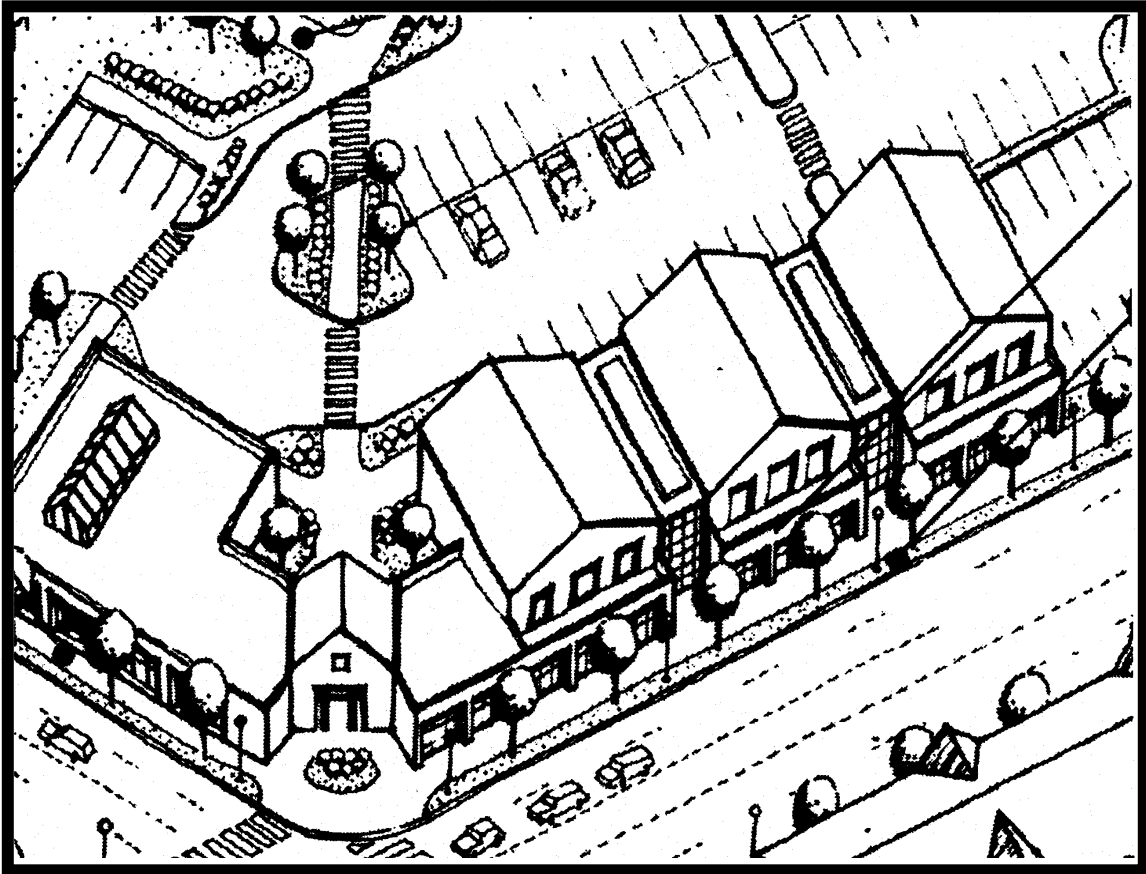


BRANAN FIELD MASTER PLAN



LAND DEVELOPMENT REGULATIONS

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I. GENERAL STANDARDS

1. Definition. These land development regulations are the implementing mechanisms of the Branran Field Master Plan and will be applicable within the geographical boundaries of the Master Plan area as described in the adopted 2015 Comprehensive Plan.

2. Plan Administration.

a. Application Requirements. Applications for development review shall include, at a minimum, a narrative, site plan, jurisdictional wetland/PCN delineation (the PCN being defined as a minimum of 200 feet in width or a minimum of 25 feet from the jurisdictional wetland line, whichever is greater), survey, and building elevations when applicable that specifically demonstrate how the project meets the LDRs.

b. Project Review. All projects will undergo separate conceptual and final reviews by the County's staff Development Review Committee, with representatives of specific County departments reviewing items pertinent to their responsibilities. Applications shall be considered by the DRC no later than 22 days from the date of submittal.

c. Project Approval. Project approval shall be given by the Directors of Planning and Zoning, with written confirmation of compliance from other County department heads as required in these regulations. Conceptual approval is granted for a period of three years. Conceptual plans will be guided by the LDRs in effect at the time of approval. Final applications shall be considered by the DRC consistent with the DRC submittal schedule. Approval of specific plats, construction drawings, and other detailed submittals shall continue to be the responsibility of the relevant department head. For residential developments, a plan book showing how the homes will meet the standards set forth in this document will be required prior to final approval.

- d. Conflicts. To the extent that these LDRs may conflict with or may not be consistent with other applicable County laws, ordinances, rules or regulations, these LDRs shall govern and control. When the LDRs are silent on an issue that would otherwise be governed by other codes of the County, those codes shall prevail. To the extent that there is internal conflict, the stricter provision shall prevail.

- e. Appeal. Questions of interpretation which do not involve specific and measurable standards may be appealed to the Planning Commission and Board of County Commissioners. Such an appeal may be filed within 45 days of the written issuance of interpretation by the Director of Planning. The Director of Planning must schedule a public hearing within 21 days from receipt of the appeal. The appeal hearing shall be a quasi-judicial, de novo hearing and shall allow expert testimony. Public notice shall be no less than two columns by ten inches (1/8 page) in size and shall be advertised in a newspaper of general circulation at least seven days prior to the hearing.

- f. Modifications. Any proposed major or substantial change in the approved project which affects the intent of the development, the density or land use pattern, the internal circulation, or similar substantial changes shall be reviewed by the DRC consistent with section (a) above. A major change is defined as an increase in dwelling units which equates to a change of 5% or 50 units, whichever is greater. For non-residential projects, a change which results in an increase of 5% or 60,000 square feet, whichever is greater, is determined to be substantial. Changes in these areas that are not major or substantial may be approved by the Directors of Planning and Zoning.

- g. Variances. A landowner may apply to the Board of Adjustment for a variance in accordance with the procedures and standards provided generally for variances under the Zoning Code. This procedure shall be allowed only for specific and measurable standards that the applicant contends to cause a hardship due to unique site characteristics.

- h. Land Uses. Land uses within Branan Field are limited to those designations on the Branan Field Future Land Use Map, but may also include the Planned Community designation which shall be subject to the development standards set forth in any such Planned Community DRI Development Order and Planned Unit Development zoning which shall take precedence over these land development regulations.
- i. Homeowners Associations. Homeowners Associations (HOAs) are required for all residential subdivisions. HOAs shall formally assume maintenance responsibility, submitted to the county a fully executed indemnification and maintenance guarantee regarding common areas and facilities, and shall be invested with the power to levy recurring assessments on property within the development sufficient to fund the cost of such maintenance, and to compel the payment of such assessments through lien and foreclosure, whereupon such association shall bear such responsibility. HOAs shall be responsible for the maintenance in perpetuity of commonly owned facilities including but not limited to retention, neighborhood parks, private alleys and streets, and buffers. HOAs shall be established prior to the construction of 50% of the lots within a development. Maintenance responsibilities shall be that of the developer until such time that such responsibilities are turned over to a functional HOA. Covenants and restrictions on properties shall be required, and shall set forth participation and financial obligations pertaining to HOAs. HOAs shall levy assessments on property owners that are adequate to maintain commonly owned facilities. HOAs shall carry insurance covering common areas and facilities.
- j. Interpretation Flexibility. The Planning and Zoning Directors may consider and approve deviations from specific LDR requirements including use, building arrangement, street layout, parking location, pedestrian corridor location, landscape buffer width, and tree type. However such approval shall only be granted if a compelling need and an improved outcome are apparent, and if the intent of the regulations is upheld and in fact exceeded, particularly in regard to pedestrian orientation.

3. Adequate Public Facilities. Developers shall donate lands for planned road and other public facilities as required herein at or prior to approval of final plat. Public facilities must be shown on the adopted Master Plan Map.

- a. Timing. If such lands are conveyed to the County by deed, donation shall be made prior to issuance of a building permit or at a later date as agreed to by the County. APF donations may be made on a phase-by-phase basis, or for an entire development at the option of the developer.
- b. Credits. Such donations shall be credited toward road impact fees, if such fees are adopted by the County. Construction costs that exceed the calculated “fair share” or proportionate share amount, if the County adopts such a program, may be credited toward road impact fees. Donation of lands for roads that are in excess of the required APF contribution may be counted toward required fair share payments, if such a program is adopted by the County. When donations are made for an entire, phased development, the County shall “bank” excess credits for future phases for the purposes of meeting APF requirements and for potential impact fee credits. Road impact fee credits may be transferable throughout the Branan Field Plan area.
- c. Extent of Donation and Priorities. Developers shall be required to donate 5% of developable land acreage for the following public facilities in order of priority: roads, fire stations, libraries, transit facilities, greenway trails, community parks, regional retention, and Primary Conservation Network. Developable lands in this case shall not include wetland areas, required upland-wetland buffers and lands contained within the Primary Conservation Network.
- d. Payment in Lieu of Donation. If no public facilities lands are present on a specific site or less than 5% of the APF requirement, that development may satisfy this requirement by paying an adequate public facilities fee that is equivalent to 5% of the fair market value of the developable lands. Fair market value shall be determined at the expense of the

developer by an appraiser approved by the County. Value shall be based on land use, and an average per-acre value shall be determined by dividing the total development parcel value by total developable acres. When a road divides two land uses, the value shall be based on the more intensive use. This value shall be adjusted annually using the appropriate Consumer Price Index, with the option of obtaining a new appraisal. This fee shall be paid to a fund dedicated to public facilities acquisition and construction occurring within three miles of the property in question.

- e. Donation over Required Minimum. If land is needed for a public facility that is in excess of the 5% contribution, the County must either pay the difference or remove the facility from the Master Plan map. Should the County commit to a contribution, final approval shall be given by the Board of County Commissioners upon execution of a development agreement. In situations where a developer contributes different APF lands and the total donation is in excess of the requirement, the developer may redefine the priority of public facilities in order to claim impact fee credits.

- 4. Recreation. Neighborhood and Community Parks will be designated during development review. Neighborhood parks are only required for residential developments within the Master Planned Community, Traditional Neighborhood, Community Center and Activity Center land uses, and only for residential projects utilizing the density bonus program within the Rural Suburbs. All parks shall be designed to sensitively connect with residential areas and with each other.

- a. Park Types. A primary neighborhood park in residential categories shall be required for each development. Primary parks shall be equipped with playground equipment, picnic areas, and a multi-use playfield, and may also include basketball courts, tennis courts, or other recreational uses. Other neighborhood parks (pocket parks) may include open, grassed areas. In such areas, improvements may be installed but are not required. Pocket parks shall provide a gazebo structure, or at least two picnic tables, or the equivalent thereof as approved by the Director of Planning.

- b. Residential Park Accessibility. All homes shall be within a reasonable walking distance of a neighborhood park facility. In the TND and MPC Village Zones, all dwelling units must be within 1,000 feet of a pocket park or a primary park. In the MPC Suburban Zone, all dwelling units must be within 1,200 feet of a pocket park or a primary park. All residential units shall be able to reach neighborhood parks via a sidewalk or other form of pedestrian circulation approved through review process.
- c. Nonresidential Park Accessibility. Within the Activity Center, Community Center, and Neighborhood Centers, plazas or greens shall be centrally located within areas of greater activity. If more than one plaza or green is required, each must be located no more than 1,320 feet, measured in walking distance, from the other.
- d. Nonresidential Park Facilities. Neighborhood parks in non-residential categories shall include areas predominately with grass or ground cover, with benches and at least one gazebo structure. Such plazas may also include small outdoor amphitheatres and stages. Plazas shall be located centrally within shopping streets, office parks, and other areas.
- e. Residential Park Parking. Primary parks shall provide at least five on-site parking spaces. More spaces will be required depending on the extent of facilities. Neighborhood park design shall allow for adjacent on-street parallel parking.
- f. Ownership and Control. Neighborhood parks shall be provided by the developer and must be owned and maintained by the homeowners association unless otherwise authorized by a development agreement.
- g. Community Parks. Community parks shall be designed to serve the needs of the surrounding larger community, offering a variety of programs and facilities such as baseball fields, swimming pools and tennis courts. Location adjacent to a school is preferred to maximize utilization of facilities, and community parks shall also be located

in close proximity to a community center or a neighborhood center. Community parks shall be located on the Master Plan map. The County will construct and operate community parks, although developers may donate land for and/or construct facilities for community parks under the Adequate Public Facilities requirement. If park impact fees are instituted, park impact fee credits will also be available for developers who construct community park facilities. Park impact fee revenues would also be available if the County determines that community park land is needed on a development site (as shown on the approved Master Plan map and amended by ordinance) and the adequate public facilities requirement has been met with other facility land, or if additional community park land was needed along with APF park land reserved on that site.

- h. Level of Service Standards. The County will adopt and maintain the following recreation levels of service (LOS) for parks within the District:

Type of Park	Standard	Minimum Size
Neighborhood Park (overall)	500 SF per Single-Family Detached Unit; 150 SF per Multi-Family Unit	
Primary (Neighborhood) Park * – with facilities	Minimum 300 SF per Single-Family Detached Unit; minimum 100 SF per Multi-Family Unit (up to 60,000 SF)	15,000 SF
Pocket (Neighborhood) Parks – (for developments with 100 or more units)		7,500 SF
Neighborhood Park - Nonresidential (Plaza or Green)	200 SF per 1,000 SF Commercial Space	2,500 SF
Community Park **	500 SF per Unit	20 Acres

- * Where the development provides a swimming pool, tennis courts or basketball courts, the following alternative standards may apply.
 - ** Community park space in excess of APF requirements will count toward neighborhood park LOS requirements.
- i. When a Swimming Pool (minimum 1,000 sf) is provided, the LOS neighborhood park standard may be reduced by ten times the square foot of pool area. Neighborhood park minimum size may be reduced by this calculation, provided that such minimum park size is not reduced by more than 75%.
 - ii. When Tennis Courts or Basketball Courts (minimum of two) are provided, the LOS neighborhood park standards may be reduced by 8,750 SF per tennis court and 5,000 SF per basketball court. Neighborhood park minimum size may be reduced by this calculation, provided that such minimum park size is not reduced by more than 75%.
- i. Platting. Park acreage shall be platted. Improvements shall be made prior to the occupancy of 50% of the lots and/or units within a development.
 - j. Pedestrian/Bicycle Linkage. All development shall provide a system of bikeways, footpaths, or nature trails linking larger, improved recreational facilities and open space with residential areas. Pathway corridors provided above and beyond required sidewalks and bike lanes shall receive credit toward adequate public facilities or park LOS standards. Pathway corridor width shall be 15 feet. At such time as the County establishes a pedestrian/bikeway master plan, such plan will guide development of the system.
5. Schools. School sites are designated on the Master Plan Map, which may be amended as needed by the County Commission by ordinance with the concurrence of the Clay County School Board. The following standards shall apply to schools.

- a. Vista termination. To reinforce the importance of these facilities, schools shall be sited at strategic intersections and at the ends of streets to create important vistas within the community.
- b. Entry highlighting. Tower elements, arbors, gateways, or other architectural features shall be used at entries to school buildings.
- c. Parts of the building that face the road shall include window arrangements – large blank walls associated with cafeterias, gymnasiums, and similar uses shall orient toward the rear or sides of the school.
- d. Pedestrian orientation. School buildings shall front on the street, with parking on the side and/or the rear. Driveways may be placed in front of the building, but not parking areas.
- e. Screening of parking areas. When parking areas are adjacent to a street, a landscape buffer of at least 25 feet shall be provided. Shade trees shall be located within this buffer, or as an alternative between the sidewalk and the street, with a minimum spacing of 30 feet. The spacing of shade trees may exceed the 30 foot standard no more than 150%, if the Landscape Reviewer finds that wider spacing is needed due to tree species. The landscape buffer shall also include a continuous hedge to visually screen the parking area that when established will be between 36 and 48 inches in height.
- f. Shade Coverage. The County's Landscape and Tree Ordinance provides for increased shade coverage, reduced erosion, reduction of the "heat island" effect, and other goals through the preserving and/or planting of shade trees. Given the large size of school sites, the County encourages the School Board to consider preserving or placing shade trees in strategic areas such as parking lot islands, the perimeter of athletic fields, along walkways and driveways, property perimeters, areas adjacent to street right-of-ways, and within areas that would shade the southern exposure of buildings.

6. Civic and Public Facilities. These include schools, libraries, sheriff’s substations, fire/EMS stations, day care centers, and post offices. Such facilities shall be located to provide a public focal point within the Activity, Community and Neighborhood Centers. The following design elements shall be employed for civic and public facilities.
 - a. Vista termination. To reinforce the importance of these facilities, they shall be sited at strategic intersections and at the ends of streets to create important vistas within the community.
 - b. Entry highlighting. Tower elements, arbors, gateways, or other architectural features shall be used at entries to civic buildings.
 - c. Pedestrian orientation. Civic buildings shall front on the street, with parking in the rear.

7. Roadway Standards.

- a. Connectivity.
 - i. General. A connected system of streets allows for improved pedestrian and vehicular movement and shorter vehicle trips, allows for quicker access by emergency vehicles, provides alternative routes during natural disasters or accidents, allows better access for school buses, and eliminates backtracking by service vehicles. Variations on the grid street pattern are allowed, with cul-de-sacs, or “U” shaped streets used where such street design will respond to and preserve natural features. Arterials and collector roads shall continue through the plan area without interruption.

ii. Street Pattern.

- A. Residential. The pattern of streets in new residential subdivisions shall provide for the continuation of existing collector and in some cases local streets from

adjoining areas, or for their proper projection where adjoining land is not subdivided. All street stubs shall be provided with a cul-de-sac that reaches the adjoining property line and is constructed at the same time that the other roads are constructed for a particular project or phase of a project, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land unless physical constraints of the land prevent such connection. The design of a development shall allow for through streets at least every one thousand feet along the periphery. As an alternative, developments shall allow for through streets at least every fifteen hundred feet with a separate pedestrian connection midway between street connections. The Planning Director may utilize averaging to provide flexibility in administering this standard. The through street spacing requirement shall be relaxed when the presence of an existing wetland or an existing development (prior to plan adoption) would prevent the placement of the connection at that location. In that event, the connection shall be placed outside the wetland boundary, or if the configuration of the wetland area or existing development practically prohibits through streets, then that connection may be eliminated.

- B. Residential developments with more than 100 dwelling units shall have at least two entrances fronting on the principal thoroughfare. This thoroughfare must be classified as a minor collector or above, and must be part of the County's Concurrency Management System of roadways. This standard shall not apply if frontage along that thoroughfare is less than 1,000 feet, or if it is determined by the County's Engineering Department that the additional entrance would constitute a substantive traffic safety problem. In the event that only one entrance is provided along the principal thoroughfare, the entrance must be constructed as a two-lane boulevard with a median. Residential developments with more than 150 dwelling units must provide at least two through connections to a secondary road with a classification of minor collector or above. Such connection must be made prior to issuance of the building permit for the 151st dwelling unit.

Residential developments with more than 250 dwelling units must provide at least two through connections to at least two different roads classified as minor collector or above. Residential developments with more than 250 dwelling units must provide at least two through connections or construction bonds for such connections to at least two different secondary roads classified as minor collector or above. These connections must be completed and accepted by the County during the course of the development and construction of the first 150 dwelling units. The Developer has the option of delaying the completion of the additional connections if it enters into a development agreement with the County prior to the issuance of the building permit for the 151st or 251st dwelling unit which commits to the construction and completion of the additional connections through acceptance and bonding by the County pursuant to the County's subdivision regulations. Prior to the entry into a development agreement, the County must first have had an opportunity to review and approve the construction plans for the additional connections and to review the projected costs of constructing the additional connections (including right of way acquisition, design and other soft costs, hard construction costs and County administrative costs, including attorney's fees associated with the enforcement of the development agreement, in the event the County must complete the project) in order to ascertain the appropriate amount of the construction bond. In addition, prior to entry into the Agreement, the County must have had an opportunity review and approve the location of the additional connections. The development agreement may include such other terms that the County, acting necessary, deems necessary. The development agreement must contain the following material terms: (1) road improvements that must be completed and accepted by the County within 18 months of the date of the Development Agreement; (2) a liquidated damages clause for delay in completion; (3) a construction bond, in a form acceptable to the County, or a letter of credit, in an amount sufficient to reimburse the County for all expenses and damages incurred in the event of default under the terms of the development agreement by the developer; (4) a mechanism for the transfer of

real property upon which the additional connections will be constructed in the event the developer defaults under the terms of the development agreement by not commencing or completing the construction of the additional connections; and (5) the amount of the construction bond. The development agreement may include such other terms that the County, acting necessary, deems necessary.

C. Developments meeting the following conditions shall be exempt from the access standards found in subpart B. above. No exemption shall be allowed on developments with more than 500 units.

- Connectivity index of 1.5 or higher
- External connection points every 700 feet (average). The spacing requirement shall be relaxed when the presence of an existing wetland or an existing development (prior to plan adoption) would prevent the placement of the connection at that location.
- Neighborhood park space exceeding 200% of the minimum required
- An area or office and/or commercial use must be provided at a ratio of 50 square feet per unit.

D. Nonresidential. Nonresidential development shall be served by internal streets, except where existing (prior to plan adoption) street layout does not allow utilization of internal streets. Such streets do not have required right-of-way, but developments must comply with all other applicable County standards, and must provide for location of required utilities within the development. Nonresidential and residential development must provide vehicular and pedestrian connections to adjacent development.

iii. Gated Communities. Gated communities are allowed but may not block off any arterial, collector, or public local streets and will receive no impact fee credits for roads, parks, or other facilities contained within the development.

- iv. Connectivity Index. The following connectivity index is established. (In this context, “nodes” are through intersections where at least three streets converge, and “street links” are street segments between nodes.) The measure of connectivity to be used is the number of street links (as measured between nodes) divided by the number of nodes and street link-ends including cul-de-sacs. The more links relative to nodes, the more connectivity. A connectivity index of at least 1.2 is required for the street network within Branan Field. In the event that topographical or parcel shape (at the time of adoption) prevent conformity with this standard, pedestrian connections and emergency accessways in keeping with the intent of this provision shall substitute for strict adherence.

- b. Linkage. While limited use of separate pedestrian and bicycle pathways are allowed, vehicular and pedestrian routes shall be predominantly linked. Separate pedestrian/bicycle systems may not generate sufficient traffic to provide for real or perceived security.

- c. Access Control. The County shall strive to limit access points through the use of shared access, secondary access between adjacent uses, and reasonable spacing between primary access points. Residential dwellings shall not be accessed by roadways classified as minor collector or above. The following standards shall be applied to minor collector, major collector, and arterial roads to reduce traffic congestion and safety issues, reduce the amount of pavement in driveways, as well as to reduce the visual impacts of strip development caused by multiple access points.
 - i. Access Points. Median openings will be allowed only at intersections of other arterial or collector roads. Auxiliary lanes may be required. Additional access points may be permitted only if deemed necessary by the Engineering Director for reasons of public safety.

- ii. Access Separation. The first point of access for a commercial/multi-family driveway or a new road not shown on the Master Plan map shall be at least 200 feet from the intersection of an arterial, collector, and/or an existing local road. Subsequent access points must be spaced at least 400 feet apart, except for minor and residential collectors, which must be spaced at least 280 feet apart. Additional access points may be permitted only if deemed necessary by the Engineering Director for reasons of public safety.

- d. Roadway Configurations. Road design shall comply with the following table and with the roadway design standards included as appendices to this document. Minimum widths may not be exceeded by more than two feet, except where turning radii or other factors justify a wider paved width.

e.

Type Road	Min. Paved Width	Min. Right-of-Way *	On-Street Parking
Alley (one-way/lane)	12'	18'	No (allowed outside right-of-way)
Alley (two-way/lane)	18'	24'	No (allowed outside right-of-way)
Local Residential	24'	60' with 3' easements both sides	One side only
Local Residential	24'	60' with 3' easements both sides	Both sides
Nonresidential Internal Street	20'	None	One side only
Nonresidential Internal Street	24'	None	Both sides required (outside of 24')
Residential Collector	24'	80'	One side only
Minor Collector	24'	80'	One side only
Major Collector	24'	80'	No

* As an incentive for Traditional Neighborhood Developments, right-of-way widths may be reduced by the following dimensions when developments are served by rear alleys. Right-of-way widths may be reduced by the following dimensions when the following utilities, which are typically placed in the right-of-way, are not present in the right-of-way: water (10'), reuse (6').

- f. Roundabouts. Roundabouts shall be encouraged for intersections of the following roads in any combination: minor collectors, neighborhood collectors, and local roads. Roundabout design shall be approved by the Director of Engineering.

- g. TND Relief. The following standard shall provide relief from the County's Subdivision Regulations: right-of-way at intersections of traditional neighborhood developments shall be rounded and may have a minimum of 15-foot radius provided additional design elements ensure the safety of pedestrians and the accessibility of fire and other service vehicles.

- g. Alley/Interior Courtyard Standards. Alleys shall provide access to rear parking and/or delivery area for residential and nonresidential areas, as further described in standards for land use categories. Alley and courtyard paving may be of concrete or asphalt. The alleys shall be publicly retained and maintained with easements granted to the County Commission. While paved width may be less, alley width must be at least 18 feet. Buildings must be set back at least eight feet from the edge of pavement. For a distance of one foot from both edges of pavement, the pavement shall consist of a minimum of two inches of asphalt on ten inches of limerock base. Alternate base groups may be substituted if approved by the County Engineer. Inside of this area, the standard pavement requirements shall apply. The depth of such interior courtyards may not exceed 250 feet. Interior courtyards must have landscape strips with a width of at least 10 feet to separate parking rows, and landscape islands with shade trees at least every 80 feet.

- h. Traffic Calming. Through local residential collector streets of more than two blocks in length shall employ traffic calming techniques such as vertical deflections, horizontal deflections, road narrowing, ripples, pavers, central islands, entry or gateway treatments, raised medians, roundabouts, raised crosswalks, textured pavement, and bulbouts (neckdowns), and similar treatments with the approval of the Engineering Director. Such techniques will also be applied at pedestrian crossings on minor and major collectors and

within Neighborhood, Community, and Activity Centers. For streets such as this, when block length exceeds 700 feet, mid-block pedestrian crossings consisting of striped pavement, raised crosswalks, or different pavement treatments shall be required.

- i. Transit-Oriented Design (TOD). Areas within the Activity Centers shall be identified as park and ride lots/future transit stations, and shall be acquired through the Adequate Public Facilities process. Sites within the Neighborhood, Community, and Activity Centers shall include adequate right-of-way for potential future bus stops.
- j. Sidewalks. Sidewalks shall be required on both sides of all streets. Local streets shall have a minimum sidewalk width of five feet. Arterial and Major Collectors shall have minimum eight-foot wide sidewalks and shall be separated from the road with a landscape strip that is at least fifteen feet in width. Minor and Residential Collectors shall have minimum six-foot sidewalks. Special sidewalk standards are detailed in the Neighborhood Center, Community Center, and Activity Center standards.
- k. Bicycle Lanes. All roads classified as Minor Collector or above will have minimum four-foot wide dedicated or designated bicycle lanes. Where in-street bicycle lanes are not provided, a minimum eight-foot wide off-street bicycle/pedestrian path shall be provided. These standards may be substituted with an approved alternative pedestrian circulation system that accomplishes the same result in terms of pedestrian and bicycle movement, as set forth in the land development regulations.
- l. Right-of-way Tree Planting. All roads classified as Minor Collector or above, with the exception of Branan Field Road, will have trees planted in the rights-of-way on both sides of the road at intervals of not more than one tree per 30 lineal feet or less than one tree per 50 lineal feet, the exact distance dependent on local conditions and the approval of the County.

m. Trolley Stops. Trolley stops or pullout bays shall be planned for during the construction of roadways and development of adjacent parcels at major stops or destinations such as community centers and schools.

n. Construction Improvements.

i. State Road 21. Any widening improvements to State Road 21 (Blanding Boulevard) shall include a minimum eight-foot wide sidewalk with landscape strip at least 15 feet wide between the vehicle lanes and the sidewalk.

ii. Branan Field Road Limited Access. At the time of construction of the 4-lane limited access Branan Field Road, a minimum eight-foot wide off-street bicycle pedestrian path shall be added to the Branan Field West Service Road.

8. Exterior Lighting. These standards are intended to ensure that exterior (outdoor) lighting positively enhances the visual impact of a building or project on surrounding properties and uses. To that end, exterior lighting at a building or project shall be designed and installed in a consistent and coordinated fashion to provide safe, convenient and efficient lighting for customers, pedestrians and vehicles, and to avoid the creation of hot spots, glare, obtrusive light, light pollution, light trespass, and visual nuisance. Also, exterior lighting shall accentuate key architectural elements of the building or project, and highlight or otherwise emphasize landscape features. These standards shall apply to all buildings and projects with exterior lighting, except agricultural uses; and single family residential, duplexes, triplexes, and quadraplexes on single lots. These standards will help to reduce light pollution, meaning the adverse effect of manmade lights on the night sky, commonly known as urban sky glow.

a. Definitions.

i. *Footcandle (f.c.)* shall mean a measure of light noted as a unit of luminance amounting to one lumen per square foot.

- ii. *Full cutoff fixture* shall mean an outdoor light fixture that, by design of the housing, does not allow any light dispersion or direct glare to shine above a 90 degree horizontal plane from the base of the fixture.
 - iii. *Luminaire* shall mean a complete lighting unit consisting of the lamp, the fixture and other parts designed to distribute the light.
 - iv. *Photometric plan* shall mean a schematic that shows predicted maintained lighting levels of all proposed lighting fixtures on a site.
 - v. *Uniformity Ratio* describes the average level of illumination in relation to the lowest level of illumination for a given area. Example: U. Ratio = 4:1 for the given area, the lowest level of illumination (1) should be no less than 25% or “4 times less” than the average (4) level of illumination.
- b. Exterior Lighting Plan. An exterior lighting plan, including a photometric plan (which covers the parcel which is the site of the building or project in question), appropriate pole, fixture, and lamp cut sheets, and descriptions of lenses and appropriate data tables, shall be submitted for review. The exterior lighting plan shall be prepared by a licensed professional, who shall certify that the exterior lighting plan complies with this article. (The photometric plan shall be prepared in a scale that is easily legible.) The plan shall be submitted at the time of construction plan submittal.
- c. Illumination. All exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light trespass and glare across the property lines and or disability glare at any location on or off the property. The “maintained horizontal luminance recommendation” set by the Illuminating Engineers Society of North America (IESNA) shall be observed. (See “Lighting Table” below)

Lighting Tables

Levels of Activity	General Parking Lot and Pedestrian Lighting		
	Average Light Level – not to exceed (Footcandles)	Minimum Light Level (Footcandles)	Uniformity Ratio
High	3.6	0.9	4:1
Medium	2.4	0.6	4:1
Low	0.8	0.2	4:1

High – Civic/Recreational Fields, Fast Food Facilities, Gas/Convenience Stores

Medium – Shopping Centers, Office Parks, Hospital Parking, Transportation Parking, Residential Complex Parking

Low – Neighborhood Shopping, Industrial Employee Parking, Storage Parking

- d. Footcandle Intensities. Footcandle intensities specified in this article shall be maintained values calculated using a maintenance factor (“m.f.”) not lower than 72% of original intensity.
- e. Light fixtures; types. All light fixtures, including security lighting, shall be full cut-off fixtures, and shall be incorporated as an integral design element that complements the design of the building or project through style, material or color.
- f. Building Lighting. Lighting of or on buildings shall be limited to wall-washer type fixtures or up-lights, which do not produce spill light or glare. A cutoff fixture shall not have more than one percent (1%) of lamp lumens above horizontal. Sag lenses, convex lenses, and drop lenses shall be prohibited. Lighting at a building or project shall not be comprised in whole or part of any floodlights, except floodlights may be permitted with a non-commercial industrial use, provided the floodlights are shielded to meet cut-off standards.

- g. Illumination Levels. Illumination levels at the property line of the building or project shall not be more than 0.5 f.c. at any point when the building or project is located next to any residential use, and shall not be more than 1.0 f.c. when located next to any other use. To avoid glare or spill light from encroaching onto adjacent properties, illumination shall be installed with houseside shields and reflectors, and shall be maintained in such a manner as to confine light rays to the premises of the building or project.
- h. Time Controls. Non-residential lighting shall be installed with time controls so that light levels are reduced not later than one hour after the close of operations to the minimum levels needed under the IESNA to ensure safety and security (approximately a 50% reduction).
- i. Upgrade or Replacement. When fifty percent (50%) or more of any component (e.g., luminaries, poles) of the exterior lighting system at a building or project is upgraded, changed or replaced (not including regular maintenance), such component for the remainder of the exterior lighting shall be brought into substantial compliance with the requirements of this article.
- j. Height. Light fixtures shall not exceed 30 feet in height in parking areas and other parts of the site, and along sidewalks and parking lot pedestrian corridors may not exceed 12 feet in height, unless otherwise required by FDOT.
- k. Lighting of Gas Station/Convenience Store Aprons and Canopies. All of the above standards shall apply for gas stations/convenience stores, as well as the following standards:
 - a. Lighting levels on gas station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses;

- b. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set forth elsewhere in this section. If no gasoline pumps are provided, the entire apron shall be treated as a parking area;
 - c. Areas around the pump islands and under canopies shall be illuminated in accordance with the Lighting Table; and
 - d. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and /or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees from vertical.
1. Temporary Lighting. Temporary (3 months) Holiday lighting during the months of November, December and January shall be exempt from the provisions of this section, provided that such lighting does not create dangerous glare on adjacent streets or properties.
9. Curbs. All streets within the Traditional Neighborhood, Community Center, Activity Center land uses, and within the Village and Neighborhood Center zones of the Master Planned Community land uses, shall have a minimum six-inch high curb. Miami curbs are not allowed within these areas.
10. Storm Drainage. All stormwater facilities shall be located within or adjacent to parks, common areas or streets. Retention facility design shall avoid a system of small, disconnected ponds, and shall foster larger ponds and lakes that provide for scenic vistas. To provide a natural and pleasing appearance, pond edges shall be undulating, and native and drought-resistant landscaping shall be planted at various locations along the waters edge.
11. Underground Utilities. All developments shall be required to install all secondary utility service lines (i.e. water, sewer, electric, phone and cable) underground and within a public

right-of-way or easement. Primary lines are not required to be installed underground, but shall be buffered from the right-of-way and from adjacent development by planted or preserved trees, with shade trees planted or preserved at least every 30 feet on center.

12. Fencing. Fences in front yards in the Master Planned Community and Traditional Neighborhood districts are limited to three feet in height, and shall be constructed of decorative wrought iron or wood pickets or other materials that specifically resemble these types of fences. Fences or walls abutting alleys shall not exceed six feet in height.

13. Signs.

a. Shopping Center Signs. Monument signs are allowed.

i. Signs. Monument signs shall be allowed at each entrance into shopping centers.

Allowable sign size shall be 50 square feet, exceeding this figure when a calculation of one square foot per 1,000 square feet of building area allows. Sign size shall not exceed 150 square feet, and sign height shall not exceed 8 feet, with architectural features of the sign not to exceed 12 feet in height. Pole and pylon signs are prohibited. Monument signs may be externally illuminated and shall be designed such that all means of support are concealed. Street numbers shall be placed on signs at a minimum letter height of 3 ½" or 10% of sign face height.

ii. Canopy Signs. One canopy or awning sign per occupancy may be permitted subject to the following. The area of copy shall not exceed one square foot per linear foot of canopy, front and sides or a maximum of 75 square feet, front and sides. No canopy sign shall be less than nine feet above the ground immediately below it. Copy may be installed above or on the face of the canopy, provided that the copy area of a sign installed above or on the canopy will be computed on the total of the sign face and the canopy apron. Signs attached to the underside of a canopy shall have a copy area no greater than six square feet.

- iii. Projecting Signs. Retail uses in the Community Center and Activity Center and in Neighborhood Centers may also have projecting signs on buildings. Such signs shall not project more than four feet from the wall and shall not be more than three feet high. Such signs shall be mounted on second floor facades, or if there is no second floor, at least ten feet above the sidewalk, located above awnings, canopies, or the like.

- b. Freestanding Retail, Office, and Industrial Signs. Monument signs are allowed. Allowable sign size is 50 square feet, exceeding this figure when a calculation of one square foot per five linear feet of lot frontage allows. Such signs shall be a maximum of 75 square feet and a maximum height of ten feet. Signs shall be located in an area that is between five and 20 feet from the right-of-way. One freestanding sign per parcel is allowed for the primary street frontage, as indicated by the orientation of the main entrance of the building.

- c. Office/Industrial Park/Complex Uses. Freestanding monument signs are allowed. Size of signs is calculated at a rate of one square foot per 1,000 square feet of building area, beyond a base of 50 square feet. Maximum sign size is 150 feet and maximum height is 15 feet.

- d. Hospital Uses. One double-faced freestanding monument sign is allowed per street frontage and at each entrance into the hospital facility. The primary sign shall not exceed two (2) square feet of sign area for each linear foot of street frontage but shall, in no case, exceed 225 total square feet per side. The primary sign is limited to an overall height of twenty (20) feet above ground level. Additional signs may not exceed 100 square feet per side and an overall height of twelve (12) feet above ground level. Signs shall be a minimum of five feet from any public right-of-way. A maximum of eight interior campus directional signs for the purpose of designating parking areas and emergency room access points may be permitted, provided that such parking area signs shall not

exceed 8 feet in height and 18 square feet in area, and such emergency room access point signs shall not exceed 8 feet in height and 44 square feet in area.

- e. Sign Illumination. Any external above-ground light source shall be located and hidden within a planter bed. Light sources located outside the planter bed shall be in a burial fixture. Sign lights shall be focused, directed, and so arranged as to prevent glare or direct illumination or traffic hazard from said lights onto residential districts or onto the abutting roadways. No flashing or pulsating lights shall be permitted on any sign.
- f. Wall Signs. Wall signs are allowed for commercial, office, and industrial buildings. Maximum sign area shall be determined by multiplying the occupancy front foot (linear footage) by 1.5 feet. The maximum sign vertical dimension shall not exceed 20 percent of the building height. In the case of multi-use buildings with individual frontages, these standards shall apply to each portion of the building occupied by a use. Total wall sign size may not exceed 325 square feet.
- g. Prohibited Signs.
 - i. Pole or pylon signs.
 - ii. Billboards and off-premises signs.
 - iii. Flashing or revolving signs, except for barber poles (allowable only in the supplemental sidewalk zone in shopping streets in the Community and Activity Center and in the Neighborhood Center;
 - iv. Roof signs;
 - v. Any sign suspended between poles and illuminated by a series of lights;

- vi. Any sign erected on a tree or utility pole, or painted or drawn on a rock or other natural feature;
- vii. Any sign suspended between poles which is either a pennant or spinner;
- viii. Signs which contain, include, or are illuminated by any flashing, intermittent, or moving light or light except for those giving public service information such as time, date, temperature, weather, or similar information.

14. Reclaimed Water. All developments shall utilize reclaimed water when water reuse lines are located within 500 feet of the subject property line, or as in accordance with CCUA requirements.

15. Parking. The following standards shall apply.

- a. Minimum Spaces. Uses must meet minimum parking requirements of the Zoning Code, except for the following.
 - i. Restaurants, nightclubs, bars, or taverns: one space for every 100 square feet
 - ii. Theaters: 15 spaces for the first 100 seats, plus one space for each additional four seats
 - iii. Medical and dental offices or clinics: one space for every 250 square feet
 - iv. Research laboratories: one space for every 300 square feet
 - v. Professional business offices (other than medical or dental offices): one space for every 300 square feet

vi. Business, commercial, or personal service establishments: one space for every 300 square feet

vii. Commercial shopping centers: one space for every 250 square feet

viii. Convenience stores: one space for every 250 square feet.

b. Maximum Spaces. Uses must not exceed more than 125 percent of required minimum parking, unless such parking is provided in the form of stabilized grass parking.

c. Shared Parking. Minimum parking requirements will be reduced to a percentage that is equivalent to the percentage reduction in single group use. For example, when calculating required parking for a development that is 75% weekday peak uses and 25% evening peak uses, minimum parking requirements for the weekday peak uses would be 75% of the normal required minimum, and minimum parking for the evening peak uses would be 25% of the normal required minimum. Parking areas may not be separated from uses by roads with a higher classification than minor collector, and a clear system of pedestrian corridors and directional signage shall connect parking areas with uses. Eligible uses are described in the following table.

Shared Parking Groups

Weekday Peak Uses	Evening Peak Uses	Weekend Uses
Banks	Restaurants *	Places of worship
Schools	Theaters	Retail and service uses *
Distribution facilities	Bars and nightclubs	
Industrial uses	Lodges and clubs	
Medical clinics and offices		
Professional offices		
Professional services		

* parking reduction may not exceed half of the maximum allowable reduction

- e. Restaurant Parking. Restaurants within shopping centers where parking is calculated using shopping center minimum parking requirements may not exceed 35% of the shopping center space, unless additional parking is required to meet parking needs as calculated for individual uses within such shopping centers. Individual use calculation may utilize shared parking assumptions.
- f. Parking for places of worship. Up to 35% of required minimum parking for places of worship may be in the form of stabilized grass parking.
- g. Grass parking standards. Where stabilized grass parking is required, an interlocking plastic grid shall be covered with topsoil and grass. Providing that the appearance is that of a grassy area, grass pavers may also be used in the form of concrete interlocking blocks or synthetic fibrous grid systems with open areas designed to allow grass to grow within the void areas. Topsoil shall be a mixture of aggregate, which provides structural stability, and a sand/soil mixture that allows for drainage and provides the soil components required for grass growth.

16. Communications Towers. Communications towers are allowed as Conditional uses in the Rural Suburbs, Master Planned Community, Rural Activity Center, Community Center, and Activity Center districts, within 200 feet of residentially zoned property, if they meet the provisions of Section 20.3-46 of the Land Development Regulations, except that those provisions related to setbacks from residential districts shall not apply, along with the following conditions:

- a. Documentation from a Professional Engineer (P.E.) experienced in the area of radio frequency demonstrating that the tower location is necessary for adequate area coverage and that such coverage carrier's designed service cannot be achieved by placing towers in commercial land use and zoning districts;

- b. Documentation from a Professional Engineer (P.E.) experienced in the area of radio frequency sets the maximum height at no more than that needed for adequate area coverage needed for the carrier's designed service;
- c. Documentation a Professional Engineer (P.E.) experienced in the area of radio frequency that a bona fide need exists for the facility and that no reasonable combination of sites, heights, or designs will achieve the carrier's designed service.
- d. The applicant must further prove that it has made all reasonable efforts to procure antenna space on existing facilities, or and that space is not reasonably available on the structure, or the structure cannot reasonably support the antenna facilities, or that the cost of co-location exceeds the cost of a new facility by at least fifty percent. Prior to the issuance of a permit for a new tower in excess of 100 feet in height, the applicant shall demonstrate commitment to joint use as follows.
 - i. The applicant requesting the permit shall submit evidence to the County demonstrating that a genuine effort has been made to solicit additional users for the proposed new tower. Evidence of this shall include, at a minimum, copies of notices sent by registered mail, return receipt requested, to all other providers of cellular and wireless communications services within Clay County and adjacent counties, advising of the intent to construct a new tower, identifying the location, inviting the joint use and sharing of costs, and requesting a written response within fifteen business days.
 - ii. The applicant shall sign an instrument, maintained by the County, agreeing to encourage and promote the joint use of telecommunications towers within the County and, to that extent, committing that there shall be no unreasonable act or omission that would have the effect of excluding, obstructing or delaying joint use of any tower where fair and just market reasonable compensation is offered for such use.
- e. Towers must be buffered from adjoining residentially zoned areas by an average 50 foot buffer between the tower and the adjoining residentially zoned parcel(s). The buffer area

shall contain screening from a combination of existing or planted evergreen shade trees, understory trees, and shrubs that provide at least 85% opacity within two years of planting

- f. Non-camouflaged towers located within 100 feet of roads shall be placed along relatively straight roads or on the inside of a curve, as opposed to along the outside of a curve where they are more apparent to motorists within a view corridor.
- g. A tower in excess of 100 feet in height shall be designed to accommodate antennas for at least two separate providers.
- h. Tower height is limited to 130 feet.
- i. Camouflaged towers are allowed, meaning a tower that is designed to hide, obscure or conceal the presence of antennas and the tower. Examples include, but are not limited to, clock towers, bell towers, church steeples, utility poles, flag poles, light poles, tree towers, and water towers. Camouflaged towers may exceed the 130 foot height limit, up to a maximum height of 189 feet, so long as the proposed tower is architecturally and aesthetically compatible with the surrounding community.

II. RESIDENTIAL LAND USES

1. ***Rural Suburbs.*** The Rural Suburbs land use category applies to much of the area west of Branan Field Road. The Rural Suburbs (RS) land use category is intended to maintain the rural character of the area. Development within the Rural Suburbs is characterized predominately by five-acre or larger lots served by wells and septic tanks, but densities of up to one unit per gross acre are allowed through a density bonus program that requires the preservation of environmentally sensitive lands and/or open space. Permitted uses include single-family residential as well as limited agricultural uses.
 - a. Uses Permitted by Right. Uses of the lands and structures shall be permitted within the Rural Suburbs as follows:
 - i. Single-family dwellings, including the customary accessory uses and buildings.
 - ii. Limited commercial uses allowed under density bonus program within Neighborhood Centers.
 - iii. Places of worship, allowed on minor and major collectors. Forty thousand square foot limitation and additional 10,000 square foot allowed for classrooms, meeting space, and other ancillary uses on minor collectors; no size limitations on major collectors..
 - iv. Private boat pier or slip for the use of occupants of principal residential structures of the lot; provided said pier or slip does not interfere with navigation.
 - v. Satellite dish receivers for individual use.
 - vi. Recreational vehicle (RV) parking in side yards only if screened from public view.

vii. Cemeteries.

viii. Public and/or Private Utility Sites

b. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code.

i. Home occupations.

ii. Swimming pools.

iii. Private drainage ponds.

iv. Aviculture (Hobbyist).

v. Community Parks

vi. Public and Private Schools

vii. Youth Camps,

viii. Temporary structures or buildings (excluding mobile homes).

ix. Riding stables and academies.

x. Recreational vehicle parking for temporary use.

xi. Temporary living quarters during construction of a residence.

xii. Rural Event Centers

- c. Uses or Activities Permitted By Right as Accessory. The use of land or activities upon such land, which are secondary or incidental to the primary use as set forth herein, shall be as follows:
- i. The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.
 - ii. For lots over one acre in size, the non-commercial keeping and raising of horses, cattle, sheep, goats, swine and other similar animals.
 - iii. Non-commercial agricultural pursuits of a variety similar, but not limited to, truck gardens, horticultural farming, greenhouse, nurseries, farms and fruit groves as a secondary use to the primary residence; provided, however, that said agricultural pursuit as referenced herein is located and conducted upon a parcel which is the same as or immediately abuts the parcel upon which the main residence is located.
 - iv. Garage sales will be allowed up to a maximum of two (2) garage sales within any calendar year per property. The duration of each garage sale shall be a maximum of seventy-two (72) hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.
- d. Prohibited Uses or Activities.
- i. Any use or activity not permitted in (a), (b), or (c) above.
 - ii. Any use or activity which would create any obnoxious, corrosive, or offensive noise, gas, odor, smoke, dust, fumes, vibration or light, and which would be detrimental to other surrounding properties or to the welfare and health of the citizens in the area.

- iii. Any agricultural pursuit as a commercial venture or enterprise or the keeping or maintaining of any animal, reptile or rodent, as a commercial venture or enterprise.
 - iv. Boat piers and slips for commercial docking of watercraft.
 - v. Mobile homes.
 - vi. Any commercial agricultural pursuit or the breeding, raising, grazing, or keeping of animals, fowl, or insects.
- e. Density Requirements. The maximum densities and minimum lot areas for residential uses shall be as follows:
- i. Maximum Density: One (1) unit per five (5) gross acres
 - ii. Minimum Lot Size: Four (4) acres
 - iii. Density Bonus. Higher densities and smaller lot sizes may be obtained through the density bonus program, as described in subsection g.
- f. Lot and Building Requirements. The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the following requirements, except for density bonus point development, which shall conform with requirements of the Master Planned Community category:
- i. Minimum lot width at building line: 100 feet
 - ii. Minimum lot depth: 100 feet
 - iii. Minimum front setback: 20 feet

- iv. Minimum side setback: 10 feet
 - v. Minimum rear setback: 30 feet
 - vi. Minimum setback from all lot lines of accessory structures (except fences): side and rear: 7.5 feet; front: 30 feet (but in no event nearer to front line than the front of the principal building.)
 - vii. Maximum percent of lot coverage 30 percent (total for all primary and accessory buildings)
 - viii. Maximum percent of rear lot coverage 30 percent
 - ix. Minimum living area 1,200 sq. feet
 - x. Maximum height 45 feet.
- g. Density Bonus Program. Properties eligible for the Density Bonus Program include those properties that were in the Rural Residential land use on the 2015 Comprehensive Plan at the time of adoption of these LDRs, and shall also include those properties that were greater than 200 acres and under common ownership as shown by the Property Appraiser tax rolls at the time of adoption of these LDRs. Additional density not to exceed one unit per gross acre (except under D – Additional Bonus) will be granted with the following conditions.
- i. Minimum Open Space Required. A minimum of thirty-five percent open space is required, with no more than 60% of this being wetland area. This shall be usable open space intertwined throughout the community and shall include connected, paved or unpaved walking trails and/or bike paths.

ii. Perimeter Buffer.

A. Buffer Width. The development shall be designed to maintain a natural and rural character. No additional buffers are required for proposed developments along lot lines that are adjacent to an existing perimeter buffer. Perimeter buffers shall be required and shall average 50 feet in width. Buffer width may be reduced to no less than 35 feet, if the following conditions are met:

Item 1. Reduced buffers must include established vegetation.

Item 2. Areas included in calculation of overall average buffers shall not include wetland or PCN.

B. Buffer Contents. These buffers must include preserved or planted vegetation that provides an effective visual screen (at least 85% opacity) from rights-of-way and adjacent properties. If such a buffer is planted or supplemented, the 85% opacity standard must be met within three years after planting. Where such buffers are planted or supplemented, a performance bond must be provided to the County for the period of two years to ensure that planted vegetation is established. Buffers shall not include roads, retention, or any other areas that are not vegetated, except for utility easements at a maximum width of 15 feet when right-of-way is not available to serve lots with utilities, and/or hiking or multi-purpose trails not to exceed a paved feet of eight feet. Where practicable, buffers shall include unpaved or paved trails of at least six feet in width for the use of residents.

C. Buffers shall include native vegetation to ensure drought tolerance and survivability.

- D. Buffer Ownership and Control. Such buffers may not be part of individual lots, but must be common areas owned by homeowners' associations or deeded to the County or water management district.
- iii. MPC Standards. Developments utilizing the density bonus program that achieve net densities (less wetlands and parks/open space) that are higher than 1.5 units per two acres must meet applicable development standards of the Master Planned Community. For developments with more than 20% of lots smaller than 6,000 square feet, MPC Village Zone standards shall apply. Other developments shall be subject to the MPC's Suburban Zone standards. Neighborhood Centers are required and shall include, at a minimum, a centrally located primary neighborhood park with facilities and required civic space. Neighborhood Centers that provide retail/office uses as described in the MPC category are encouraged.
- iv. Central Water and Sewer. Septic tanks and wells shall be allowed for single-family units on existing lots of record as of the adoption date of this plan. New commercial, except within the Rural Activity Center as specified in the standards for this land use, must tie into central water and sewer. Residential subdivisions may also be served by well and septic tanks meeting the following standards: no more than fifty lots, an overall gross density of no greater than two-and-one-half units per acre, and no lots smaller than three-quarters of an acre.
- v. Density calculation. Higher density may be obtained in the following manner.
- A. Base Density. One dwelling unit per 5 gross acres (density allocated to wetlands within conservation easements may be transferred to upland areas).
- B. Complimentary Use Bonus. One dwelling unit per two gross acres will be allowed when development is adjacent to one or more of the following land uses: Activity Center, Community Center, Master Planned Community, Traditional

Neighborhood Development, or any other land use that allows densities of greater than two units per gross acre. In this case, “adjacent” requires that the property in question share a property boundary that is at least one-third of the perimeter of the property in question with one or more of the above land uses. Lands across a road classified as collector or below shall be counted in this calculation, however land across the PCN or a Conservation area shall not be counted.

C. Primary Conservation Network and Open Space Setaside Bonus. Up to a maximum of one dwelling unit for each gross acre beyond the Base Density, with density accumulated in the following manner by the following types of land setasides. Ten units per acre of additional density is available for each acre of new upland PCN lands that are immediately adjacent to the existing PCN or that will function as a corridor providing for wildlife movement between PCN lands. If PCN lands are not located on a site, four units per acre of density is available for each acre of upland area dominated by ecologically sensitive communities like longleaf pine, turkey oak, or sand hill communities. In the absence of these two types of non-PCN density bonus lands, open space shall be forested areas or an extension of required perimeter buffers, with two units per acre of density is available for each upland acre preserved. Such lands must be contiguous areas that are at least two acres in size, and shall be located so as not to create disconnected or isolated fragments. Average width and depth of PCN bonus lands shall generally exceed 200 feet. All new density bonus conservation lands will be preserved as permanent open space.

D. Additional Bonus. Additional density not to exceed the lesser of 25 percent of maximum allowed units or 100 units will be allowed under the following requirements.

Item 1. Development rights allowing the additional units must be permanently transferred from lands within the master parcel.

Item 2. Park space shall exceed minimum requirements by 150%.

Item 3. Additional PCN lands shall be provided within the development in the amount of at least 10,000 SF per additional unit. Such lands must be uplands and may not include any lands within utility easements.

Item 4. At least one or a blend of the following traditional neighborhood development elements shall be utilized in the majority of the development: block lengths not to exceed 600 feet, alleys, elevated front porches, designated mixed-use Neighborhood Center.

Item 5. Civic space with a clubhouse is required.

2. Master Planned Community. The Master Planned Community (MPC) land use/zoning category is the principal suburban residential category for the Branan Field district. This community is characterized by a mix of residential, recreation, and neighborhood commercial uses within clearly defined neighborhoods. MPC neighborhoods should be defined, whenever possible, by natural buffers such as tree screens, wetlands, and/or lakes, rather than physical barriers such as walls or fences. Civic buildings for education, community meetings, religion and culture serve as landmarks by being centrally located. This balanced mix of land uses allows for increased efficiency and economy by providing home, work, and service places in close proximity to each other. Project density ranges between one unit per three gross acres to twelve units per gross acre, with an average density of three units per gross acre. To ensure that the density will not deviate substantially from the planned average, this average may not depart from the range of 2 to 5 units per gross acre at any time. The development pattern is arranged in the form of villages, with three zones within each village, starting with the business and civic core known as the Neighborhood Center, which is surrounded by the denser Village zone, and finally with the periphery of the village being the single-family Suburban zone.

The Neighborhood Center zone shall consist of a small-scale business area with a central civic park area that is at least 2,500 square feet in size. The Neighborhood Center shall be between two and ten acres in size, with no more than 8 acres in retail commercial use and shall be located around the intersection of a collector road and a collector road, or a collector road and a local road. A designated Activity or Community Center may substitute for the Neighborhood Center. Such a center is encouraged to be within a 1.5 mile walking distance of all dwellings. Neighborhood Centers must be located at least one mile from another Neighborhood, Activity or Community Center, unless the Neighborhood Center is utilized as a transition element for an existing Activity or Community Center. Neighborhood Centers are not required when surrounding development is less than 3 units per acre.

The Village zone shall be the residential area around the Neighborhood Center, and shall be designated for multi-family units, single-family attached dwellings, and smaller-lot single-family (Traditional Neighborhood) units. The Village zone is also appropriate for areas close to designated Community Centers and Activity Centers.

The Suburban zone is intended to be an “outer ring” around the Village zone, and shall be designated primarily for single-family detached dwellings. A Suburban Zone may be located adjacent to a Neighborhood Center.

a. Uses Permitted by Right. Uses of the lands and structures shall be permitted as follows:

i. Neighborhood Center

- A. Uses serving neighborhoods such as florists, shoe repair, dry cleaners, service establishments such as barber or beauty, artist or photographic studio, dance or music studio, tailor or dressmaker, jewelry, bakery (non-wholesale), gift shop, travel agent, video rental, delicatessens & sit down fast food (without drive-thru); retail alcohol/beer/wine sales for on-premise or off-premise consumption; tobacco

and related shops; private clubs; libraries and museums; retail outlets for the sale of food, toiletries, sundries, notions and drugs; leather goods and luggage; household appliances; sporting goods; hobby shops; pet shops, school, colleges/universities; supplies and veterinarian services (not kennels); television, audio/video and radio sales (including repair); home and/or office supplies/equipment, computers, software sales and/or rentals; furniture (new and antique); shoe sales and repair; Laundromat, laundry and drycleaning (pickup station only); telephone sales and repair; government/public offices; printing/copying/mailing outlets; books, magazines and stationery; lawn/garden/hardware; gymnasiums and physical fitness centers; bed and breakfast facilities; awards and trophies; eye wear and hearing aid sales and service; and similar uses. Places of worship (with an allowable additional 5,000 square feet allowed for classrooms, meeting space, and other ancillary uses), day care centers, nursing homes, and assisted living facilities are also allowed. Café/restaurants, banks (without drive-through), gourmet food stores and individual medical and professional office uses are allowed when limited in size to 3,000 square feet or less. Convenience stores with gas pumps are allowed under conditions described in Item 10 under L., Design Guidelines, in this section.

B. Individual second-floor apartments are allowed over commercial uses. Such units, as well as upper floor office space shall be exempt from road concurrency.

C. Parks.

ii. Village Zone

A. Single-family detached dwellings

B. Single-family attached dwellings, multiple-family dwellings, and customary accessory buildings incidental thereto.

- C. Assisted living facilities, not within a residential subdivision.
- D. Satellite dish receivers to serve the development in which located.
- E. On-premises consumption of alcoholic beverages within recreation- and clubhouse-type facilities developed as part of a unified plan of development and only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.
- F. Private boat pier or slip for the use of occupants of principal residential structures of the abutting lot; provided said pier or slip does not interfere with navigation.
- G. Parks.
- H. Places of worship.
- I. Public and/or Private Utility Sites

iii. Suburban Zone

- A. Single-family detached dwellings and customary accessory buildings incidental thereto.
- B. Satellite dish receivers to serve the development in which located.
- C. On-premises consumption of alcoholic beverages within recreation- and clubhouse-type facilities developed as part of a unified plan of development and only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.

- D. Private boat pier or slip for the use of occupants of principal residential structures of the abutting lot; provided said pier or slip does not interfere with navigation.
 - E. Parks.
 - F. Places of worship, allowed on minor and major collectors. Forty thousand square foot limitation and additional 10,000 square foot allowed for classrooms, meeting space, and other ancillary uses on minor collectors; no size limitations on major collectors.
 - G. Washing facilities for use by residents.
 - H. Storage of travel trailers, recreational vehicles and boats for residents of a subdivision, within that subdivision, provided such units are stored in a separate area that is landscaped, visually screened, and maintained. Storage of these units shall not be permitted on individual lots.
 - I. Public and/or Private Utility Sites.
- b. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code.
- i. Home occupations.
 - ii. Swimming pools.
 - iii. Private drainage ponds.
 - iv. Temporary structures or buildings (excluding mobile homes).

- v. Recreation vehicle parking for temporary use.

- c. Uses or Activities Permitted By Right as Accessory. The use of land or activities upon such land, which are secondary or incidental to the primary use as set forth herein, shall be as follows:
 - i. The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.

 - ii. Garage sales will be allowed up to a maximum of two (2) garage sales within any calendar year. The duration of each garage sale shall be a maximum of seventy-two (72) hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.

- d. Prohibited Uses or Activities.
 - i. Any use or activity not permitted in (a), (b), or (c) above.

- e. Density Requirements. The density range in the Master Planned Community is between one dwelling unit per three gross acres to 12 dwelling units per gross acre, with an average density of three units per gross acre. To ensure that the density will not deviate substantially from the planned average, this average may not depart from the range of two to five units per gross acre at any time. Higher density and senior housing will be located close to Neighborhood Centers, Community Centers, and Activity Centers, which will provide travel opportunities for the least mobile residents. Density will be reduced based on distance from the Neighborhood Centers, Community Centers and Activity Centers, placing housing with lower densities near conservation areas, and higher densities in close proximity to the centers.

f. Lot, Building, and Other Requirements. The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the following requirements:

i. Neighborhood Center

A. Minimum lot width at building line: 25 feet

B. Minimum front setback: None.

C. Maximum front setback: 15 feet.

D. Minimum side setback: None

E. Minimum rear setback: 8 feet

F. Maximum percent of lot coverage 80 percent (total for all primary and accessory buildings)

G. Maximum Lot Area: one acre (not including public schools).

H. Design Standards.

Item 1. To retain the pedestrian-scale of the neighborhood center, no building footprint shall exceed 10,000 square feet. Individual uses shall not exceed 5,000 square feet.

Item 2. Doorways, windows, and other openings in the façade of a building shall be present and shall be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.

- Item 3. To create a walkable environment, buildings shall be grouped close together. Within each block buildings shall occupy at least 65 percent of street frontage.
- Item 4. Commercial structures must include awnings, covered walkways, open colonnades, or similar weather protection.
- Item 5. A building shall avoid long, monotonous, uninterrupted walls or roof planes. The façade of a building shall be divided into distinct modules no longer than 60 feet.
- Item 6. Buildings may have their entrances from parking areas, but must also provide an entrance to the street. This street entrance shall be clearly articulated through the use of architectural detailing. Entrances shall include at least three of the following features: raised above-the doorway cornice parapets, peaked roof forms, arches, display windows, and/or integrated architectural details such as tile work, moldings, or planters.
- Item 7. Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include parapet walls or partial roofs.
- Item 8. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.

Item 9. Only wall and awning signs are allowed.

Item 10. Convenience stores. Store size shall not exceed 4,000 square feet. A streetwall consisting of a continuous hedge between three and four feet in height shall run along the length of all street property lines with openings for access driveways. There shall be no more than two gasoline pump islands, and each island shall have no more than four gas pumps (paired). Buildings and island structures must have pitched roofs. The building shall orient to the front street, and the entrance shall be located in a wall plane that runs in a 45-degree angle to the front building wall, providing convenient entry to both pedestrians and drivers. The building shall have a porch or covered area facing the front and side streets and also on the rear of the building if parking is provided there. A minimum five foot wide landscape strip shall be located adjacent to the side porch or covered area of the building, with shrubs of at least four feet in height spaced less than five feet apart, and ground cover.

- I. Small Parcel Availability. To ensure opportunities for small businesses as well as a walkable design, at least 25% of parcels within the neighborhood center shall be less than 12,500 square feet in size, and an additional 25% shall be less than 20,000 square feet.
- J. Alleys. Alleys or rear courtyard parking shall be required for all development, meeting the standards set forth in Section 7.
- K. Parking. Parking spaces are allowed either in garages, driveways, or carports on single lots, or in commonly-owned courtyards for multi-family, townhome, and commercial development. Parking must be located to the rear or side of buildings, except for on-street parking. On-street parking shall be in the form of

parallel or diagonal parking. If located on the side of the structure the parking must be screened using solid streetwalls not exceeding four feet in height or landscaping. Frontage along the street shall be limited to 100 feet.

L. Block Lengths. To promote walkability, block lengths within the Neighborhood Center may not exceed 500 feet.

M. Sidewalks. Sidewalks shall be a minimum of 15 feet in width, with a clear zone of seven and one-half feet. A street furniture zone of seven and one-half feet shall be located adjacent to the curb, and shall accommodate trash cans, utility poles, hydrants, benches, bus shelters, street trees, and the like. A supplemental sidewalk zone of up to fifteen additional feet may be located between the sidewalk and the building façade. The supplemental sidewalk may be used for outdoor cafes and sidewalk sales and when such activities occur, the outer edge of the supplemental sidewalk must be defined by movable planters or fences with a maximum height of 36 inches.

ii. Village Zone

A. Minimum Density: 6 units per gross acre

B. Maximum Density: 12 units per gross acre

C. Minimum Lot Size: 2,700 square feet for single-family detached units; 1,350 square feet for single-family attached units.

D. Minimum Lot Width: 15 feet for single-family attached units, 32 feet for single-family detached homes, 80 feet for multi-family structures.

- E. Minimum Front Setback: 15 feet, 10 feet for front porches for single-family detached; 5 feet for all others.

- F. Maximum Front Setback: 25 feet.

- G. Minimum Side Setback: 5 feet

- H. Minimum Rear Setback: 8 feet

- I. Maximum Percent of Lot Coverage: 80 percent (total for all primary and accessory buildings)

- J. Maximum Lot Area: 20,000 square feet (not including public and private schools, places of worship, and multiple-family development parcels).

- K. Lot Size Variety. To promote a diversity of housing types and to encourage affordable housing, there shall be at least two different lot widths within a single-family detached residential subdivision. The two lot widths shall vary by at least 25%. At least 30% of the lots must have a different lot width as described above. To ensure walkability and affordability, at least 75% of single-family lot sizes within a development must be less than 6,000 square feet.

- L. Design Standards.
 - Item 1. Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include parapet walls or partial roofs.

 - Item 2. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar material including synthetic materials similar in appearance

and durability to those materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.

Item 3. Front porches are required for all single-family detached, single-family attached and townhome development. Porches must have a minimum width of four feet and a floor level that is at least 18 inches higher than the top of the curb.

Item 4. Front stoops and porches may encroach into the minimum front yard setback.

Item 5. Each residence or building, in the case of multifamily developments, must have an entrance facing the street.

Item 6. Development and neighborhood signs are limited to monument signs that are less than six feet in height and thirty square feet in size. These signs may be exterior lit.

M. Parking. A minimum of 80% of all off-street parking places within a development shall be to the rear of buildings and accessed by alleys. Front-loaded single-family detached lots will be allowed along the perimeter boundary of the development. These lots may be served by curb cuts with maximum 12 foot wide driveways and garages set back at least 8 feet behind the front façade of the home. Commonly owned interior courtyards may be utilized for multi-family and townhome development. On-street parking shall be in the form of parallel or diagonal parking. If located on the side of the structure the parking must be screened using solid streetwalls not exceeding four feet in height or landscaping. For multi-family development, parking between buildings may not exceed two parking rows as arranged perpendicular to the street.

N. Block Lengths. To promote walkability, block lengths within the Village zone may not exceed 600 feet.

O. Civic Space. Developments with more than 200 units shall be required to have a central civic space within a neighborhood park including a clubhouse or open air pavilion. This structure shall be constructed prior to the issuance of a building permit for more than 50% of the lots and/or units of the development. The developer and later the homeowners association shall be responsible for construction and upkeep of the civic space. Structure size shall be set at five square feet per unit for an enclosed building and ten square feet per unit for an open air pavilion. Enclosed buildings and pavilions shall have a minimum size of 750 square feet. Enclosed buildings and pavilions shall not be required to exceed 2,000 square feet.

P. Accessory Apartments. To promote housing diversity and affordable housing, no more than one accessory structure and one garage apartment shall be allowed in conjunction with a single-family home. For the purposes of calculating density only, accessory units will not be recognized as a separate unit, and for concurrency purposes, shall be counted as one-half of a unit. Accessory apartments shall conform to the following standards.

Item 1. Ownership. The primary unit and the accessory unit must remain under single ownership.

Item 2. Form. Accessory apartments in conjunction with single-family homes must be in the form of a garage apartment (an apartment over a freestanding garage).

Item 3. Size. Accessory apartments may not exceed six hundred (600) square feet.

Item 4. Entrances: entrances to garage apartments and cottages may not face adjacent residential properties, but shall face the principal residence to which they are associated.

Q. Open Space. A minimum of five percent upland open space is required for each development. Open space may include parks, buffers, and other common areas.

iii. Suburban Zone

A. Minimum Density: 1 unit per three gross acres.

B. Maximum Density: 6 units per gross acre; 7 units per gross acre with rear alleys.

C. Minimum Lot Size: 5,500 square feet; 3,500 with rear alleys.

D. Minimum Lot Width at Building Line: 50 feet; 40 feet with rear alley easement.

E. Minimum Front Setback: 10 feet for front porches; 15 feet for front façade, 20 feet for both attached and detached front facing garages.

F. Minimum Side Setback: 5 feet.

G. Minimum Rear Setback: 10 feet; 8 feet with rear alleys.

H. Maximum Percent of Lot Coverage: 50 percent (total for all primary and accessory buildings).

- I. Garage Standards: Garages shall not block front entries. All front entries must be visible from the street (measured as a straight line from the front door to the street).
- J. Lot Size Variety. To promote a diversity of housing types and to encourage affordable housing in subdivisions, there shall be at least two different lot widths. The two lot widths shall vary by at least 15% (rounded to the nearest 10). At least 25% of the lots must have a different lot width as described above.
- K. Alleys. Alleys are encouraged, meeting standards set forth in Section 7.
- L. Parking. Where alleys are present, all off-street parking places shall be to the rear of buildings. In areas with alleys, parallel on-street parking is allowed, but no driveways or curb cuts are allowed along streets, except as in accordance with access control standards.
- M. Block Lengths. To promote walkability in neighborhoods, block lengths within the Suburban zone shall be limited in the following manner. The base maximum block length is 600 feet. This block length may be exceeded to a maximum block length that is ten times the average lot width of a development, not to exceed 1,000 feet. The maximum block length as set above may be exceeded by no more than one-half if one of the following conditions are met: if a park or civic space is at the end of a block, or if a mid-block pedestrian and bicycle connection is provided. In the event that topographical or parcel shape (at the time of adoption) prevent conformity with this standard, pedestrian connections and emergency accessways in keeping with the intent of this provision shall substitute for strict adherence.
- N. Civic Space. Developments with more than 200 units shall be required to have a central civic space within a neighborhood park including a clubhouse or open air

pavilion. This structure shall be constructed prior to the issuance of a building permit for more than 50% of the lots and/or units of the development. The developer and later the homeowners association shall be responsible for construction and upkeep of the civic space. Structure size shall be set at five square feet per unit for an enclosed building and ten square feet per unit for an open air pavilion. Enclosed buildings and pavilions shall have a minimum size of 750 square feet. Enclosed buildings and pavilions shall not be required to exceed 2,000 square feet.

O. Signs. Development and neighborhood signs are limited to monument signs that are less than six feet in height and thirty square feet in size. These signs may be exterior lit.

P. Open Space. A minimum of ten percent upland open space is required for each development. Open space may include parks, buffers, and other common areas.

3. ***Traditional Neighborhood.*** The Traditional Neighborhood (TN) is a land use category characterized by houses on narrow lots with front porches that are close to the street, encouraging pedestrian and bicycle use as well as the automobile. This category includes single-family housing, with detached and attached units, multifamily housing, and cluster and zero lot line dwellings. Neighborhood commercial and civic facilities within the Traditional Neighborhood are allowed in Neighborhood Centers.

The Traditional Neighborhood will include two zones: the Neighborhood Center zone and the TND Village zone. The Neighborhood Center zone shall consist of a small-scale business area with a central civic space that is at least 10,000 square feet in size. The Neighborhood Center shall be between two to five acres in size, with no more than 4 acres in retail commercial use, and shall be located at the intersection of a collector road and a collector or local road. A designated Activity or Community Center may substitute for the Neighborhood Center. Such a center must be within a $\frac{3}{4}$ mile walking distance of all

dwellings. Neighborhood Centers must be located at least one mile from another Neighborhood, Activity or Community Center, unless the Neighborhood Center is utilized as a transition element for an existing Activity or Community Center.

The TND Village zone shall be the residential area around the Neighborhood Center, and shall be designated for multi-family units, single-family attached dwellings, and smaller-lot single-family (Traditional Neighborhood) units.

a. Uses Permitted by Right. Uses of the lands and structures shall be permitted as follows:

i. Neighborhood Center

A. Uses serving neighborhoods such as florists, shoe repair, dry cleaners, service establishments such as barber or beauty, artist or photographic studio, dance or music studio, tailor or dressmaker, jewelry, bakery (non-wholesale), gift shop, travel agent, video rental, delicatessens & sit down fast food (without drive-thru); retail alcohol/beer/wine sales for on-premise or off-premise consumption; tobacco and related shops; private clubs; libraries and museums; retail outlets for the sale of food, toiletries, sundries, notions and drugs; leather goods and luggage; household appliances; sporting goods; hobby shops; pet shops, school, colleges/universities; supplies and veterinarian services (not kennels); television, audio/video and radio sales (including repair); home and/or office supplies/equipment, computers, software sales and/or rentals; furniture (new and antique); shoe sales and repair; Laundromat, laundry and drycleaning (pickup station only); telephone sales and repair; government/public offices; printing/copying/ mailing outlets; books, magazines and stationery; lawn/garden/hardware; gymnasiums and physical fitness centers; bed and breakfast facilities; awards and trophies; eye wear and hearing aid sales and service; and similar uses. Places of worship, day care centers, nursing homes, and assisted living facilities are also allowed. Café/restaurant, bank (without drive-

through), gourmet food store and individual medical and professional office uses are allowed when limited in size to 3,000 square feet.

B. Individual second-floor apartments are allowed over commercial uses with a maximum of one dwelling unit per 1,000 square feet of nonresidential space. Such units, as well as upper floor office space shall be exempt from road concurrency.

C. Parks.

ii. TND Village Zone

A. Single-family detached dwellings and customary accessory buildings incidental thereto.

B. Single-family attached dwellings, multifamily dwellings and customary accessory buildings incidental thereto.

C. Assisted living facilities, not within a residential subdivision.

D. Satellite dish receivers to serve the development in which located.

E. On-premises consumption of alcoholic beverages within recreation- and clubhouse-type facilities developed as part of a unified plan of development and only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.

F. Private boat pier or slip for the use of occupants of principal residential structures of the abutting lot; provided said pier or slip does not interfere with navigation.

G. Parks.

H. Places of worship.

I. Public and/or Private Utility Sites.

b. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code.

i. Home occupations.

ii. Swimming pools (TND Village Zone only).

iii. Private drainage ponds.

iv. Temporary structures or buildings (excluding mobile homes).

v. Recreation vehicle parking for temporary use.

c. Uses or Activities Permitted By Right as Accessory. The use of land or activities upon such land, which are secondary or incidental to the primary use as set forth herein, shall be as follows:

i. The keeping of domesticated cats and dogs with a limit of six total per household over six months in age.

ii. Garage sales will be allowed up to a maximum of two (2) garage sales within any calendar year. The duration of each garage sale shall be a maximum of seventy-two (72) hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.

d. Prohibited Uses or Activities.

i. Any use or activity not permitted in (a), (b), or (c) above.

e. Density Requirements. The density range in the Traditional Neighborhood is between four to ten dwelling units per gross acre, with an average density of five units per gross acre. To ensure that the density will not deviate substantially from the planned average, this average may not depart from the range of five to eight units per gross acre at any time. Higher density and senior housing will be located close to Neighborhood Centers, Community Centers, and Activity Centers, which will provide travel opportunities for the least mobile residents.

f. Lot, Building, and Other Requirements. The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the following requirements:

i. Neighborhood Center

A. Minimum Lot Width at Building Line: 25 feet

B. Minimum Front Setback: None.

C. Maximum Front Setback: 15 feet.

D. Minimum Side Setback: None

E. Minimum Rear Setback: 8 feet

F. Maximum Percent of Lot Coverage: 80 percent (total for all primary and accessory buildings)

G. Maximum Lot Area: one acre (not including public schools).

H. Design Standards.

- Item 1. To retain the pedestrian-scale of the neighborhood center, no building footprint shall exceed 10,000 square feet. Individual uses shall not exceed 5,000 square feet.
- Item 2. Doorways, windows, and other openings in the façade of a building shall be present and shall be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.
- Item 3. To create a walkable environment, buildings shall be grouped close together. Within each block buildings shall occupy at least 65 percent of street frontage.
- Item 4. Commercial structures must include awnings, covered walkways, open colonnades, or similar weather protection.
- Item 5. A building shall avoid long, monotonous, uninterrupted walls or roof planes. The façade of a building shall be divided into distinct modules no longer than 60 feet.
- Item 6. Buildings may have their entrances from parking areas, but must also provide an entrance to the street. The street entrance shall be clearly articulated through the use of architectural detailing. Entrances shall include at least two of the following features: raised above-the-doorway cornice parapets, peaked roof forms,

arches, display windows, and/or integrated architectural details such as tile work, moldings, planters, or wind walls.

Item 7. Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include parapet walls or partial roofs.

Item 8. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.

Item 9. Only wall and awning signs are allowed

I. Small Parcel Availability. To ensure opportunities for small businesses as well as a walkable design, at least 25% of parcels within the neighborhood center shall be less than 12,500 square feet in size, and an additional 25% shall be less than 20,000 square feet.

J. Alleys. Alleys or rear courtyard parking shall be required for all development, meeting the standards set forth in Section 7.

K. Parking. Parking spaces are allowed either in garages, driveways, or carports on single lots, or in commonly-owned courtyards for multi-family, townhome, and commercial development. Parking must be located to the rear or side of buildings, except for on-street parking. On street parking must be in the form of parallel or diagonal parking. If located on the side of the structure the parking must be screened using solid streetwalls not exceeding four feet in height or landscaping. Frontage along the street shall be limited to 100 feet.

- L. Block Lengths. To promote walkability, block lengths within the Neighborhood Center may not exceed 500 feet.

 - M. Sidewalks. Sidewalks shall be a minimum of 15 feet in width, with a clear zone of seven and one-half feet. A street furniture zone of seven and one-half feet shall be located adjacent to the curb, and shall accommodate trash cans, utility poles, hydrants, benches, bus shelters, street trees, and the like. A supplemental sidewalk zone of up to fifteen additional feet may be located between the sidewalk and the building façade. The supplemental sidewalk may be used for outdoor cafes and sidewalk sales and when such activities occur, the outer edge of the supplemental sidewalk must be defined by movable planters or fences with a maximum height of 36 inches.
- ii. TND Village Zone
- A. Minimum Density: 4 units per gross acre

 - B. Maximum Density: 12 units per gross acre

 - C. Minimum Lot Size: 2,700 square feet for single-family detached units; 1,350 square feet for single-family attached units.

 - D. Minimum Lot Width: 15 feet for single-family attached units, 32 feet for single-family detached homes, 80 feet for multi-family structures.

 - E. Minimum Front Setback: 15 feet, 10 feet for single-family detached; 5 feet for others.

 - F. Maximum Front Setback: 25 feet.

G. Minimum Side Setback: 5 feet

H. Minimum Rear Setback: 8 feet

I. Maximum Percent of Lot Coverage: 80 percent (total for all primary and accessory buildings)

J. Maximum Lot Area: 20,000 square feet (not including public and private schools, places of worship, and multiple-family development parcels).

K. Lot Size Standards. To ensure walkability and affordability, at least 75% of single-family lot sizes within a development must be less than 6,000 square feet.

L. Design Standards.

Item 1. Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include parapet walls or partial roofs.

Item 2. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.

Item 3. Front porches are required for all single-family detached, single-family attached and townhome development. Porches must have a minimum width of four feet and a floor level that is at least 18 inches higher than the top of the curb.

- Item 4. Front stoops and porches may encroach into the minimum front yard setback.
- Item 5. Each residence or building, in the case of multifamily developments, must have an entrance facing the street.
- Item 6. Development and neighborhood signs are limited to monument signs that are less than six feet in height and thirty square feet in size. These signs may be exterior lit.
- M. Alleys. A minimum of 80% of single-family detached lots within a development must be served by alleys. Interior courtyards are required for all multifamily and townhome developments. Alleys and interior courtyards must meet the standards set forth in Section 7.
- N. Parking. A minimum of 80% of all off-street parking places within a development shall be to the rear of buildings and accessed by alleys. Front loaded single-family detached lots will be allowed along the perimeter boundary of the development. These lots may be served by curb cuts with maximum 12 foot wide driveways and garages set back at least 8 feet behind the front façade of the home. Parallel on-street parking is allowed, but no driveways or curb cuts are allowed along streets, except as provided above. For multi-family development, parking between buildings may not exceed two parking rows as arranged perpendicular to the street.
- O. Block Lengths. To promote walkability, block lengths within the TND Village zone may not exceed 600 feet.

P. Civic Space. Developments with more than 200 units shall be required to have a central civic space within a neighborhood park including a clubhouse or open air pavilion. This structure shall be constructed prior to the issuance of a building permit for more than 50% of the lots and/or units of the development. The developer and later the homeowners association shall be responsible for construction and upkeep of the civic space. The pavilion size shall be set at five square feet per unit for an enclosed building and ten square feet per unit for an open air pavilion. Enclosed buildings and pavilions shall have a minimum size of 750 square feet. Enclosed buildings shall not be required to exceed 2,000 square feet and pavilions shall not be required to exceed 1,500 square feet.

Q. Accessory Apartments. To promote housing diversity and affordable housing, no more than one accessory structure and one garage apartment shall be allowed in conjunction with a single-family home. For the purposes of calculating density only, accessory units will not be recognized as a separate unit, and for concurrency purposes, shall be counted as one-half of a unit. Accessory apartments shall conform to the following standards.

1. Ownership. The primary unit and the accessory unit must remain under single ownership.
2. Form. Accessory apartments in conjunction with single-family homes must be in the form of a garage apartment (an apartment over a freestanding garage).
3. Size. Accessory apartments may not exceed six hundred (600) square feet.
4. Entrances. Entrances to garage apartments and cottages may not face adjacent residential properties, but shall face the principal residence to which they are associated.

- R. Lot Size Variety. To promote a diversity of housing types and to encourage affordable housing, there shall be at least two different lot widths within a single-family detached residential block (two sides of a street between two intersecting streets). The two lot widths shall vary by at least 15%. Within each block, at least 30% of the lots must have a different lot width as described above.
- S. Open Space. A minimum of five percent upland open space is required for each development. Open space may include parks, buffers, and other common areas.

III. NON-RESIDENTIAL LAND USES

1. ***Primary Conservation Network.*** The PCN depicted on the Master Plan Map will interconnect natural resources throughout the Master Plan area protecting drainage systems and headwaters of the regional tributaries. This network will serve to separate and buffer adjacent land uses while providing for wildlife habitat and opportunities for passive recreation.
 - a. **Allowable Activities and Impacts.** Pedestrian walkways, bicycle paths, boardwalks, docks built for water access, fences necessary to protect habitat areas, and similar uses as articulated in the conservation easement. Impacts to the network may include filling for roadway and utility construction for crossings shown on the adopted plan. Impacts to the network may also include road crossings not shown on the adopted plan where no other practical alternatives exist, excavation of stormwater management systems when accompanied by the dedication of additional land that is generally equivalent in quality and quantity for conservation, and construction of the passive recreational facilities identified above. All roadway and utility encroachments not shown on the adopted plan shall be avoided and/or minimized when practical. PCN impacts to accommodate vertical development are allowed only in cases where there is no net loss of wetlands and where additional uplands are added. The quantity of upland additions to the PCN shall exceed 50% of impacted wetlands. Changes to the PCN boundary must be approved by the Board of County Commissioners.
 - b. **Boundary Determination.** The boundary of the PCN (depicted on the Primary Conservation Network Map) shall be a minimum of 200 feet in width or 25 feet from the jurisdictional wetland line, whichever is greater. Wetland systems not identified on the Master Plan Map as PCN lands are eligible for inclusion within the PCN boundary only if these lands contain a viable creek system providing a functioning, reasonable connection to Black Creek. In the event that the width of the wetland identified as part of the PCN is less than 150 feet, then each owner of the property on each side of the wetland shall

provide 50% of the additional width required so that the PCN attains the minimum required 200 foot width. Changes to the PCN boundary must be approved by the Board of County Commissioners.

- c. Ownership and Control. Except for that portion of the PCN that lies within the Regional Park, all natural vegetation and wetlands within the PCN shall be protected by a conservation easement that is dedicated to the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, an established private non-profit land trust, or the County. These lands shall be deeded to one of these agencies, the homeowners' association, or retained by the landowner or developer, but shall not be deeded to individual homeowners. Specific restrictions will be placed on these lands prohibiting development or disturbance except for environmental management or the creation of hiking trails and other passive recreational uses described above.

- d. PCN Management Plan. Specific guidelines regarding development and/or disturbance within the PCN will be provided in a PCN Management Plan to be adopted prior to the end of the first phase (2007).

2. Rural Activity Center

- a. Uses Permitted by Right. Uses serving neighborhoods such as florists, shoe repair, dry cleaners, service establishments such as barber or beauty, artist or photographic studio, dance or music studio, tailor or dressmaker, jewelry, bakery (non-wholesale), gift shop, travel agent, video rental, delicatessens and sit down fast food; retail alcohol/beer/wine sales for on-premise or off-premise consumption; tobacco and related shops; private clubs; libraries and museums; retail outlets for the sale of food, toiletries, sundries, notions and drugs; leather goods and luggage; household appliances; sporting goods; hobby shops; pet shops, school, colleges/universities; supplies and veterinarian services; television, audio/video and radio sales (including repair); home and/or office

supplies/equipment, computers, software sales and/or rentals; furniture (new and antique); shoe sales and repair; laundromat, laundry and drycleaning (pickup station only); telephone sales and repair; government/public offices; printing/copying/ mailing outlets; books, magazines and stationery; lawn/garden/hardware; gymnasiums and physical fitness centers; bed and breakfast facilities; awards and trophies; eye wear and hearing aid sales and service; places of worship; day care centers; café/restaurants; banks; food stores; medical and professional offices; convenience stores with gas pumps and similar uses.

b. Conditional Uses.

i. Temporary structures or buildings (excluding mobile homes).

c. Density Requirements. The maximum intensity of development for land in the Rural Activity Center classification shall correspond to a floor area ratio (FAR) of 30 percent.

d. Sidewalks. Sidewalks in front of buildings shall be a minimum of ten feet in width, with an optional zone of up to fifteen additional feet for outdoor cafes and sidewalk sales. When such activities occur, the outer edge of the additional sidewalk area must be defined by movable planters or by fences with a maximum height of 36 inches.

e. Design Standards.

i. Scale. Building size shall not exceed 35,000 square feet.

ii. Building Arrangement. Buildings may front on a collector roadway or an internal street. If fronting on internal streets, the rear of buildings must be visually screened through landscape buffers from adjacent collector roadways. Such buffers must be at least 50 feet wide, and the screening shall be of at least 85%, which must be achieved within three years of planting. Buildings shall be clustered together to allow for

better pedestrian access and human scale. Freestanding buildings on separate and adjacent lots shall be placed as close together as possible and shall provide a shared access driveway on the non-clustered side. For shopping centers (multiple buildings on one parcel), buildings shall occupy at least 75 percent of linear frontage within a block. Block length shall not exceed 500 feet. Block limits shall be defined as through side streets and pedestrian walkways or civic spaces.

- iii. Parking. Surface parking shall be visually screened from public and/or private streets by means of building placement and/or landscaping. Parking shall be located primarily to the rear of buildings, but will also be allowed on one side of a building. In the case of shopping centers, side parking areas may not exceed 75% of a block. Parking will be allowed in front of buildings in the form of a single row of parallel or diagonal on-street parking along internal shopping streets. Additional parking areas may be provided in front of buildings meeting the Pedestrian Corridor, Landscaping, and Buffers standards associated with the Park Center shopping center alternative found in the Community and Activity Center Standards section. Side parking areas shall have a streetwall (wall or hedge at least 42” in height) adjacent to the internal street that will screen the parking area and continue the line of front building facades.
- iv. Covered Entry Areas. Structures must include awnings, covered walkways, open colonnades, or similar weather protection along building sides with customer entrances.
- v. Architectural and Additional Standards. Reduction of building mass may be achieved by using the following techniques:
 - A. Variation in the rooflines and form.
 - B. Use of ground level arcades and covered areas.
 - C. Use of protected and recessed entries.

- D. Use of vertical elements (including architectural features such as pilasters, columns, canopies/porticos, arcades, colonnades, and/or parapets) on or in front of expansive blank walls, to interrupt facades into modules of less than 60 feet.
 - E. Use of pronounced wall plane offsets and projections.
 - F. Use of focal points and vertical accents.
 - G. Inclusion of windows on elevations facing streets and pedestrian areas.
 - H. Retaining a clear distinction between roof, body and base of a building.
 - I. Office and Industrial buildings that are substantially screened by landscaping shall not have to meet Items v.D, v.E, v.F, v.H.
- vi. Building Entrances. Buildings may have their entrances from parking areas, but must also provide an entrance to the internal street. Entrances oriented toward a minor collector roadway are required when buildings front on such a road, unless buildings are visually screened from such roadway, as described in Item 2. Building entrances shall be clearly articulated through the use of architectural detailing. Entrances shall include at least two of the following features: raised above-the doorway cornice parapets, peaked roof forms, arches, display windows, and/or integrated architectural details such as tile work, moldings, and planters.
- vii. Pedestrian Walkways. All uses shall be connected by pedestrian walkways.
- viii. Rooflines. Rooflines of structures including gas pump islands must be pitched or gabled at a minimum 4:12 slope. Flat roofs must include parapet walls, partial roofs, awnings or mid-façade sloping roofs.
- ix. Exterior Walls. Exterior walls shall be constructed of stucco, natural brick or stone, finished concrete, wood or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.

- x. Architectural Style. Structures shall utilize elements associated with vernacular style architecture of the southeastern United States including roof overhangs and front porches.

3. **Community Center**. The Community Center (CC) land use category is characterized by a variety of community-scaled residential, restaurant, office and commercial facilities (including grocery store, but excluding “big box” uses) intended to generally serve a population of 25,000. Community Centers are 30 to 50 acres in size and located at the intersections of major collector and/or arterial roads. Community Centers are intended to be a minimum of 800 feet in depth and grouped so as not to encourage strip development patterns. A maximum of twenty percent of each Community Center may be developed to support multi-family residential use at a density of eight to 16 units per acre.

It is the County’s intent to encourage a mix of uses within the Community Center to serve the surrounding residential community. The mixture of uses indicated in the following table are to be applied to the entire Community Center, not individual parcels.

The quantification of uses within the Community Center land use designation shall be consistent with the following:

Land Use	Minimum Required	Maximum Permitted
Office	10%	35%
Commercial/Retail	20%	60%
Residential	10%	25%
Public Parks and Open Space	2%	No Max

The intent of the Branan Field Master Plan is to develop a pedestrian-friendly and walkable community. The strip shopping centers of other corridors in the County are geared to the automobile. These regulations promote a different approach to our commercial centers, reflecting the historical “Main Street” of the Southeastern United States. Walkable shopping

areas will create destinations where people can walk to shopping areas from their homes, or park their cars and leave them behind while visiting different shops or workplaces. Branan Field commercial areas will be destinations, with attractive, tree-lined streets with shops and offices, with wide sidewalks and street life, while also having convenient parking and vehicular access.

a. Uses Permitted by Right.

- i. All uses allowed in Neighborhood Centers, with a single use not occupying more than 100,000 square feet.
- ii. Banks and financial institution with drive-in facilities; drive in restaurants; the sale of gasoline without garage or car repair.
- iii. Retail sales of beer and wine at establishments commonly known as convenience stores only pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation, for off-premises consumption only.
- iv. Places of worship, day care centers and private schools, not to exceed 100,000 square feet in size.
- v. Multifamily residential uses at eight to sixteen units per acre. Residential development within the Community Center category must conform to the Activity Center Residential Design Requirements.
- vi. Professional and medical offices.
- vii. Plant nurseries.

- viii. Funeral homes, cemeteries, mausoleums and crematoriums.
- ix. Public and/or Private Utility Sites.
- b. Conditional Uses. The following uses are permitted in the Community Center District subject to conditions provided in Section 20.3.5 of the Zoning Code.
 - i. Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code, provided that said towers are 200 feet from adjacent residentially zoned property.
 - iii. Microwave towers.
 - iv. Sales from vehicles.
 - v. Seasonal outdoor sales.
 - vi. Temporary structures or buildings (excluding mobile homes).
 - vii. Hospitals or hospital satellite facilities; and single-practice clinics, provided that said uses are located on a roadway classified as a minor arterial or above.
- c. Uses Not Permitted.
 - i. Any use not allowed in a. or b. above.
- d. Density requirements. The maximum floor area ratio (FAR) for each nonresidential development within the Community Center classification shall not exceed 80%, with an average not to exceed 40 percent.

4. Activity Center. Activity Centers are planned to accommodate a range of activities from employment-based office and light industrial activities to commercial services, recreational facilities, and housing. Design shall emphasize walkability and strategic landscaping to create a human-scale, attractive built environment. These areas shall be high-intensity, design-unified areas containing a concentration of different urban functions and housing. The concentration of uses will provide the opportunity for the efficient provision of public facilities and will minimize the need to provide buffers for incompatible uses.

Activity Centers may be designated to serve many different property owners, but will function in a manner to share facilities and services to reduce inefficiency and redundancy. These districts shall provide a high development quality that emphasizes pleasant, convenient, and satisfying work conditions, along with amenities such as recreational areas, restaurants, retail services, and convenient locations relative to residential areas.

Activity Centers are generally designed to serve a regional population of at least 75,000. A maximum of fifteen percent of each Activity Center may be developed to support multi-family residential uses at a density of 8 to 20 units per acre.

The quantification of uses within the Activity Center land use designation shall be consistent with the following:

Land Use	Minimum Required	Maximum Permitted
Office and/or Light Industrial	10%	80%
Commercial/Retail	2%	65%
Residential	10%	15%
Public & Civic	5%	20%
Public Parks & Open Space	5%	10%

Residential development within the Activity Center category must conform to the TND Village Zone standards.

a. Uses Permitted by Right.

- i. All uses permitted within the Community Center land use as well as “big box” uses.
- ii. Light industries, with related offices and showrooms, which manufacture, assemble, process, package, store, and distribute small unit products such as optical devices, precision instruments, electronic equipment, toys, fishing tackle, research facilities and laboratories, and the like.
- iii. Automobile sales, service, and rentals; tire sales and service (both new and used); repair garages; motorcycle sales and service; wholesale bakeries; commercial heating and air conditioning; plumbing and electrical shops; wholesale sales rooms and storage rooms; retail meat markets; hardware stores (outside display); commercial plant nurseries; building supply materials; boat and motor sales and service; funeral homes; animal hospitals; miniature golf courses; lawnmower and outboard rentals, sales and service; driving ranges; feed and hay processing and sales.
- iv. Warehouse, warehouse-showroom, or distribution uses.
- v. Outdoor storage activities associated with construction, electrical, and similar contractors.
- vi. Corporate, professional, and business offices.
- vii. Hospitals or hospital satellite facilities; and single-practice clinics.

- viii. Accessory uses, such as dining and recreational facilities, as well as professional services such as copying centers, shipping offices, and computer services.
- ix. Places of worship, day care centers and private schools.
- x. Plant nurseries.
- xi. Funeral homes, cemeteries, mausoleums and crematoriums.
- xii. All of the above uses are subject to the following provisions:

A. such uses shall be conducted entirely within an enclosed building and include no outside storage or activities, unless such storage or activities are visually screened from adjacent rights-of-way and properties and are located at least fifty feet from a property line of a less intensive use. In addition, outdoor activities associated with schools and day care are permissible. In the case of car, boat, or similar sales uses, storage or activity areas shall be visually screened from adjacent rights of-way and properties using the following screening standards

1. The landscaped area shall be at least 25 feet wide.
2. Sufficient canopy trees shall be planted or preserved to receive at least twelve tree points per one hundred lineal feet or fraction thereof and arranged so that the trees are distributed along the distance.
3. The landscaping shall include a masonry wall, solid fence, berm or hedge that is maintained between thirty and forty-eight inches in height above grade. Hedges shall be a minimum of twenty-four inches in height above grade at the time of planting, spaced not more than thirty-six inches apart and maintained so as to form a continuous visual screen thirty inches in

height above grade, under normal growing conditions, within one year after planting.

4. In order to break the visual monotony of a masonry or wood wall when such walls are used, at least two shrubs or vines shall be planted abutting the wall within each ten feet but not necessarily evenly spaced ten feet apart. Such shrubs or vines shall be planted along the street side of the screen, shall be a minimum of twenty-four inches in height above grade at the time of planting, and maintained so as to form a visual screen thirty inches in height above grade, under normal growing conditions, within one year after planting.
5. The remainder of the required landscaped areas shall be landscaped with turf grass, ground cover or other landscape materials.

- B. such uses shall provide off-street loading facilities which are located at the rear or side of the building and visually screened from any abutting public or approved private street or residentially zoned property.
- xiii. Hotels and motels.
 - xiv. Public and/or Private Utility Sites.
 - xv. Commercial Kennels. Commercial Kennels are allowed subject to the following:
 - A. An open space for free running of pets may be in a courtyard surrounded by a building on all sides. Such open space may be open air or may also be located outside of the building footprint requiring fencing and landscape buffering subject to County approval. When a property is not enclosed or bordered by natural

wetlands, road or other commercial uses, an 8 foot wall should also be provided between the runs and the property boundary.

B. Pet runs of any other nature may not exceed 50 square feet per pet and be attached to the main structure with a minimum 15' set back from the property line.

C. Domestic pets only are allowed.

D. No breeding shall be allowed.

E. All animals shall be inside enclosed structures between the hours 10 PM and 6 AM.

b. Conditional Uses.

i. Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code, provided that said towers are 200 feet from adjacent residentially zoned property.

ii. Sales from vehicles.

iii. Seasonal outdoor sales.

iv. Temporary structures or buildings (excluding mobile homes).

v. Multi-story mini-warehouses.

vi. Recreational Vehicle and Boat Storage.

vii. Solar Farms.

c. Density and Residential Design Standards.

- i. Minimum Density: 8 units per gross acre
- ii. Maximum Density: 20 units per gross acre in BF Activity Center; 16 units per gross acre in BF Community Center
- iii. Minimum Lot Size: 2,700 square feet for single-family detached units; 1,350 square feet for single-family attached units
- iv. Minimum Lot Width: 15 feet for single-family attached units; 32 feet for single-family detached homes, 80 feet for multi-family structures. Single-family attached structures shall not exceed 8 attached dwelling units. Structures shall not exceed 200 feet in width.
- v. Minimum Front Setback from Right of Way: 15 feet front facade, 10 feet for front porches and stoops; 20 feet for front facing garages
- vi. Maximum Front Setback: 25 feet
- vii. Minimum Side Setback: 5 feet; 10 feet for corner lots
- viii. Minimum Rear Setback: 8 feet
- ix. Maximum Percent of Lot Coverage: 80 percent (total for all primary and accessory buildings)

- x. Lot Size Standards. To ensure walkability and affordability, at least 75% of single-family lot sizes within a development must be less than 6,000 square feet.

- xi. Design Standards
 - A. Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include parapet walls or partial roofs.

 - B. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar materials including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.

 - C. Front porches are required on all single-family detached, single-family attached and townhome development. Porches must have a minimum width of four feet.

 - D. Each residence or building, in the case of multi-family developments, must have an entrance facing the street. Single-Family attached units, when constructed as 4 or more attached units, may have 2 units with side entries per building.

 - E. Development and neighborhood signs are limited to monument signs that are less than six feet in height and thirty feet in size.

 - F. Alleys are encouraged, but not required. Interior courtyards are required for all multifamily developments. Alleys and interior courtyards must meet the standards set forth in Subsection I., General Standards, paragraph 7.g. herein.

- G. A minimum of 80% of all off-street parking places in a multi-family development shall be to the rear of buildings and accessible by alleys. Alleys are encouraged, however front facing garages for single-family detached and single family attached lots will be allowed. These lots may be served by curb cuts with maximum 12 foot wide driveways. Parallel on-street parking is allowed, but no driveways or curb cuts are allowed along streets, except as provided above. For multi-family development, parking between buildings may not exceed two parking rows as arranged perpendicular to the street. Single-family attached residential development must provide a minimum of 5 spaces and a maximum of .5 spaces per residential unit in a parking courtyard in addition to the driveway and garage spaces per unit. These parking spaces may also be attributable to amenity parking within the development, but shall be available for residential and guest parking.
- H. To promote walkability, block lengths may not exceed 600 feet, unless a pedestrian path or neighborhood park is divides the length of the block, not to exceed 1,000 feet.
- I. Developments with more than 200 units shall be required to have a central civic space within a neighborhood park including a clubhouse or open air pavilion. This structure shall be constructed prior to the issuance of a building permit for more than 50% of the lots and/or unit of the development. The developer and later the homeowners association shall be responsible for the construction and upkeep of the civic space. The pavilion size shall be set at five square feet per unit for an enclosed building and ten square feet per unit for an open air pavilion. Enclosed buildings and pavilions shall have a minimum size of 750 square feet. Enclosed buildings shall not be required to exceed 2,000 square feet and pavilions shall not be required to exceed 1,500 square feet.

J. To promote housing diversity, no more than one accessory structure and one garage apartment shall be allowed in conjunction with a single-family detached home. For the purposes of calculating density only, accessory units will not be recognized as a separate unit, and for concurrency purposes, shall be counted as one-half of a unit. Accessory apartments shall conform to the following standards:

1. Ownership. The primary unit and the accessory unit must remain under single ownership.
2. Form. Accessory apartments in conjunction with single-family homes must be in the form of a garage apartment (an apartment over a freestanding garage).
3. Size. Accessory apartments may not exceed six hundred (600) square feet.
4. Entrances. Entrances to garage apartments and cottages may not face adjacent residential properties, but shall face the principal residence to which they are associated.

K. To promote a diversity of housing types in subdivisions, there shall be at least two different lot widths. The two lot widths shall vary by at least 15%. At least 30% of the lots must have a different lot width as described above.

L. Open Space. A minimum of five percent upland open space is required for each development. Open Space may include parks, buffers, and other common areas.

M. Recreation. See Subsection I. General Standards, paragraph 4. herein.

- d. Intensity Requirements. The maximum floor area ratio (FAR) for each nonresidential development within the Activity Center classification shall not exceed 80%, with an average not to exceed 60 percent.

5. ***Community and Activity Center Standards.*** The following standards shall apply within the Community and Activity Center land uses:

- a. General. Buildings and parking areas shall be arranged in a way that emphasizes the importance of the pedestrian, while allowing for conveniences associated with the automobile. Free standing stores and shopping centers will be arranged along pedestrian-oriented “shopping streets,” instead of in the middle of parking lots. As an alternative, conventional shopping centers will have pedestrian corridors within parking lots along with a significant amount of landscaped area. These designs will encourage walking and also create a much more attractive appearance than a conventional strip shopping center. While individual stores over 100,000 square feet (“big boxes”) need not be arranged along internal streets in this manner, they shall have wide sidewalks in front of them, shall have pedestrian corridors that link parking areas to the store, shall have direct pedestrian links to adjacent shopping areas, and will also have a significant landscaped area component.
- b. “Shopping Street” Standards (Freestanding commercial buildings under 100,000 square feet in size and shopping centers with multiple tenants).
 - i. Street Layout. Development shall be arranged along internal shopping streets within a development. Block length for such streets shall be a maximum of five hundred feet, with block limits defined as through side streets and pedestrian walkways or civic spaces (not applicable to freestanding buildings). For shopping streets on parcels less than 500 feet, driveways or pedestrian walkways linking rear parking areas to internal streets or sidewalks shall be provided between the ends of buildings and the side property lines. Shopping streets shall connect adjacent parcels in the

case of freestanding buildings, and such connections must be shown on submitted site plans. Shopping streets shall include two travel lanes and on-street parking lane(s) on at least one side of the street. Streets may also include a landscape median. The only exception to the requirement of an internal street is if existing (at the time of original Master Plan adoption) property dimensions do not allow room for such an internal street. In this case, development may be accessed by adjacent streets, with shared and limited access points required whenever possible. When freestanding buildings on separate lots linked by internal streets do not have access to such internal streets from adjacent properties, temporary access may be allowed from adjacent non-internal streets.

- ii. Building Arrangement. Buildings shall be placed close to the shopping street, with entrances oriented to that street. Buildings shall be clustered on both sides of a shopping street, or clustered buildings on one side of a street shall face a linear park/civic space on the other side of the street. Clustering shall be achieved in the following manner. Freestanding buildings on separate and adjacent lots shall be placed as close together as possible and shall provide a shared access driveway on the non-clustered side. For shopping centers, buildings shall occupy at least 75 percent of linear frontage within a block.

- iii. Parking. Parking shall be located primarily to the rear of buildings, but will also be allowed on one side of a building (in the case of shopping centers, in conformance with the 75% frontage limitation set in item ii above). Parking will be allowed in front of buildings in the form of a single row of parallel or diagonal on-street parking along internal shopping streets. Side parking areas shall have a streetwall (wall or hedge at least 42” in height) adjacent to the internal street that will screen the parking area and continue the line of front building facades.

- iv. Sidewalks. A sidewalk is required on both sides of internal streets. This sidewalk shall be a minimum width of ten feet, except where sidewalks are not adjacent to

building sides with an entrance, minimum width shall be six feet. Sidewalks within park/civic areas must be at least eight feet wide. Sidewalks shall be placed on the parking lot and street sides of freestanding buildings, and shall also connect to building entrances. Sidewalks may be placed either on the building side of the required landscape strip or on the other side of the landscape strip.

- v. Pedestrian Corridors. For parking lots where the distance between parking spaces and storefront sidewalks exceeds 200 feet, pedestrian corridors are required. Pedestrian corridors should run with at least every other double parking row or every 120 feet, whichever is less. Pedestrian corridors shall be clearly identified when crossing driveways through the use of raised speed humps, crosswalk striping, different pavement patterns, or similar techniques. Sidewalks within pedestrian corridors shall be at least five feet in width, with a landscape strip on either side that is at least five feet wide. This landscape strip shall include planted palm trees no more than 15 feet apart, and/or parking lot shade trees no more than 30 feet apart, placed within landscape islands. The spacing of shade trees may exceed the 30 foot standard no more than 150%, if the Landscape Reviewer finds that wider spacing is needed due to tree species.

- vi. Landscaping. In addition to the County's Landscaping and Tree requirements, the following standards shall apply. Buildings should be designed to incorporate landscaping into store frontage. This can be done by means of raised planters, sidewalk cutouts, or portable planters, or by varying building setbacks that can easily accommodate landscape planters. Street trees shall be placed along internal shopping streets at a spacing that is at least an average of 40 feet on center. Freestanding buildings must provide either a landscape strip with parking lot or street trees placed with a spacing that is no more than 30 feet on center that is at least ten feet in width on the front and sides of the building. A minimum five-foot wide sidewalk shall be placed on either side of the landscape strip facing any parking areas, entrances, and adjacent streets. As an alternative, the landscape strip may be eliminated from areas

facing the parking lot, entrances, and adjacent streets if a minimum ten-foot wide sidewalk is provided with parking lot or street trees in cut-outs or landscape islands spaced no more than 30 feet on center. The spacing of trees within the building landscape strip may exceed the 30 foot standard no more than 150%, if the Landscape Reviewer finds that wider spacing is needed due to tree species. For shopping centers with multiple tenants, street trees shall be approved parking lot trees and may also include Washingtonian Palm trees, or similar tall palms. All landscape islands in parking lots shall have shade trees. Park/civic areas utilized instead of buildings on one side of a shopping street must have an average width of at least 75 feet and a minimum width of 40 feet, include shade trees at the ratio of one per 1,500 feet, and include a sidewalk traversing the area. For freestanding buildings that are less than 7,500 square feet in size, the minimum 40-foot width is required but the average 75 foot width is not required. Retention facilities may occupy no more than half of the linear frontage along the shopping street, and shall not encroach on more than half of the depth of that buffer. At least 50% of retention lands shall be utilized for the calculation of required trees within buffers. Such facilities must shall be visually and functionally complement the park/civic space through the use of pedestrian bridges, boardwalks, and docks; provide fountains for aeration and improved appearance, -like in appearance and provide visual screening of interior parking through the placement of shall include shade trees and other landscaping planted or preserved around the retention facility.

- c. “Park Center” for commercial buildings under 100,000 square feet in size and shopping centers with multiple tenants (not including freestanding buildings).
 - i. Street Layout. Development shall front along an internal street within a development.
 - ii. Sidewalks. A minimum ten-foot wide sidewalk is required along the building side of internal streets.

- iii. Pedestrian Corridors. For parking lots where the distance between parking spaces and storefront sidewalks exceeds 200 feet, landscaped pedestrian corridors shall be provided. Pedestrian corridors should run with at least every other double parking row or every 120 feet, whichever is less. Pedestrian corridors shall be clearly identified when crossing driveways through the use of raised speed humps, crosswalk striping, different pavement patterns or similar techniques. Sidewalks within landscaped pedestrian corridors shall be at least six feet in width, with a landscape strip on both sides that is at least 17 feet wide. Shade trees must be planted on both sides of the sidewalk at least 20 feet apart but no more than 35 feet apart. Pedestrian connections at the same spacing shall also be provided perpendicular to the main pedestrian corridors by enlarging landscape islands, however such perpendicular connections shall only require walkways and not additional landscaping.

- iv. Landscaping. In addition to the County's Landscaping and Tree requirements, the following standards shall apply. Street trees shall be placed in sidewalk cutouts along internal streets at a spacing that is at least an average of forty feet on center. Street trees shall be approved parking lot trees and may also include Washingtonian Palm trees, or similar tall palms. All landscape islands in parking lots shall have shade trees, planted or preserved at a minimum caliper of four inches. Trees less than five inches in caliper shall be counted as small trees for Tree Protection and Landscaping Standards calculation purposes. At least 15% of the parking lot shall be landscaped area (not including the perimeter and right-of-way buffers).

- v. Buffers. Perimeter buffers shall be at least 30 feet in width and include shade trees planted or preserved at least every 30 feet. The spacing of shade trees may exceed the 30 foot standard no more than 150%, if the Landscape Reviewer finds that wider spacing is needed due to tree species. Right-of-way buffers shall be at least 75 feet and include shade trees planted or preserved at a ratio of at least one tree per 1000 square feet. In addition, shade trees must be located between the sidewalk and the principal thoroughfare, with a minimum spacing of 30 feet. The spacing of shade

trees may exceed the 30 foot standard no more than 150%, if the Landscape Reviewer finds that wider spacing is needed due to tree species. Retention facilities may occupy up to 30% of the park/civic space. At least 50% of retention lands shall be utilized for the calculation of required trees within buffers. Such facilities shall visually and functionally complement the park/civic space through the use of pedestrian bridges, boardwalks, and docks; provide fountains for aeration and improved appearance, and shall include shade trees and other landscaping planted or preserved around the retention facility. At least 50 percent of the planted or preserved trees within the perimeter and right-of-way buffers must be a minimum four inch caliper, with trees under five inches in caliper being counted as small for Tree Protection and Landscaping Standards calculation purposes.

- d. “Hybrid Alternative” for shopping centers with multiple tenants.

Such shopping centers may include components of both shopping streets and park centers. The size of required landscaped areas is reduced as the hybrid achieves more of the shopping street elements in accordance with the following table.

Percentage of Building Space in Shopping Street Design	Right-of-Way Buffer Minimum Width	Perimeter Buffer Minimum Width	Pedestrian Corridor Minimum Width	Parking Lot Landscape Percentage	Parking Lot Island Minimum 4" Trees
0 -25% (Park Center)	75'	30'	40'	15%	Yes
26-39%	50'	20'	30'	12%	Yes
40-59%	35'	10'	20'	N/A	No
60-100% (Shopping Street)	20'	0'	15'	N/A	No

- e. “Big Boxes” (commercial buildings over 100,000 square feet in size).
- i. Street Layout. “Big boxes” and grocery stores are not conducive to the human scale of a walkable shopping street, and therefore these uses are not subject to the requirement of locating on a street with buildings on both sides (although there are no prohibitions against this). It is preferable that a shopping center terminates at an entrance to a larger building, so that pedestrian traffic can help to support both the larger use and the smaller shopping center uses.
 - ii. Building Arrangement. Big boxes shall generally be located in the rear of the site. Interior parking shall be screened through the use of shopping street “liner” buildings along an internal street located between the parking area and the principal thoroughfare(s) that provides access to the big box. Retention facilities may occupy no more than half of the linear frontage along the principal thoroughfare of access,

provided that such facilities are park-like in appearance and provide visual screening of interior parking through the placement of shade trees and other landscaping around the retention facility.

- iii. Sidewalks. Storefront sidewalk areas shall have an overall average width of at least 15 feet. The storefront shall be the area in front of the building and any other sides of the building where entrances exist. Sidewalk width may be reduced to no less than ten feet provided that this width is limited to no more than ten percent of the storefront.
- iv. Pedestrian Corridors. At least three landscaped pedestrian corridors are required in principal parking areas to link peripheral parking areas with storefront entrances. One of these corridors should be a central pedestrian mall. The others should in general be distributed to provide walking routes from all parking areas. If the pedestrian corridor is located diagonally across the parking area, the corridor should run through landscape islands on each parking row. Pedestrian corridors shall be clearly identified when crossing driveways through the use of raised speed humps, crosswalk striping, different pavement patterns or similar techniques. Sidewalks within landscaped pedestrian corridors shall be at least six feet in width, with a landscape strip on both sides that is an average of ten feet in width. Shade trees must be planted on both sides of the sidewalk at least 20 feet apart but no more than 35 feet apart. Alternatively, Washingtonian Palm trees, or similar tall palms, must be planted on both sides of the sidewalk no more than 10 to 20 feet apart. Additionally, parking lot pedestrian corridors must connect storefront sidewalks to adjacent properties to existing or future development.
- v. Landscaping. In addition to the County's Landscaping and Tree requirements, the following standards shall apply. Trees shall be placed with a spacing averaging twenty feet on center or less. The Tree Protection and Landscaping Standard

requiring a landscape island for each 100 feet of parking row shall be relaxed when the following conditions are met.

- A. In no case shall an unbroken row of parking exceed 150 feet.
- B. For every landscape island not meeting the 100 foot spacing requirement, an additional 150 square feet must be added to an adjacent landscape island.

Cart corrals within the parking area shall be located adjacent to landscape islands. Planted or preserved shade trees within the landscape islands must have a caliper of at least four inches. For the purposes of the Tree Protection and Landscaping Standards, four inch trees shall be considered “small” trees, and medium trees shall be at least six inches in caliper. At least 15% of the parking lot shall be landscaped area (not including the perimeter or right-of-way buffers).

As an alternative to the Tree Protection and Landscaping Standards requirement of shade trees within landscape islands, the main storefront driveway shall be lined with Washingtonian Palm trees, or similar tall palms, which shall be placed in endcap islands (the end of parking rows in front of the storefront) and in sidewalk cutouts in front of the building.

- vi. Buffers. Perimeter buffers shall be at least 30 feet in width and include shade trees planted or preserved at least every 30 feet. The spacing of shade trees may exceed the 30 foot standard no more than 150%, if the Landscape Reviewer finds that wider spacing is needed due to tree species. Right-of-way buffers shall be at least 75 feet and include shade trees planted or preserved at a ratio of at least one tree per 1000 square feet. In addition, shade trees must be located between the sidewalk and the internal street, with a minimum spacing of 30 feet. The spacing of shade trees may exceed the 30 foot standard no more than 150%, if the Landscape Reviewer finds that wider spacing is needed due to tree species. At least 50 percent of the planted or preserved trees within the perimeter and right-of-way buffers must be a minimum

four inch caliper, with trees under five inches in caliper being counted as small for Tree Protection and Landscaping Standards calculation purposes. Retention facilities may occupy up to 30% of the required park/civic area. At least 50% of retention lands shall be utilized for the calculation of required trees within buffers. Such facilities shall visually and functionally complement the park/civic space through the use of pedestrian bridges, boards, docks, or similar features; provide fountains for aeration and improved appearance; and shall include shade trees and other landscaping planted and/or preserved around the retention facility.

- f. Office and Industrial freestanding buildings. Freestanding office and industrial buildings must provide either a landscape strip that is at least ten feet in width on the front and sides of the building. A minimum five-foot wide sidewalk shall be placed on either side of this landscape strip. As an alternative, the landscape strip may be eliminated from areas facing the parking lot, entrances, and adjacent streets if a minimum ten-foot wide sidewalk is provided with parking lot or street trees within cut-outs or landscape islands spaced no more than 30 feet on center. The spacing of shade trees within the landscape strip may exceed the 30 foot standard no more than 150%, if the Landscape Reviewer finds that wider spacing is needed due to tree species. Buildings with bays shall provide for landscape islands between bays that will include shade trees.
- g. Office and Industrial parks or complexes. Office and industrial buildings shall have a sidewalk and landscaped area between the building and the street that the buildings front on. Street trees shall be located between the sidewalk and the street, planted at a minimum of thirty feet on center. Parking areas shall be provided to the rear of buildings and on the side of the building, set back behind the front façade of the building. Side parking areas shall have a streetwall (wall or hedge of at least 42” in height) continuing the front façade line of surrounding buildings.
- h. Convenience Stores and Service Stations. Driveway openings shall be limited to the maximum needed for safe egress in and out of the property. There shall be no more than

20 fueling stations (each fueling station serving one vehicle). All pump islands shall be contained under one canopy. Buildings must have pitched roofs. A minimum five-foot wide landscape strip shall be located adjacent to the building, with shrubs of at least four feet in height spaced less than five feet apart, and ground cover. Right-of-way buffers for these uses shall be ten feet in width. Landscaping within the buffer shall conform to Article VI, Section 6.6.

- i. Height Limitations. Height limits in residential categories and the Rural Activity Center shall be 45 feet. Within the Neighborhood, Community and Activity Center land uses, the following height regulations shall apply. Thirty-five feet within 150 feet from residential land use boundary, and 52 feet between 150 and 300 feet from residential land use boundary. Beyond 300 feet from a residential land use boundary, no structure shall protrude through a transitional height plane beginning 35 feet above the buildable area boundary nearest to a boundary of a residential land use and extending inward over the commercial district at an angle of 45 degrees. This standard protects areas within residential land use from the visual intrusion of tall buildings.

- j. Architectural and Additional Standards.
 - i. Reduction of building mass shall be achieved by using the following techniques:
 - A. Variation in the rooflines and form.
 - B. Use of ground level arcades and covered areas.
 - C. Use of protected and recessed entries.
 - D. Use of vertical elements (including architectural features such as pilasters, columns, canopies/porticos, arcades, colonnades, and/or parapets) on or in front of expansive blank walls, to interrupt facades into modules of less than 60 feet.
 - E. Use of pronounced wall plane offsets and projections.
 - F. Use of focal points and vertical accents.
 - G. Inclusion of storefront and other windows on elevations facing streets and pedestrian areas.

- H. Retaining a clear distinction between roof, body and base of a building.
- I. Office and Industrial buildings that are substantially screened by landscaping shall not have to meet Items i.D, i.E, i.F, i.H.
- k. Roofline Pitch. Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include parapet walls or partial roofs. HVAC and other rooftop equipment should be screened from view.
- l. Exterior Wall Material. Exterior walls shall be constructed of finished materials such as stucco; natural brick or stone; colored, sand blasted, or stained textured masonry; scored concrete masonry units; textured tilt-up concrete panels; wood; or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block, corrugated or other metal finishes, untextured tilt-up concrete panels, pre-fabricated steel panels and the like, shall not be permitted. Roofs shall be covered by metal, concrete or clay tile, or architectural shingles.
- m. Entryways. At least one building entrance must face the street and be clearly articulated through the use of architectural detailing. This buffer shall be at least ten feet wide, with foundation landscaping in planting beds and a minimum of one parking lot tree every 30 feet. Customer entrances shall be clearly defined and include at least three of the following features: canopies/porticoes; overhangs; recesses/projections; arcades; raised above-the doorway cornice parapets; peaked roof forms; arches; outdoor patios; display windows; integrated architectural details such as tile work, moldings, planters; and/or landscaped sitting areas.
- n. Fenestration. For commercial buildings and for facades on office and industrial buildings that face the street or a parking area, doorways and windows shall be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level. For multiple commercial uses within a single building, the following

standard shall apply. The street level façade of each store shall provide windows between the height of three feet and eight feet above the walkway grade, for no less than 60 percent of the horizontal length of the building façade for each store.

- o. Covered Entry Areas. Commercial structures must include awnings, covered walkways, open colonnades, or similar weather protection. Such features shall be applied to the front of the building, and to the sections of the sides of building where direct pedestrian links from adjacent or nearby shopping areas exist.
- p. Entrance Lighting. All building entrances, pathways and other pedestrian areas shall be lit to two-foot candles with pedestrian-scale lighting (e.g., wall mounted, sidewalk lamps, bollards, landscape uplighting, etc.).
- q. Street lighting. Lighting along pedestrian corridors and sidewalks within commercial developments shall be in the form of decorative streetlights, with a height between 10 and 16 feet.
- r. Large-Scale Uses. Large-scale uses like hospitals must be located on either an arterial or major collector roadway.

6. ***Branan Field Mixed Use (BFMU).*** The BFMU District is intended to be a focal point for economic activity characterized by a mix of office, commercial, retail, light industrial, high density residential, recreation, and neighborhood commercial uses providing a range of employment opportunities and integrated residential development. BFMU uses should be defined, whenever possible, by natural buffers such as tree screens, wetlands, and/or lakes. Design shall emphasize walkability and strategic landscaping to create a human-scale, attractive built environment. This balanced mix of land uses allows for increased efficiency and economy and the efficient provision of public facilities. The BFMU district may be applied to parcels or a contiguous combination of parcels which total a minimum of 500 acres adjacent to or located near major arterial roads.

Residential uses shall have a high quality urban character, shall be integrated in the community, and shall encourage a live/work environment. Types of residential units may include single-family attached, townhouse and multi-family units, as well as apartments over retail and office uses. Residential density ranges between 8 and 16 units per gross acre.

Non-residential development in the BFMU district may be designated to serve many different property owners, but is encouraged to function in a manner to share facilities and services to reduce inefficiency and redundancy. Non-residential development shall provide a high development quality that emphasizes pleasant, and satisfying work conditions, along with amenities such as recreational areas, restaurants, retail services, and convenient locations relative to residential areas. A vibrant street life shall be encouraged for residents, employees and tourists through outdoor cafés, use of plazas for art exhibits, festivals, farmer's markets and concerts in addition to the rich mix of uses within the district. BFMU non-residential districts are generally designed to serve a regional population of at least 75,000.

A Concept Plan shall be submitted to the Director of Planning and Zoning prior to any BFMU development which shall at a minimum provide a layout plan that addresses:

- a. an integrated street layout in accordance with the roadway provisions herein;
- b. a bicycle and pedestrian plan, showing bike lanes, multipurpose trails and sidewalk system; and
- c. the spatial organization of generalized uses of the BFMU area, including office, industrial, retail, commercial, recreation and residential uses and including consistency with the designation of the Gateway and Multi-field Recreation Complex designations on the Future Land Use Map.

Changes to the concept plan may be approved by the Director of Planning and Zoning when such changes are consistent with the intent of this code and the Branan Field Master Plan.

The BFMU will be organized to provide an aesthetically superior and functionally integrated “Gateway” district, Multi-field Recreational Complex and Office/Industrial District:

The Gateway district will include Commercial/Retail/Residential uses within the area depicted on the Branan Field Master Plan Map. The pattern of development within the BFMU shall locate the more intense Commercial/Retail uses along or closest to Challenger Drive.

The Multi-field Recreational Complex shall include sporting fields for baseball and soccer and may include other ball sports, passive recreation, restaurants, souvenirs and athletic facilities.

The Office/Light Industrial district shall provide a high development quality that emphasizes pleasant, convenient, and satisfying work conditions, along with amenities such as recreation areas. The Office/Light Industrial area shall be away from Challenger Drive.

a. “Gateway” uses.

i. Residential uses permitted by right: Single family-attached, townhouse and multi-family housing, including apartments over retail, commercial, and office uses. Individual “upper floor” apartments are allowed. For concurrency purposes, one upper-story dwelling unit per 1000 square feet of non-residential space in the same building shall be exempt from road concurrency.

ii. Uses permitted by right as accessory to residential uses:

- A. Keeping of domesticated cats and dogs with a limit of six per household over six months of age.
 - B. Garage sales will be allowed with a maximum of 2 per calendar year. The duration of each garage sale shall be a maximum of 72 hours, conducted in daylight hours. No sign may be placed on any public right-of-way.
- iii. Residential Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code.
- A. Home occupations.
 - B. Swimming pools.
 - C. Private drainage ponds.
 - D. Recreational vehicle parking for temporary use.
 - E. Temporary structures or buildings (excluding mobile homes).
 - F. Group Homes.
- iv. Non-residential uses by right:
- A. Assisted living facilities and nursing homes, not within a residential subdivision.
 - B. Uses permitted in Neighborhood Centers.
 - C. Parks.
 - D. Convenience stores with gas pumps and car washes. Retail sales of beer and wine at convenience stores shall be for off-premises consumption only.
 - E. Public and/or Private Utility Sites.
 - F. Banks, financial institutions and restaurants with drive-in facilities.
 - G. Corporate, professional, and business offices.
 - H. Hospitals or hospital satellite facilities; and single-practice clinics.
 - I. Places of worship, and private schools.
 - J. Funeral homes.
 - K. Hotels and motels.

- L. Bowling Alleys, miniature golf courses, children's party centers, water parks, swimming pools and other ball fields.
- M. On-premises consumption of alcoholic beverages within parks, recreation and clubhouse-type facilities, and bar/restaurant facilities developed as part of a unified plan of development and for use by the residents and guests pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation.
- v. Non-residential Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code.
 - A. Seasonal outdoor sales.
 - B. Outdoor cafés.
 - C. Farmer's markets.
 - D. Special events.
 - E. Golf Driving Ranges.
 - F. Skating Rinks.
 - G. Outdoor sales in conjunction with special events of game related souvenirs and food.

Non-residential uses shall be conducted entirely within an enclosed building and include no outside storage or activities, except outdoor cafés, farmer's markets and special events.

b. Multi-Field Recreation Complex uses permitted by right.

- i. Baseball Fields, Soccer Fields and other sports fields, accessory stadiums and clubhouses.

- ii. Bowling Alleys, miniature golf courses, children's party centers, water parks, swimming pools and other ball fields.
 - iii. On-premises consumption of alcoholic beverages within parks, recreation and clubhouse-type facilities, and bar/restaurant facilities developed as part of a unified plan of development and for use by the residents and guests pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation.
 - iv. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code:
 - A. Golf Driving Ranges.
 - B. Skating rinks.
 - C. Outdoor sales in conjunction with special events of game related souvenirs and food.
- c. Office and Industrial Area uses permitted by right:
- i. Corporate, professional or business offices.
 - ii. Light industry with related offices and showrooms, which manufacture, assemble, process, package, store and distribute small unit products such as optical devices, precision instruments, electronic equipment, toys, fishing tackle, research facilities and laboratories, and the like.
 - iii. Automobile sales, service, and rentals; tire sales and service (both new and used); repair garages; motorcycle sales and service; wholesale bakeries; commercial heating and air conditioning; plumbing and electrical shops; wholesale sales rooms and storage rooms; retail meat markets; lawn, garden and hardware stores (outside

display); building supply materials; boat and motor sales and service; lawnmower and outboard rentals, sales and service.

iv. Warehouse, warehouse showroom or distribution uses.

v. Places of worship.

vi. Public Schools, private schools and day care centers.

vii. Funeral homes, cemeteries, mausoleums and crematoriums.

viii. Hospital, or hospital satellite facilities; and single-practice clinics.

ix. Residential uses permitted by right: Single family-attached, townhouse and multi-family housing, including apartments over retail, commercial and office uses. Individual “upper-story apartments are allowed. For concurrency purposes, one upper-story dwelling unit per 1000 square feet of non-residential space in the same building shall be exempt from road concurrency.

xi. Uses permitted by right as accessory to residential uses:

A. Keeping of domesticated cats and dogs with a limit of six per household over six months of age.

B. Garage sales will be allowed with a maximum of 2 per calendar year. The duration of each garage sale shall be a maximum of 72 hours, conducted in daylight hours. No sign may be placed on any public right-of-way.

x. Conditional Uses. The following uses are permitted subject to the conditions specified in Sec. 20.3-5 of the Zoning Code:

- A. Communication Antennas and Communication Towers, including accessory buildings, tower support and peripheral anchors as governed by the provisions of Section 20.3-46 of the Clay County Land Development Code, provided that said towers are 200 feet from adjacent residentially zoned property or existing residential uses.
 - B. Multi-story mini-warehouses.
 - C. Solar Farms.
 - D. Seasonal Outdoor Sales.
 - E. Home occupations.
 - F. Swimming pools.
 - G. Private drainage ponds.
 - H. Recreational vehicle parking or temporary use.
- xi. Accessory uses, such as dining and recreational facilities, as well as professional services such as copying centers, shipping offices, computer services, and restaurants less than 2500 square feet.
- d. Prohibited Uses or Activities.
- i. Any use or activity not permitted in a, b, or c above.
- e. BFMU Development Standards. Development within the BFMU shall adhere to the Branran Field Land Development Regulations except as specifically modified herein.
- i Roadway Standards. The Roadway Standards set forth in Section 7 of the Branran Field LDRs shall apply to the BFMU district with the following exceptions:
 - A. The connectivity index shall not apply, however the roads shall be designed as a grid or modified grid system insofar as property configuration limitations and topography allow. Access to properties along Challenger Drive shall be limited to

rear service driveways from the interior roadway network. No more than two access points to Challenger Drive shall be permitted, as depicted on the Concept Plan.

- B. Roundabouts shall not be required.
- C. Sidewalks on both sides of all streets shall be five feet wide. To the extent that any planned four lane road is constructed initially with only two lanes, sidewalks shall only be required to be constructed on one side of the lanes and the sidewalks for the other side shall be constructed when the remaining lanes are constructed.

ii. Curbs.

- A. Miami curbs shall be permitted in BFMU district on all streets classified as local and private streets. Both entrance roads from Challenger Drive shall have a minimum 6-inch high curb, meeting Florida Department of Transportation Type F.

iii. Parking and Loading Facilities.

- A. Parking requirements must meet the requirements of Section I.15 of the Branan Field Land Development Regulations.
- B. All off-street loading facilities shall be located at the rear or side of the building and visually screened from any abutting public or approved private street or residential property.

iv. Landscaping. In addition to the County's Landscaping and Tree requirements, the following standards shall apply.

- A. Commercial and office uses over 100,000 gross square feet in floor area shall provide raised planters, sidewalk cutouts, or portable planters or may vary building setbacks to accommodate landscape planters. Street trees shall be placed

in sidewalk cutouts along streets at a spacing that is at least an average of forty feet on center. Street trees shall be approved parking lot trees and may also include Washingtonian Palm trees, or similar tall palms. All landscape islands in parking lots shall have shade trees, planted or preserved at a minimum caliper of four inches. Trees less than five inches in caliper shall be counted as small trees for Tree Protection and Landscaping.

- B. Freestanding retail, commercial, office and industrial buildings under 100,000 gross square feet in floor area must provide a landscape strip that is at least ten feet in width on the front and sides of the building. A minimum five-foot wide sidewalk shall be placed on either side of this landscape strip. As an alternative, the landscape strip may be eliminated from areas facing the parking lot, entrances, and adjacent streets if a minimum ten-foot wide sidewalk is provided with parking lot or street trees within cut-outs or landscape islands spaced no more than 30 feet on center. The spacing of shade trees within the landscape strip may exceed the 30 foot standard no more than 150%, if the Planning and Zoning Director finds that wider spacing is needed due to tree species.

- C. Office and Industrial Parks or Complexes. Office and industrial buildings shall have a sidewalk and landscaped area between the building and the street that the buildings front on. Street trees shall be located between the sidewalk and the street, planted at a minimum of thirty feet on center. Parking areas shall be provided to the rear of buildings and on the side of the building, set back behind the front façade of the building. Side parking areas shall have a streetwall (wall or hedge of at least 42” in height) continuing the front façade line of surrounding buildings.

- D. In the case of car, boat, or similar sales uses, storage or activity areas shall be visually screened from adjacent streets and properties using the following screening standards;

1. The landscape area shall be at least 25 feet wide.
 2. Sufficient canopy trees shall be planted or preserved to receive at least twelve (12) tree points per one hundred (100) lineal feet or fraction thereof and arranged so that the trees are distributed along the distance.
 3. The landscaping shall include a masonry wall, solid fence, berm or hedge that is maintained between thirty (30) and forty-eight (48) inches in height above grade at the time of planting, spaced not more than thirty-six (36) inches apart and maintained so as to form a continuous visual screen thirty (30) inches in height above grade, under normal growing conditions within one year after planting.
 4. In order to break the visual monotony of a masonry or wood wall, when such walls are used, at least two (2) shrubs or vines shall be planted abutting the wall within each ten (10) feet but not necessarily evenly spaced ten (10) feet apart. Such shrubs or vines shall be planted along the street side of the screen, shall be a minimum of twenty-four (24) inches in height above grade at the time of planting and maintained so as to form a visual screen thirty (30) inches in height above grade under normal growing conditions within one year after planting.
 5. The remainder of the required landscaped areas shall be landscaped with turf grass, ground cover or other landscape materials.
- E. For standards calculation purposes, at least 10% of the parking lot shall be landscaped area (not including the perimeter and right-of-way buffers).

v. Buffers.

- A. Perimeter buffers, between Branan Field land use categories, shall be at least 30 feet in width and include shade trees planted or preserved at least every 30 feet. The spacing of shade trees may exceed the 30 foot standard no more than 150%, if the Director of Planning and Zoning finds that wider spacing is needed due to tree species.
- B. Right-of-way buffers shall be necessary when there is a gap in the continuity of buildings or landscape buffers along a street including when a building is setback more than 25 feet from the street edge, or property line, whichever is greater, or when stormwater management basins are located along the street frontage. The buffer shall be at least 25 feet in width and include shade trees planted or preserved at a ratio of at least one tree per 1000 square feet. In addition, shade trees must be located between the sidewalk and the principal thoroughfare, with a minimum spacing of 30 feet. The spacing of shade trees may exceed the 30 foot standard no more than 150%, if the Director of Planning and Zoning finds that wider spacing is needed due to tree species.
- C. Retention facilities may occupy up to 30% of Park/Civic Space in non-residential areas. At least 50% of retention lands shall be utilized for required trees within buffers. Such facilities shall visually and functionally complement the park/civic space through the use of pedestrian bridges, boardwalks, and docks; provide fountains for aeration and improved appearance, and shall include shade trees and other landscaping planted or preserved around the retention facility.
- D. At least 50% of the planted or preserved trees within the perimeter and right-of-way buffers must be a minimum four inch caliper, with trees less than 5 inches in caliper counted as small for Tree Protection and Landscaping Standards calculations purposes.

vi. Signs. The Sign Standards set forth in Section 13 of the Branan Field LDRs shall apply to the BFMU district with the following exceptions:

- A. All free-standing signs shall be monument signs. All commercial signs shall be channel letter style. No cabinet signs shall be permitted.
- B. Residential development and neighborhood identification signs are limited to monument signs that are less than six feet in height and thirty square feet in size. If lighted, these signs shall be externally lighted.
- C. Place-making markers for the purpose of general directions may be provided consistent with paragraph e. ix. F. of these regulations.

vii. Residential Standards.

A. Residential Lot Setbacks and Other Requirements. The principal buildings, accessory buildings, and other lot uses shall be located so as to comply with the following requirements:

1. Minimum Lot Width at Building Line: 25 feet.
2. Minimum Front Setback: The minimum necessary to meet prudent utility standards and to protect street trees.
3. Minimum Side Setback: None.
4. Maximum Percent of Lot Coverage: The average lot coverage shall be 50%, all primary and accessory buildings shall be calculated.

- B. To retain the pedestrian-scale of the BFMU residential areas, no building footprint shall exceed 20,000 square feet. Individual uses shall not exceed 5,000 square feet.
- C. Height Limitations. Height limits of thirty-five feet within 150 feet from residential use boundary, and 52 feet between 150 and 300 feet from residential land use boundary. Beyond 300 feet from a residential use boundary, no structure shall protrude through a transitional height plane beginning 35 feet above the buildable area boundary nearest to a boundary of a residential use and extending inward over the commercial area at an angle of 45 degrees. This standard protects areas within residential land use from the visual intrusion of tall buildings.
- D. Design standards for residential development:
1. Doorways, windows, and other openings in the façade of a residential building shall be present and shall be proportioned to reflect pedestrian scale and movement, and encourage interest at the street level.
 2. To create a walkable environment, residential buildings shall be grouped close together. Within each block residential buildings shall occupy at least 65 percent of the street frontage.
 3. Apartment buildings shall have a balcony or porch for each unit facing the street; townhouses and single-family attached shall provide a change in plane at a minimum of every 60 feet.
 4. Residential buildings may have their entrances from parking areas, but must also provide an entrance to the street. The street entrance shall be clearly articulated through the use of architectural detailing. Entrances shall include at least two of the following features: pediment raised above-the-doorway

parapets with cornice, peaked roof forms, side lites and/or transoms, arched doorways. The architectural details shall be consistent with the architectural style of the building as a whole.

5. Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include parapet walls or partial roofs.
 6. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.
 7. Front porches are required for all single-family attached and townhome development. Front stoops and porches must have a minimum width of four feet and floor level at least 18 inches higher than the top of curb.
 8. Front stoops and porches shall be consistent with prudent utility practice.
- E. Parking spaces are allowed either in garages, driveways, or carports on single lots, and for multi-family, townhome, and other high density residential uses the parking may be in commonly owned courtyards, or may be located to the rear or side of buildings. If located on the side of the structure the parking must be screened using solid streetwalls not exceeding four feet in height or landscaping.
- F. Developments with more than 200 residential units shall be required to have a central civic space within a neighborhood park including a clubhouse or open air pavilion. This structure shall be constructed prior to the issuance of a building permit for more than 50% of the lots and/or units of the development. The developer and later the homeowners association shall be responsible for

construction and upkeep of the civic space. The pavilion size shall be set at five square feet per unit for an enclosed building and ten square feet per unit for an open air pavilion. Enclosed buildings and pavilions shall have a minimum size of 750 square feet. Enclosed buildings shall not be required to exceed 2,000 square feet and pavilions shall not be required to exceed 1,500 square feet.

viii. Design Standards for Non-Residential Development.

A. Non-Residential Intensity Requirements. The maximum floor area ratio (FAR) for each non-residential development within the BFMU non-residential classification shall not exceed 80%, with an average not to exceed 50 percent. Lot coverage is the total of all primary and accessory structures.

B. Non-Residential Architectural and Additional Standards.

1. Reduction of building mass shall be achieved by using the following techniques:

- (a) Variation in the rooflines and form.
- (b) Use of ground level arcades and covered areas.
- (c) Use of protected and recessed entries.
- (d) Use of vertical elements (including architectural features such as pilasters, columns, canopies/porticos, arcades, colonnades, and/or parapets) on or in front of expansive blank walls, to interrupt facades into modules of less than 60 feet.
- (e) Use of pronounced wall plane offsets and projections.
- (f) Use of focal points and vertical accents.
- (g) Inclusion of storefront and other windows on elevations facing streets and pedestrian areas.

- (h) Retaining a clear distinction between roof, body and base of a building.
 - (i) Office and Industrial buildings that are substantially screened by landscaping shall not have to meet Items (d),(e),(f) and (h) above.
2. Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include parapet walls or partial roofs. HVAC and other rooftop equipment should be screened from view.
 3. Exterior walls shall be constructed of finished materials such as stucco; natural brick or stone; colored, sand blasted, or stained textured masonry; scored concrete masonry units; textured tilt-up concrete panels; wood; or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block, corrugated or other metal finishes, untextured tilt-up concrete panels, pre-fabricated steel panels and the like, shall not be permitted. Roofs shall be covered by metal, concrete or clay tile, or architectural shingles.
 4. At least one building entrance must face the street and be clearly articulated through the use of architectural detailing. Customer entrances shall be clearly defined and include at least three of the following features: canopies/porticoes; overhangs; recesses/projections; arcades; raised above-the doorway cornice parapets; peaked roof forms; arches; outdoor patios; display windows; integrated architectural details such as tile work, moldings, planters; and/or landscaped sitting areas.
 5. Fenestration. For commercial buildings and for facades on office and industrial buildings that face the street or a parking area, doorways and

windows shall be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level. The street level façade of each commercial use shall provide windows between the height of three feet and eight feet above the walkway grade, for no less than 60 percent of the horizontal length of the building façade for each store.

6. Covered Entry areas. Commercial structures must include awnings, covered walkways, open colonnades, or similar weather protection. Such features shall be applied to the front of the building, and to the sections of the sides of building where direct pedestrian links from adjacent or nearby shopping areas exist or are planned.
7. Convenience Stores and Service Stations. Driveway openings shall be limited to the maximum needed for safe egress in and out of the property. There shall be no more than 20 fueling stations (each fueling station serving one vehicle). All pump islands shall be contained under one canopy, which shall be not higher than 17 feet. All under-canopy lighting shall be recessed. Buildings must have pitched roofs. A minimum five-foot wide landscape strip shall be located adjacent to the building, with shrubs of at least four feet in height spaced less than five feet apart, and ground cover. Landscaping within the buffer shall conform to Article VI, Section 6.6.
8. Height Limitations. Height limits of thirty-five feet within 150 feet from residential use boundary, and 52 feet between 150 and 300 feet from residential land use boundary. Beyond 300 feet from a residential use boundary, no structure shall protrude through a transitional height plane beginning 35 feet above the buildable area boundary nearest to a boundary of a residential use and extending inward over the commercial area at an

angle of 45 degrees. This standard protects areas within residential land use from the visual intrusion of tall buildings.

- C. All building entrances, pathways and other pedestrian areas shall be lit to two-foot candles with pedestrian-scale lighting (e.g., wall mounted, sidewalk lamps, bollards, low-voltage landscape up lighting, etc.).
- D. Building Placement: Buildings shall be located to foster a walkable, urban atmosphere.

1. Setbacks for non-residential structures:

- (a) Minimum Lot Width at Building Line: 25 feet.
- (b) Minimum Front Setback: The minimum necessary to meet prudent utility standards and to protect street trees.
- (c) Minimum Side Setback: None.
- (d) Maximum Percent of Lot Coverage: The average lot coverage shall be 50%, all primary and accessory buildings shall be calculated.

- 2. A “Big Box”, commercial uses of 100,000 square feet or more, shall be accompanied by “outparcel” development that encompasses 60% of the street frontage, and as such, shall provide the “windows on the street” for the big box. The out-parcel buildings shall face the street and have a customer doorway on the principal street. Parking shall be permitted to the side and rear of the outparcels. Parking shall be permitted between the big box and the outparcels. Landscaping shall be provided within the parking lot consistent with these regulations. In lieu of meeting the 60% glazing requirement on the “Big Box”, the architecture may incorporate colonnades, high quality faux windows with shutters (not painted on the wall), pilasters, changes in texture and plane and changes in roof line.

Buildings shall be detailed to identify the base, body and roofline of the building. Multiple stores shall be identified by demarcation of each story.

E. Street Lighting. Lighting along pedestrian corridors and sidewalks within commercial developments shall be in the form of decorative streetlights, with a height between 10 and 16 feet.

F. Additional BFMU Guidelines shall be submitted to the Planning and Zoning Director prior to any construction in the BFMU for review and approval, to address the following:

1. an integrated street lighting plan, including fixture style and pole heights;
2. Sign and place marking design guidelines in order to provide a uniform sign format;
3. Generalized landscape plan identifying a compatible mix of trees types that promote seasonal color and species diversity; and
4. Generalized location and size of neighborhood and community parks.

f. Conflicts. In the event of conflicts or inconsistencies between the Branam Field Master Plan Land Development Regulations and these BFMU standards, the BFMU Regulations shall prevail. Silence or a lack of inclusion shall be addressed by the Branam Field Land Development Regulations, and in the event that it is silent, then the Clay County Land Development Regulations shall prevail.

7. Rural Neighborhood Center

a. Uses Permitted by Right

- i. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshop), art supplies, camera repair, plant nurseries, sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio shops (including repairs), florist or gift shops, bake shops (but not wholesale bakeries), convenience stores without gasoline pumps.
- ii. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (without drive-thru) and delicatessens, interior decorators, photographic studios, dance, music, or martial arts studios, reducing salons or physical fitness centers, self-service laundries or dry cleaners (pick up only), tailors or dressmakers.
- iii. Medical and dental offices and clinics, veterinary offices without kennels.
- iv. Places of worship, day care centers, private schools, nursing homes, convalescent homes, rest homes, or homes for the aged.

c. Density Requirements.

The maximum intensity of development for land in the Rural Neighborhood Classification shall correspond to a Floor Area Ratio (FAR) of 30%.

d. Sidewalks.

Sidewalks in front of all buildings shall be a minimum of ten feet in width.

e. Design Standards.

- i. To retain the pedestrian scale of the rural neighborhood center, no building footprint shall exceed 10,000 square feet, except adult living facilities and

places of worship and schools, all other individual uses shall not exceed 5,000 square feet.

- ii. Doorways, windows and other openings in the façade of a building shall be present and shall be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.
- iii. To create a walkable environment, buildings shall be grouped close together. Within each block, building shall occupy at least 65 percent of street frontage.
- iv. Commercial structures must have awnings, covered walkways, open colonnades, or similar weather protection.
- v. A building shall avoid long, monotonous, uninterrupted walls or roof planes. The façade of the building shall be divided into distinct modules, of no longer than sixty feet, by indentations or projections of plane of the building at each increment by a minimum of 12 inches.
- vi. Buildings may have their entrances from parking areas, but must also provide an entrance to the street. This street entrance shall be clearly articulated through the use of architectural detailing. Entrances shall include at least three of the following features: raised above-the doorway cornice parapets, peaked roof forms, arches, display windows, and/or integrated architectural details such as tile work, moldings, or planters.
- vii. Rooflines must be pitched or gabled at a minimum of 4:12 slope or, if flat, must include parapet walls or partial roofs.
- viii. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar material including synthetic materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.
- ix. Only wall and awning signs are allowed.
- x. Convenience stores. Store size shall not exceed 5000 square feet. A streetwall consisting of a continuous hedge three in height shall run along the length of all street property lines with openings for access driveways. There

shall be no gasoline pumps. A minimum five foot wide landscape strip shall be located adjacent to the covered area of the building, with shrubs at least three feet in height spaced not less than five feet apart, and ground cover.

f. Parking.

Parking spaces must be located to the rear or side of buildings, except on-street parking. On-street parking shall be in the form of parallel or diagonal parking. If located on the side of the structure the parking must be screened using solid streetwalls not exceeding three feet in height or landscaping. Parking frontage along the street shall be limited to 100 feet.

g. Block Lengths.

To promote walkability, block lengths within the Rural Neighborhood Center may not exceed 500 feet.

h. Sidewalk and Trail.

Sidewalks shall be required as per these land development regulations and connections shall be provided to any existing or planned multi-use pathways.

IV. GENERAL STANDARDS

1. Residential. For residential land uses, developed lots of record, developments created prior to plan adoption, and properties identified on the Master Plan Map as Existing Suburbs shall be exempt from requirements of the Master Plan and LDRs. These properties shall be subject to provisions of the 2015 Comprehensive Plan, Zoning Code, and other applicable regulations in effect at the time of adoption of the Master Plan.

2. Nonresidential. Existing nonresidential uses within the Branan Field Master Plan area at the time of Master Plan adoption shall be exempt from requirements of the Master Plan and LDRs. These properties shall be subject to provisions of the 2015 Comprehensive Plan, Zoning Code, and other applicable regulations in effect at the time of adoption of the Master Plan. However when expansion of such uses exceeds 1,000 square feet in size, new building and parking areas shall be subject to the LDRs. Properties with zoning designations of AG, AR, BB, BB-1, BB-2, BB-3, BB-4, BB-5 PS-1, PS-2, PS-3, PS-4, PO-1, PO-2, PO-3, and PO-4 prior to adoption of the Master Plan may develop consistent with permitted and conditional uses identified in each of these zoning categories at the time of Master Plan adoption. However such uses must meet parking, landscaping, architectural, and other applicable standards of the LDRs. Finally, for areas that were under the PS-1, PS-2, PS-3, and PS-4 zoning districts prior to plan adoption and upon plan adoption were put into residential land use and zoning where it is not feasible to designate such areas as Neighborhood Centers, applicants may obtain approval to expand from the Board of County Commissioners, providing that such use expansions will not result in a negative impact on adjacent residential uses due to reasons of traffic, noise, and other measures of intensity. Such expansions may not exceed the property and building area by more than two times.