



Property: 4120 West End Rd, Cocoa Beach, FL 32931

Parcel ID: 24-37-34-CI-46-12.75

Location: West End Rd + Banana River Lagoon (near FL-520 Causeway)

Zoning: GW (Gateway) / Redevelopment

1) Front Setback (West End Rd side)

15 feet (front / local street side)

The parcel fronts **West End Rd**, which functions as the **local street access** based on the site layout in your image.

2) Rear Setback (Banana River / Lagoon side)

15 feet (rear yard / waterfront side)

This is a waterfront **setback from the Banana River Lagoon** (measured from the rear property line on the lagoon side).

3) Side Setbacks

10 feet (each side yard)

Applies to both the east and west side lot lines.

Buyer to verify this information

https://library.municode.com/fl/cocoa_beach/codes/land_development_code?nodeId=APXBLADECO_CHIZODI_ARTVESREZODISU_S2-33PEUSWIREDI

Zoning and Uses for both Parcel IDs

Zoning GW

- **P** = Permitted
- **SE** = Special Exception

GW (Gateway) — Permitted Uses (P)

Residential (Permitted)

- Single family dwelling
- Two family or duplex dwelling
- Multi-family dwelling (all types)
- Accessory dwelling
- Live/work unit
- Work/live unit
- Community residential home, level 1
- Bed and breakfast establishment
- Transient lodging establishment

Civic & Education (Permitted)

- Civic space
- Public space
- Institutional use
- Public utility structure, minor

Business (Permitted)

- Professional offices, limited
- Professional offices, general
- Stores and services, limited
- Stores and services, general
- Pet care facility with boarding
- Art or tattoo studio
- Nightclub or bar
- Restaurant
- Mobile food dispensing vehicle

- Mixed use development
- Recreational facility, indoor
- Watercraft launch facility, non-motorized
- Parking lot, commercial, as part of another permitted use
- Parking garage, as a primary use
- Parking garage, as part of mixed use

GW (Gateway) — Special Exception (SE)

These are possible, but **not automatic** (they require city approval/special exception):

- Place of worship
- Day care
- Schools, public and private
- Stores and services, large format
- Pet care facility without boarding
- Drive-through facility
- Marijuana dispensary/Pharmacy
- Marina, commercial
- Watercraft launch facility, motorized
- Pain management clinic
- Recreational facility, outdoor
- Self-storage facility