

**Branan Field Community Center**

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

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:

<b>Land Use</b>	<b>Minimum Required</b>	<b>Maximum Permitted</b>
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, car repair, or car wash facilities.
- 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 TND Village standards.
  - 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.
  - ii. Microwave towers.
  - iii. Sales from vehicles.
  - iv. Seasonal outdoor sales.
  - v. Temporary structures or buildings (excluding mobile homes).
  - vi. 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.