
Sec. 11. District and intent—C-N, Neighborhood Commercial District.

The provisions of this district are intended to apply to an area adjacent to major arterial streets and convenient to major residential areas. The types of uses permitted are intended to serve the consumer needs of nearby residential neighborhoods as well as the commercial needs of the motorist. Lot sizes and other restrictions are intended to reduce conflicts with adjacent residential uses to minimize the interruption of traffic along 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) Retail stores, sales and display rooms (except automotive) and similar uses, including places such as bakeries in which goods are produced and sold at retail upon the premises.
 - (2) Personal service establishments such as beauty and barbershops, laundry and dry cleaning pickup stations, tailor shops and similar uses.
 - (3) Professional offices, studios, clinics, laboratories, general offices and similar uses.
 - (4) Restaurants, subject to the following:
 - a. Outdoor entertainment shall be prohibited;
 - b. The restaurant shall be required to close no later than 10:00 PM on Sunday through Thursday and no later than 12:00 AM on Friday and Saturday; and
 - c. Walls and/or opaque vegetative screening buffers shall be required between the restaurant and adjacent properties with residential zoning designations.
 - (5) Multiple-family and single-family residences as regulated in section 5, RU-2-15 District.
 - (6) Financial institutions.
 - (7) Pharmacy, medical marijuana treatment center dispensing facilities, apothecary and optical services. Medical marijuana treatment center dispensing facilities shall not be located within five hundred (500) feet of the real property that comprises a public or private elementary, middle or secondary school, unless the city council approves the location at a public hearing and determines that the location promotes the public health, safety, and general welfare of the community, or as otherwise provided in F.S. Ch. 381, as may hereafter be amended.
 - (8) Child care centers, day nurseries of kindergartens.
 - (9) Package store, beer and wine.
- (B) **ACCESSORY USES AND STRUCTURES.**
 - (1) Customary accessory uses clearly incidental and subordinate to the principal uses and in keeping with the intent of the district.
- (C) **SPECIAL EXCEPTIONS.**
 - (1) Any other use in keeping with the (neighborhood commercial) intent of the district.
 - (2) Reserved.
 - (3) Commercial recreation structures such as theaters, driving ranges, and bowling alleys, except drive-in theaters (enclosed structures shall be air conditioned).
 - (4) Sewer lift stations.

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- (5) Public parks and playgrounds.
 - (6) Churches, rectories, parish houses, temples, synagogues, and associated buildings, including educational and recreational facilities.
 - (7) Security mobile home or facility located upon public or private property.
 - (8) A bar and lounge, with or without a package store, or a package store.
 - [(9) Reserved.]
 - (10) Retail automotive gasoline/fuel sales as an accessory use to convenience stores, subject to the following conditions:
 - a. *Access:* Convenience stores selling gasoline/fuel shall be located on arterial roads or on corner lots at intersections of collector roads or roads of higher functional classification as identified in the City of Cocoa Comprehensive Plan). A site may be located on a corner lot at an intersection of a collector road and a road of a lower functional classification provided a site traffic impact analysis is prepared demonstrating the affected neighborhood and local road is not adversely impacted. 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). The maximum number of gasoline/fuel pumps may be increased up to eight (8) provided the site traffic impact analysis demonstrates the affected neighborhood and site traffic circulation (including ingress and egress) will not be adversely impacted.
 - (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) Adult congregate living facility (ACLF).
 - (14) Senior/elderly only housing, subject to the following conditions:
 - a. Applicants shall submit a needs analysis demonstrating the need for senior/elderly only housing within the city.
 - b. The senior/elderly only housing project shall be located within an area designated as a community redevelopment area.
 - c. The density of the senior/elderly only housing project shall be regulated by the maximum allowable intensity and/or density permitted under the future land use category, but not to exceed twenty-five (25) dwelling units acres per acre.
 - d. A maximum of thirty (30) dwelling units per acre is permitted provided the senior/elderly only housing project is developed as part of a mixed use project and provided it does not

exceed the maximum allowable intensity and/or density permitted under the future land use category. For purposes of this subsection, a mixed use project shall include at least two (2) of the following land uses in addition to the residential use:

- (1) Retail;
- (2) Office;
- (3) Cultural;
- (4) Entertainment.

- e. A minimum of one (1) parking space per dwelling unit shall be provided.
- f. Twenty percent (20%) of the gross acreage of the site shall be developed as common useable open space and recreational facilities. Common useable open space shall entail both passive and active open space and recreational facilities.
- g. Should the senior/elderly only use, as defined in Article V, Appendix A, Zoning of the Code of the city, be abandoned, the owner shall be required, within one hundred eighty (180) days of the discontinued use, to bring the property into full compliance and conformity with the multi-family provisions of the C-N zoning district regulations. For purposes of this subsection, "abandoned" shall have the same meaning as set forth in Article X., Section 7 of Appendix A, Zoning.

(D) PROHIBITED USES AND STRUCTURES.

- (1) Outdoor sales and display areas such as fruit and grocery stands.
- (2) Automotive sales and display.
- (3) Service stations.
- (4) Manufacturing activities, transportation terminals, storage, warehousing and other activities of a similar nature. All uses 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
7,500 sq. ft.	75 ft.	100 ft.	50%	300 sq. ft.	35 ft.

(F) MINIMUM YARD REQUIREMENTS.

Front setback—Twenty-five (25) feet.

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

Side corner lot setback—Twenty (20) feet.

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

(Ord. No. 1618-3, § 3; Ord. No. 1618-7, § 4, 5-25-76; Ord. No. 1-78, § 4, 1-10-78; Ord. No. 13-78, §§ 1, 2, 9-5-78; Ord. No. 2-79, §§ 2, 6, 3-6-79; Ord. No. 5-82, § 1, 1-12-82; Ord. No. 26-82, § 1, 5-25-82; Ord. No. 3-85, § 17, 1-8-85; Ord. No. 4-85, § 18, 2-12-85; Ord. No. 2-88, § 3, 2-9-88; Ord. No. 4-98, § 2, 1-27-98; Ord. No. 26-98, § 7, 9-22-98; Ord. No. 20-2007, § 2, 6-5-07; Ord. No. 02-2011, § 2, 1-25-2011; Ord. No. 14-2011, § 2, 9-24-2011; Ord. No. 05-2020, § 2, 7-8-2020)

