

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 Branran 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 Branran Field Land Development Regulations, and in the event that it is silent, then the Clay County Land Development Regulations shall prevail.