

Section 2-08. - RM-2 multifamily professional district.

- A. *Scope.* The regulations contained within this section shall apply to all RM-2 districts. This district is consistent with the professional category and high density residential and tourist categories as designated on the future land use map of the Cocoa Beach Comprehensive Plan.
- B. *Purpose.* This district is intended for medium density residential structures and professional facilities, recognizing the accessibility of major streets and the proximity of community facilities.
- C. *Permitted principal uses and structures.*
1. Multifamily dwellings.
 2. Professional and business offices. Examples of such uses are medical, legal, architectural, engineering, real estate offices, and barber shops.
 3. Churches and similar places of worship with educational buildings and recreational facilities, if located on a major street or thoroughfare.
 4. Community residential homes, level I.
 5. Major and minor public utility structures, owned, operated or supervised by the city.
 6. Mixed-use development, as defined in section 1-20.
 7. Day care centers.
 8. Assisted living facility in accordance with F.S. § 429.02(5).
 9. Home occupations, in compliance with section 2-68 of these regulations
- D. *Permitted accessory uses and structures.*
1. Uses and structures which are clearly ancillary and accessory to the principal use.
 2. The following accessory uses, when clearly subordinate to an apartment or multifamily complex of fifty (50) or more dwelling or rental units, are permitted, provided the nonresidential density is in compliance with the FAR requirements within this section:
 - a. Restaurant or bar, as defined in section 1-20, when located at least one hundred (100) feet from a residentially zoned property (RS-1, RM-1), as measured in a straight line from the nearest point of the structure of the establishment to the nearest point of the residential property line. All operations shall be in compliance with the requirements of section 2-65 of these LDC regulations.
 - b. Retail, business or professional offices.
 3. Any freestanding accessory structure will be included in the calculation of maximum lot coverage, intensity of uses, and other zoning regulations related to structures in this district.
- E. *Special exceptions.* After public notice and hearing and subject to appropriate conditions and safeguards, as provided in section 4-43 of these regulations, the board of adjustment may permit the following as special exceptions:

1. Community residential homes, levels II and III.
 2. Public and private parks, playgrounds, community centers, and recreation and cultural facilities.
 3. Public and private schools, including day care nurseries and kindergartens.
 4. Major public utility structures, owned, operated or supervised by the city.
 5. Bed and breakfast establishment.
 6. Travel and car rental agency as an accessory use to a transient lodging or multifamily complex of fifty (50) or more dwelling units.
 7. The following accessory uses, when clearly subordinate to an apartment, multifamily, or transient lodging complex of less than fifty (50) dwelling or rental units, provided the nonresidential uses are in compliance with the FAR requirements within this section:
 - a. Restaurant or bar, as defined in section 1-20, when located at least one hundred (100) feet from a residentially zoned property (RS-1, RM-1), as measured in a straight line from the nearest point of the structure of the establishment to the nearest point of the residential property line. All operations shall be in compliance with the requirements of section 2-65 of these LDC regulations.
 - b. Retail and professional service shops.
- F. *Prohibited uses and structures.* This shall include, any uses not listed as permitted or allowed by special exception.
- G. *Minimum off-street parking requirements.* Refer to section 3-01 for off street parking regulations.
- H. *Signage.* See chapter V of these regulations.
- I. *Sidewalks.* At a minimum, sidewalks shall be constructed on one (1) side of all public streets in accordance with section 3-05.
- J. *Density/intensity.*
1. Multifamily dwellings: Ten (10) units per acre.
 2. Nonresidential uses: Floor area ratio (FAR) not to exceed 2.5.
- K. *Reserved.*
- L. *Minimum lot size.*
- Width: One hundred (100) feet
 - Depth: One hundred (100) feet
 - Area: Ten thousand (10,000) square feet
- M. *Minimum floor area.* Multifamily.
- Two-bedroom: Seven hundred fifty (750) square feet
 - One-bedroom: Five hundred (500) square feet

- Efficiency: Four hundred (400) square feet

N. *Maximum building height.*

- Forty-five (45) feet

Buildings within fifty (50) feet of properties within the RS-1 zoning district shall have a maximum building height of twenty-five (25) feet). Section 3-37 provides details regarding the forty-five-foot building height limit.

O. *Maximum lot coverage.* Fifty-five (55) percent

Lot coverage, as defined in Section 1-20, includes all portions of a site which are impervious. Maximum lot coverage may be adjusted when elements of low impact development (LID), as detailed in section 3-27, and an extensive stormwater management system are implemented, as approved by the administrator and/or city engineer.

P. *Front setbacks:* Twenty-five (25) feet

Q. *Side setbacks:* Fifteen (15) feet

- Side street setback - Twenty (20) feet

R. *Rear setbacks:* Fifteen (15) feet or coastal construction setback line for oceanfront property (Ord. No. 1614, § 2(Exh. A), 4-5-2018; Ord. No. 1623, 2(Exh. A), 6-7-2018; Ord. No. 1649, § 2(Exh. A), 10-1-2020)