

FAR Policy References in the Comprehensive Plans of Brevard County and local municipalities

Entity	Land Use Designation	FAR - maximum	Policy/Reference
Brevard Co	NC	0.75	FLU element Policy 2.6 E
	CC	1.00	FLU element Policy 2.8 E
	Industrial - light	2.48	FLU element Policy 3.7 D
	Industrial - heavy	1.76	FLU element Policy 3.8 C
	PUB	0.25	FLU element Policy 6.2 A
	Viera PUD - retail	3.0 (in town center) 2.0 (outside town center)	Table A. Page 34 FLU element
	Farmton DRI – mixed use areas	1.0 (commercial) 2.48 (light industrial) 2.0 (hotel)	Page 77 FLU element
	Plat Ranch Mixed Use District (PRMXD)	0.75 (neighborhood: non-residential) 0.70 (core neighborhoods and village centers: non-residential) 1.0 (commerce center: non-residential)	Page 105-110 FLU element
	MXD with public water access incentive	20% increase in FAR	FLU element Policy 20.1
Titusville	Mixed Use Development (MXD)	0.75	FLU element Policy 22.5
	Commercial High Intensity	1.0	FLU element Policy 1.21.1 (page 30 EAR 2018)
	Commercial Low Intensity	1.0	
	Downtown Mixed Use	5.0	
	Urban Mixed Use	1.0	
	Shoreline Mixed Use	1.0	
	Industrial	1.0	
Cocoa Beach	PIP	1.5	FLU element table I-1 (page I-32); Policy IV.2.2 and Policy III.3.2
	Redevelopment Districts and Downtown Area: non - residential	3.0	
Cocoa	Commercial	1.0	Figure FLU-1 (page 1-2)
	Mixed Use	1.0	
	Redevelopment Area	2.0	
	Central Business District (outside Cocoa Village Overlay)	2.5	
Palm Bay	Commercial Use	2.5	Land Use element page 7-8
	Bayfront Mixed Use Village - commercial	1.8	
	Bayfront Mixed Use - commercial	1.0	
	Mixed Use	2.0	
	Industrial	5.0	
Melbourne	General Commercial	0.7 (Outside Activity Centers) 2.0 (MAC, CAC) 3.0 (EGAC) 6.0 (DMAC)	Excerpt from Melbourne Comp Plan

