

**Branan Field Activity Center**

\*\*Please refer to Branan Field Land Development Regulation document for specific design criteria.

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:

<b>Land Use</b>	<b>Minimum Required</b>	<b>Maximum Permitted</b>
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.

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.

c. Density 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.