



Zoning Text Amendment RU-2-10

March 23, 2021

Background

The Substitute Consent Decree specifically limits the application of the RU-2-10 zoning district regulations to the lands subject to the decree.

RU-2-15

- (2) Single-family and Multi-family dwellings of not more than three (3) units per building as regulated by section 4A, RU-2-10

RU-2-25

- (2) Single-family and Multi-family dwellings of not more than four (4) units per building as regulated by section 4A, RU-2-10 and this section



Factors to Consider

There are 2 potential development scenarios:





- Redevelopment on existing RU-2-15 or RU-2-25 parcel(s).
- New development on land rezoned to RU-2-15 or RU-2-25.

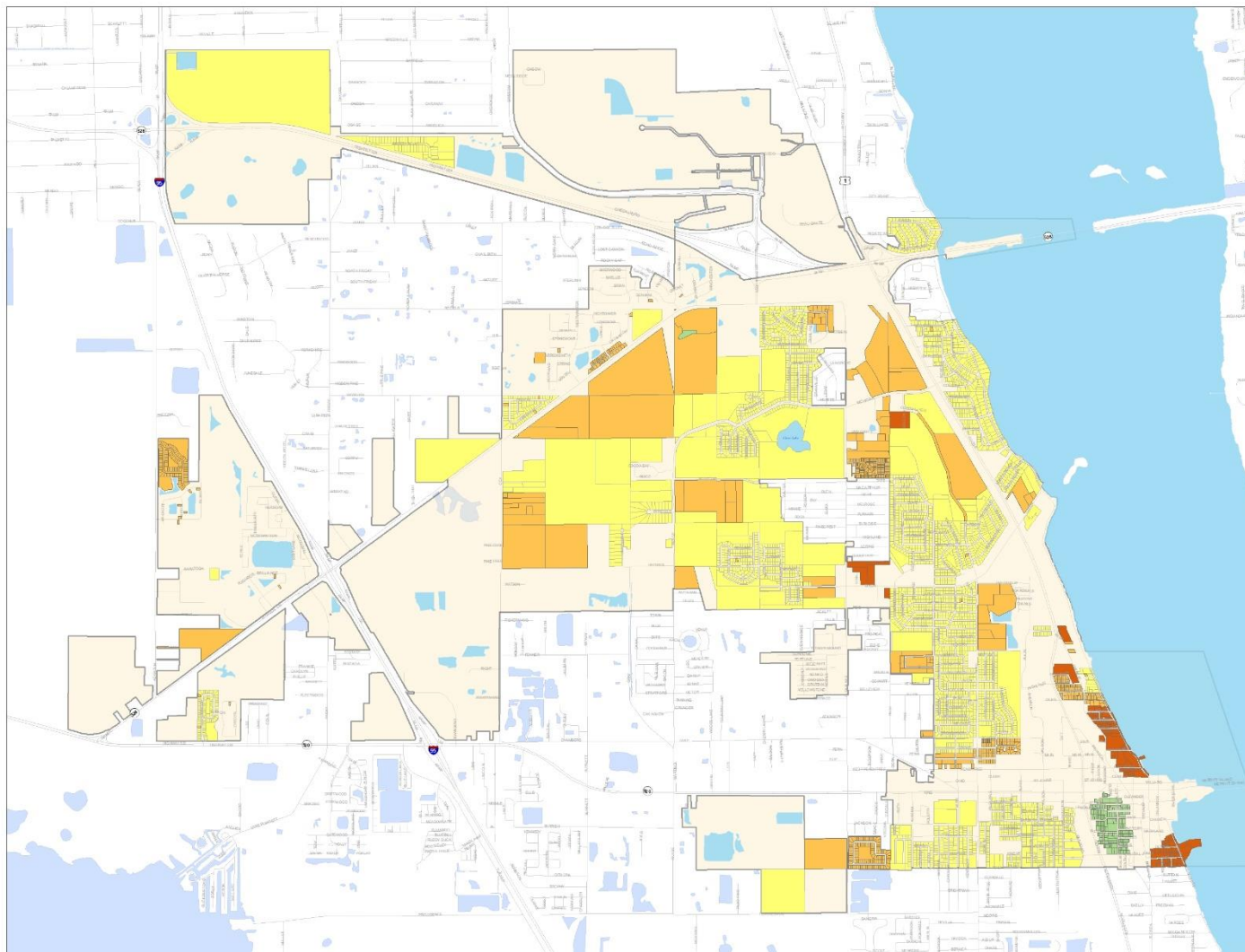


Zoning Map



Zoning

-  RU-2-10
-  RU-2-15
-  RU-2-25
-  RU-1-7



0 0.5 1
Miles

This map was compiled from Geographic Information
Services and does not reflect an actual survey.
It is intended for reference purposes only. © 2019

Zoning Comparison — Bulk Regulations

	Minimum Lot			Maximum	
	<u>Area</u>	<u>Width</u>	<u>Depth</u>	<u>Lot Coverage</u>	<u>Height</u>
<u>RU-1-7</u>	7,500 sq. ft.	75 ft.	100 ft.	30%	35 ft.
<u>RU-2-10</u>	5,000 sq. ft.	50 ft.	100 ft.	40%	35 ft.
<u>RU-2-15</u>	7,500 sq. ft.	75 ft.	100 ft.	40%	35 ft.
<u>RU-2-25</u>	15,000 sq. ft.	150 ft.	100 ft.	40%	45 ft.



Zoning Comparison — Setbacks

	<u>Front</u>	<u>Side Interior</u>	<u>Side Corner</u>	<u>Rear</u>
<u>RU-1-7</u>	25 feet	8 feet	15 feet	15 feet
<u>RU-2-10</u>	25 feet	8 feet	15 feet	15 feet
<u>RU-2-15</u>	25 feet	10 feet	15 feet	20 feet
<u>RU-2-25</u>	30 feet	10 feet	25 feet	25 feet



Ordinance Summary

The proposed changes to the RU-2-15 regulations will allow the construction of single-family (and multi-family of not more than 3 units per building) under a choice of two options:

- Build under the RU-1-7 (Single Family Dwelling District) regulations, which require a minimum lot size of 75 feet by 100 feet, without amenities.
- Or build under the RU-2-15 regulations which allow a minimum lot size of 50 feet by 100 feet, but require the developer to provide a percentage of the gross acreage as open space/recreation amenities.

The proposed changes to the RU-2-25 regulations will allow the construction of single-family (and multi-family of not more than 4 units per building) under a minimum lot area, lot width and setbacks that are comparable to those under the RU-2-15 district.



Recommendation

Pass on 1st Reading: Ordinance 02-2021 of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A, Zoning, Article XI, Sections 4A, 5 and 6 of the Zoning Ordinance of the City of Cocoa; limiting the future application of the RU-2-10 zoning district and the regulations therein pertaining to the construction of Single-Family Dwellings; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the Code, severability, and an effective date.





Zoning Text Amendment

C-C and CWOD

March 23, 2021

Background

City staff would like to allow for the possibility of construction of townhouses, single-family homes and duplexes under the C-C, Core Commercial zoning district regulations, specifically as a Special Exception use.

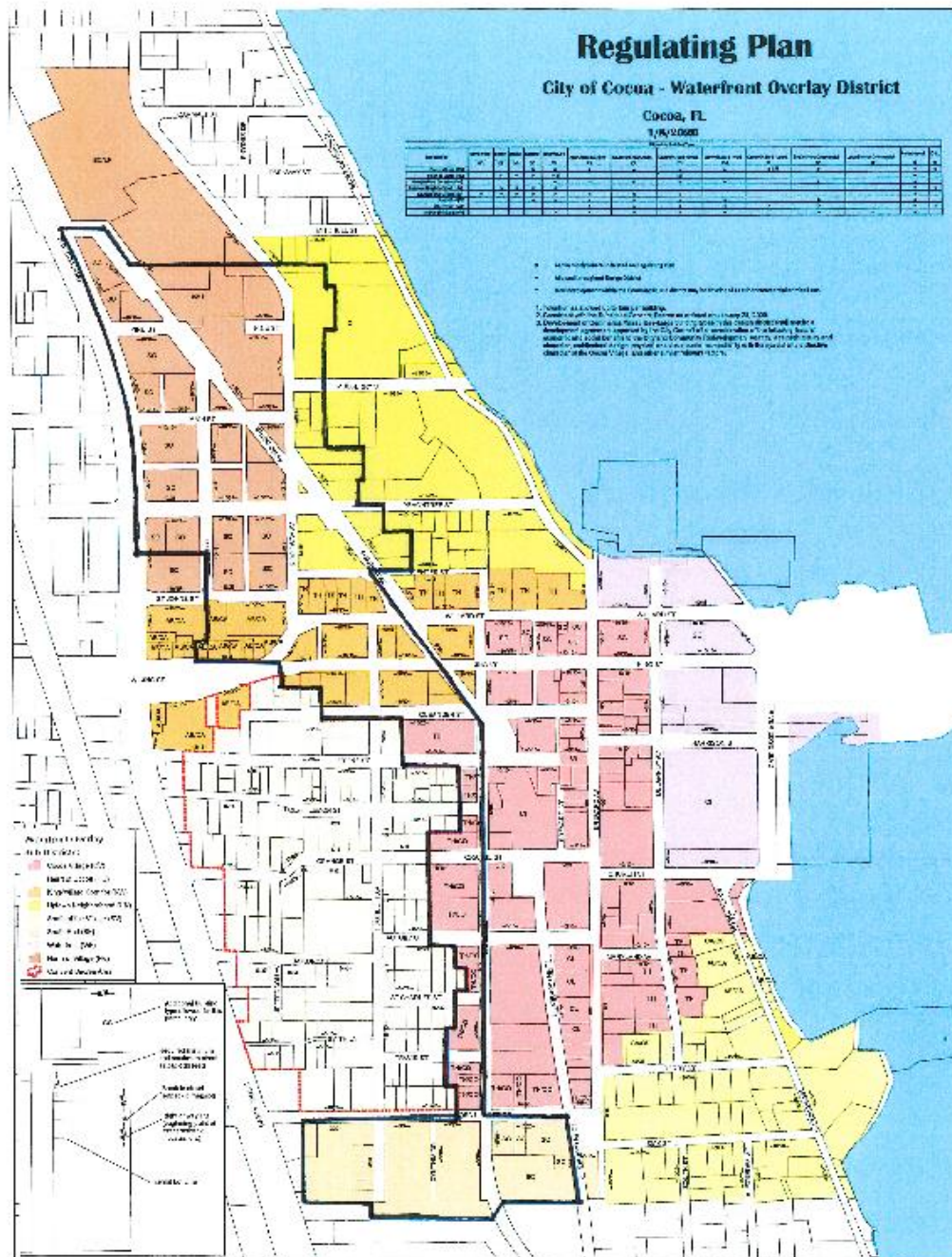
Currently these uses are listed as prohibited in this district. Allowing a low density residential option near the downtown area where the C-C district is located would allow infill redevelopment on smaller existing lots which are not suitable for larger commercial or residential developments without the combination of parcels.



[illegible]

- 44,000 employees in 40 states and 3 countries
- 10,000 in the United States
- 100,000 employees worldwide

2. Development of the National Science Foundation as an agency on May 29, 1958.



Change to C-C Zoning

In Section 18, Core Commercial Zoning District

- Add townhomes (regulated by RU-2-15) as a Special Exception use.
- Add single-family homes and duplexes (regulated by RU-2-15) as a Special Exception use.
- Remove single-family homes and duplexes from the list of prohibited uses.



Changes to CWOD Zoning

In Section 22, Cocoa Waterfront Overlay District

- Amend the use table to add Duplexes to single-family detached dwelling use and add “SE” for Special Exception to the Core Commercial Zoning district columns under the Uptown Neighborhood and King/Willard Sub-districts.
- Amend the use table to add Townhouse to single-family attached dwelling use and add “SE” for Special Exception to the Core Commercial Zoning district columns under the Uptown Neighborhood, South End, Cocoa Village, North of the Village and King/Willard Sub-districts.
- Amend the Regulating Plan building types table to add “RP” for Regulating Plan to the King/Willard Sub-district under the House building type.



Recommendation

Pass on 1st Reading: Ordinance 04-2021 of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A, Article XI, Sections 18 and 22 of the Zoning Ordinance of the City of Cocoa; allowing townhouses and single-family homes as a Special Exception use within the Core Commercial district and certain sub-districts of the Cocoa Waterfront Overlay District; amending the Waterfront Overlay Regulating Plan to allow for House building types on certain properties within the Cocoa Waterfront Overlay District; providing for the repeal of prior inconsistent ordinances and resolutions, incorporation into the code, severability, and an effective date.

