square feet of sales area.
- (30) *Medical and dental clinics, doctor and dentist offices, animal hospitals or veterinary clinics.* One (1) space per each two hundred fifty (250) square feet of building area excluding accessory storage, and subject to section (d)(487), parking area ratio.
- (31) *Mini-storage warehouses.* A minimum of one (1) space per one hundred fifty (150) storage rental units and one (1) space per five thousand (5,000) gross square feet of outdoor storage area.
- ~~(324)~~ *Mixed-use buildings.* See section 12(d)(398), residential uses.
- ~~(332)~~ *Motor vehicle sales (car, trucks, boats).* One (1) space per five hundred (500) square feet of enclosed floor space; one (1) space per two thousand (2,000) square feet of outdoor display area; one and one-half (1½) spaces per employee; and one and one-half (1½) spaces per service bay. The required employee parking space must be identified as "employee parking only."
- ~~(343)~~ *Nursing and convalescent homes and sanitariums.* One (1) space for each three (3) beds, plus one (1) space for every one and one-half (1½) employees on the largest working shift, exclusive of spaces required for doctors (doctor spaces shall be provided in accordance with subsection (30) above).
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- (354) Office and professional buildings and studios. One (1) space for each six hundred (600) square feet of gross floor area excluding accessory storage area, and subject to section (d)(48), parking area ratio.
- (365) Police/fire stations. One (1) space per employee on the largest working shift, plus two (2) additional spaces for the public.
- (376) Recovery homes/halfway houses. One (1) space per employee on the largest working shift plus one (1) space per four (4) on-site clients or bed spaces. If clients are not permitted to have vehicles on site, one (1) space per six hundred (600) square feet of gross floor area is required in addition to employee parking.
- (387) Recreation centers/facilities. If the proposed recreational use includes stadium/bleacher seating, there shall be one (1) space per four (4) spectator seats required in addition to the required parking set forth in this subsection below. One (1) seat equals two and one-half (2½) feet of bench length.
- a. Health clubs, gymnasiums or other recreational facilities. The cumulative total of each of the following:
    1. One (1) space per three hundred (300) square feet of gross floor area;
    2. One (1) space per two (2) employees on the largest working shift;
    3. One (1) space per three (3) seats in a lounge or restaurant area;
    4. Five (5) spaces per racquetball/handball court;
    5. One and one-half (1½) per nautilus machine;
    6. Additional parking must be provided for other uses if listed below.
  - b. *Tennis courts*. Two (2) spaces per court.
  - c. *Tournament tennis stadiums*. One (1) space per four (4) spectator seats.
  - d. *Batting cages*. One (1) space per cage.
  - e. *Go-cart tracks*. Ten (10) spaces per track.
  - f. *Miniature golf*. Twelve (12) spaces per course plus one (1) per employee on the largest working shift.
  - g. *Baseball/softball fields*. Ten (10) spaces per field, plus one (1) space per four (4) spectator seats (one (1) seat equals two and one-half (2½) feet of bench length).
  - h. *Swimming pools*. One (1) space per forty (40) square feet of swimming pool surface area.
  - i. *Volleyball courts*. Ten (10) spaces per court.
  - j. *Shuffleboard courts*. Two (2) spaces per court.
  - k. *Gymnasiums*. One (1) space per three (3) seats.
  - l. *Golf courses*. Forty-five (45) spaces per nine (9) holes.
  - m. *Golf driving ranges (as a primary use)*. One (1) space per tee box.
  - n. *Watercraft launch facilities*. Five (5) trailer parking spaces per launch site.
  - o. *Active park areas*. Four (4) spaces per acre up to ten (10) acres, two (2) spaces per acre from ten (10) to fifty (50) acres, one (1) space per acre for every acre over fifty (50) acres.
  - p. *Passive park areas*. One (1) space per acre up to ten (10) acres, one (1) space per every five (5) acres thereafter.
  - q. *Recreation buildings*. One (1) space per five hundred (500) square feet of gross floor area.



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- r. *Football/soccer field not associated with a stadium.* Forty (40) spaces of which one-half ( $\frac{1}{2}$ ) must be paved and the other one-half ( $\frac{1}{2}$ ) may be hard surfaced with grass, curbing and landscaping.
  - s. *Stadiums.* One (1) space per each three (3) seats.

(398) *Residential uses.*

- a. *Single-family:* Two (2) spaces per dwelling unit.
- b. *Duplex:* Two (2) spaces per dwelling unit.
- c. *Townhouse:* Two (2) spaces per dwelling unit; for townhouse developments with shared or common parking - one and one-half ( $1\frac{1}{2}$ ) spaces per dwelling unit.
- d. *Multi-family:*
  - i. *Efficiency unit* - One (1) space per dwelling unit.
  - ii. *One (1) bedroom unit* - One and one-half ( $1\frac{1}{2}$ ) spaces per dwelling unit.
  - iii. *Two (2) or more bedroom unit* - Two (2) spaces per dwelling unit.
- e. *Mixed-use buildings with a multi-family residential component:* One and one-half ( $1\frac{1}{2}$ ) spaces per dwelling unit plus the number of spaces required by this subsection (d) based on the non-residential use. The non-residential component of a mixed-use building may provide up to fifty percent (50%) of the required parking off-site. Off-site parking spaces shall be within five hundred (500) feet of the mixed-use building. On-street parking may be used in providing off-site parking spaces within the Central Business District Zoning District with approval of the community development director.
- f. *Multi-family in Cocoa Village Overlay:* One (1) space per dwelling unit. Multi-family developments with twenty (20) units or more shall provide an additional ten percent (10%) parking spaces for guests.

(4039) *Restaurants.* Free-standing, traditional restaurants shall provide One (1) space per each three (3) seats or seating places. Traditional restaurants within a multi-use or mixed-use building shall provide one (1) space per each four (4) seats or seating places; one (1) space per employee on the largest working shift. Restaurants with no seating shall provide one (1) space per employee on the largest working shift. If a pickup area is provided, three (3) additional spaces shall be provided. Fast-food restaurants shall provide one (1) space per two hundred(200) square feet, plus five (5) stacking spaces for drive-through. Traditional and fast-food restaurants shall be subject to section (d)(487), parking area ratio.

Open-air seating shall be calculated at 50% of the above rates. Approved sidewalk cafes located on public right-of-way are exempt from parking requirements.

(410) *RV parks.* One (1) space for each RV unit and one and one-half ( $1\frac{1}{2}$ ) parking spaces per site with at least one (1) parking space other than the RV space at the site.

(424) *Storage facilities.* One (1) space for every one thousand (1,000) gross square feet of floor area. See also Mini storage warehouse, paragraph (d)(31) of this same section. ~~shall provide one (1) space per twenty (20) storage rental units.~~

(432) *Theaters.* One (1) space per three (3) seats, plus one (1) space for each employee for the maximum shift.

(443) *Warehouse and packing facilities.* One (1) space per one thousand two hundred (1,200) square feet of gross floor area, one (1) space per each two (2) employees on the largest working shift, one (1) space for each company vehicle.

(454) *Parking uses not listed.* The following standards shall apply when no specific parking space standards or similar requirements pertaining to parking is available concerning the use of property/building:

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- a. Where a specific use is not listed, the parking requirements of a similar use shall apply. The community development director shall determine the required parking upon submittal of a developmental plan indicating the proposed uses(s).
  - b. Where there is no use of a similar nature as determined by the planning and zoning administrator, the community development director shall determine the required parking necessary, after considering all the parking generating factors involved for the use.
- (465) *Central Business District including the Cocoa Village Overlay.* The Central Business District, as defined in the City of Cocoa Code, shall have the following special parking requirements:
- a. Whenever there is a change of use or use intensity which changes parking generating factors in a building existing as of August 10, 2004 and the gross floor area of the existing building remains unchanged, no additional parking or loading spaces will be required; however, increases in residential dwelling units shall meet the parking requirements outlined above for specific uses.
  - b. The demolition or removal of a building existing as of August 10, 2004 and replacement of that building without the provision of additional parking will be permitted as long as the new building does not eliminate any existing parking or loading spaces and the square footage is increased by no more than one hundred (100) square feet over the original building square footage.
  - c. When there is an increase of the gross floor area of a building existing as of August 10, 2004 by more than one-hundred (100) square feet or construction of a new building having a greater gross floor area, then parking and loading spaces shall meet the parking requirements outlined above for specific uses.
- (476) *Handicapped parking.*
- a. Required parking. Parking spaces for the physically handicapped shall be located as close as possible to walkways and entrances. Signs and pavement striping and marking shall be provided, indicating the handicap parking spaces(s). Handicap parking spaces shall be provided according to the table below. All parking spaces, ramps, and sidewalks shall be designed in conformance with Florida Statutes, Chapter 316.

| Total Parking in Lot | Required Number of Accessible Spaces |
|----------------------|--------------------------------------|
| Up to 25             | 1                                    |
| 26 to 50             | 2                                    |
| 51 to 75             | 3                                    |
| 76 to 100            | 4                                    |
| 101 to 159           | 5                                    |
| 160 to 200           | 6                                    |
| 201 to 300           | 7                                    |
| 301 to 400           | 8                                    |
| 401 to 500           | 9                                    |
| 501 to 1,000         | 2% of total                          |
| Over 1,000           | 20 plus 1 for each 100 over 1,000    |

- b. If five (5) or fewer regular parking spaces are required, then the required handicapped accessible parking space shall be in addition to the amount of required parking spaces. If more than five (5) parking spaces are required, then the required number of accessible parking spaces shall be inclusive in the total number of required parking spaces.
- c. Additional accessible parking spaces shall be required for facilities that provide medical care and other services for persons with mobility impairments in accordance with state and federal "Americans with Disabilities Act" standards.

(487) *Parking area ratio (P.A.R.).* The maximum site area that may be dedicated to parking spaces and associated drive aisles for the uses set forth in the table below shall be limited to the identified P.A.R. ratio based on the building square footage and according to the following formula:

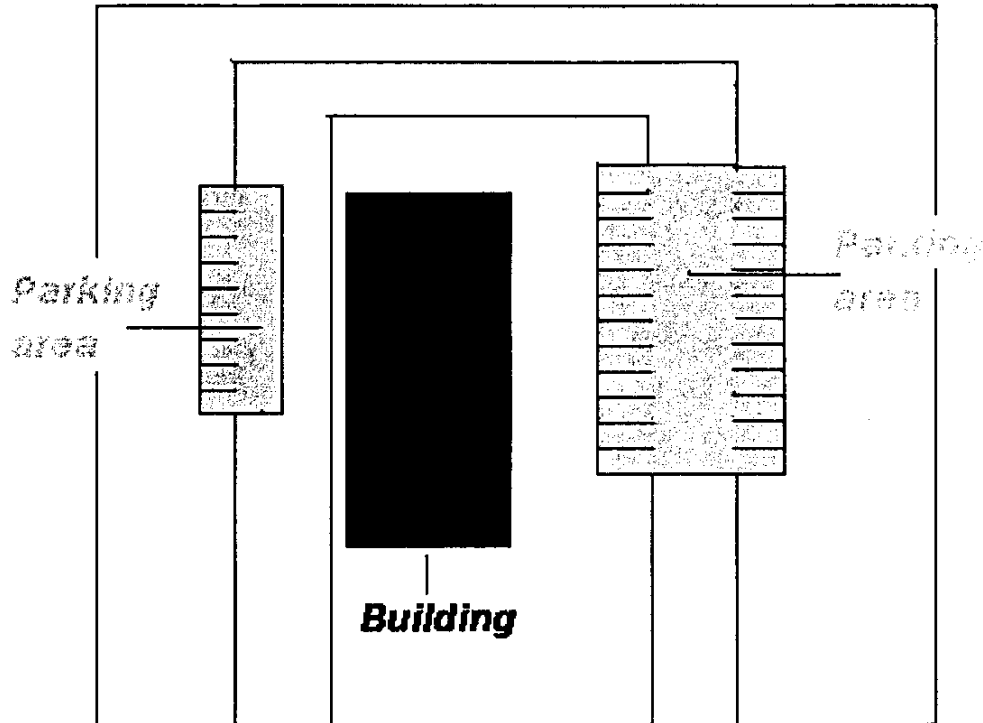
**Formula:** Square footage of use x P.A.R. = Total area permitted to be dedicated to parking spaces and drive aisles.

Only drive aisles abutting parking spaces shall count towards maximum area. Drivethru aisles and stacking spaces shall not count towards maximum area. (See illustration below.)

Proposed parking areas in excess of the P.A.R. shall be of a hard stabilized pervious or semi-pervious surface approved by the city engineer and community development director.

| Use  | P.A.R. |
|--|--------|
| Business, retail or commercial buildings   | 1.0    |
| Financial institutions and brokerage houses  | 1.0    |
| Medical and dental clinics, doctor and dentist offices, animal hospitals or veterinary clinics | 1.0    |
| Office and professional buildings and studios  | 1.0    |
| Restaurant (traditional)   | 5.0    |
| Restaurant (fast-food)   | 3.0    |

### **Parking Area Ratio (P.A.R.) Illustration**



**Areas in grey would be subject to P.A.R. calculations.**

**(498) Bicycle parking.**

- (a) Bicycle parking areas shall consist of a rack or other facility that shall:
  - (1) Be designed to allow each bicycle to be supported by its frame;
  - (2) Be designed to allow the frame and wheels of each bicycle to be secured against theft;
  - (3) Be designed to avoid damage to the bicycles;
  - (4) Be anchored to resist removal and solidly constructed to resist damage by rust, corrosion, and vandalism;
  - (5) Accommodate a range of bicycle shapes and sizes and to facilitate easy locking without interfering with adjacent bicycles;
  - (6) Be located to prevent damage to bicycles by cars;
  - (7) Be consistent with the surroundings in color and design and be incorporated whenever possible into building or street furniture design;
  - (8) Be located in convenient, highly-visible, active, well-lighted areas;
  - (9) Be located so as not to interfere with pedestrian movements;
  - (10) Be located as near the principal entrance of the building as practicable;
  - (11) Be located so as to conveniently access the pedestrian system.

- (b) Except as required for the uses in the table below, one (1) designated bicycle parking area with bike rack shall be provided for every ten thousand (10,000) square feet of commercial or office building space. Each bike rack shall be designed to provide parking for at least five (5) bicycles at one time.

| Use  | Bicycle parking required                                |
|--|---|
| Community centers                            | Bike rack parking equal to 10% of required car spaces   |
| Convenience stores                           | 1 bike rack per store                                   |
| Homeless shelters                            | 1 bike rack per 5 beds or living units                  |
| Hospitals                                    | 1 bike rack per 50 beds                                 |
| Multi-family housing and mixed use buildings | Bike rack parking equal to 10% of required car spaces   |
| Recreation uses:                             |   |
| Batting cages                                | 1 bike rack per 10 cages                                |
| Baseball/softball                            | 1 bike rack per 2 fields                                |
| Basketball                                   | 1 bike rack per 2 courts                                |
| Football/soccer                              | 1 bike rack per 2 fields                                |
| Passive park                                 | 1 bike rack per 10 acres                                |
| Swimming pool                                | 1 bike rack per 1,000 square feet of swimming pool area |
| Stadiums/arenas                              | Bike rack parking equal to 1% of required car spaces    |
| Tennis                                       | 1 bike rack per 4 courts                                |
| Volleyball                                   | 1 bike rack per 2 courts                                |
| Schools:                                     |   |
| Elementary school                            | Bike rack parking equal to 25% of required car spaces   |
| Middle school                                | Bike rack parking equal to 10% of required car spaces   |
| High school                                  | Bike rack parking equal to 10% of required car spaces   |
| Adult/vocational                             | Bike rack parking equal to 5% of required car spaces    |

# MEMORANDUM

## Store Space Cocoa Text Amendment

19-0514



**To:** Dodie Selig, AICP, Planning & Zoning Manager, City of Cocoa Community Services  
**From:** Craig Brashier, AICP, Director of Planning  
**Date:** March 6<sup>th</sup>, 2020  
**RE:** Mini-storage Warehouse Parking Standards from Other Florida Cities and Counties

The purpose of this memorandum is to provide examples of parking standards for mini-storage warehouses from other cities and counties in Florida.

| Location                                   | Reference                   | Standard  |
|--|-----------------------------|---|
| Brevard County                             | LDR<br>§62-3206.(21)        | Mini warehouses: A self-storage mini warehouse as defined in the county zoning code shall have a minimum and a maximum of five parking spaces, including one accessible parking space, regardless of size. A minimum 24-foot driveway aisle shall be provided contiguously along any side of the mini-warehouse containing the access points or doors to the individual storage areas.  |
| City of Gainesville,<br>Alachua County     | LDC<br>§30-7.5              | Mini-warehousing, self storage:<br>Required vehicle spaces: 5, or 1 for manager's area(s), plus 1 per 200 bays, whichever is greater.<br><br>Required bicycle spaces: 5%  |
| City of Tampa,<br>Hillsborough County      | §27-283.7                   | Warehouse, mini: 1 parking space per employee on largest shift  |
| City of Jacksonville,<br>Duval County      | Zoning Code<br>§656.604.(g) | <i>Industrial, wholesale, warehouse, storage and similar uses:</i> One space per 2,000 square feet of gross floor area. However, the parking ratios for the Off-Street Parking Overlay, under Section 656.361.16 shall be calculated based upon one space for each 5,000 square feet of gross floor area, or one per employee on the peak shift, whichever is greater.  |
| City of St. Petersburg,<br>Pinellas County | LDR<br>§16.10.020.1         | Storage, Self / Mini Warehouse<br>Traditional tier: Office area: 1 parking space per 400 sf gross floor area; Storage area: 1 parking space per 100 storage bays or units; Loading area required<br><br>Suburban Tier: Office area: 1 parking space per 300 sf gross floor area; Storage area: 1 parking space per 50 storage bays or units; Loading area required<br><br>Downtown: Office area: 1 parking space per 500 sf gross floor area; Storage area: 1 parking space per 100 storage bays or units; Loading area required<br><br>Outdoor Storage, Accessory Commercial<br>Traditional tier: 1 parking space per 300 sf gross floor area<br>Suburban tier: 1 parking space per 200 sf gross floor area<br>Downtown: 1 parking space per 500 sf gross floor area |

# MEMORANDUM

## Store Space Cocoa Text Amendment

19-0514



**To:** Dodie Selig, AICP, Planning & Zoning Manager, City of Cocoa Community Services

**From:** Craig Brashier, AICP, Director of Planning

**Date:** March 6<sup>th</sup>, 2020

**RE:** Parking at Similar Store Space Facilities

The purpose of this memorandum is to provide examples of other Store Space facilities, detailing number of parking spaces and dimensions.

| Location          | Square Footage | Storage Units | Parking Spaces             | Parking Spaces: Storage Units         |
|-------------------|----------------|---------------|----------------------------|---------------------------------------|
| Sugar Land, Texas | 115,170        | 975           | 5 + 1 ADA accessible space | 1 parking space: 162.5 storage units  |
| Columbus, Georgia | 80.960         | 660           | 4                          | 1 parking space: 165 storage units    |
| Norfolk, Virginia | 53,600         | 449           | 4                          | 1 parking space: 112.25 storage units |