

Branan Field Master Planned Community

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

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 to five acres in size, with no more than 4 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 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 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. 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 block (two sides of a street between two intersecting streets). The two lot widths shall vary by at least 25%. Within each block, 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, 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% (rounded to the nearest 10). Within each block, 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.