
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. ***BF Community Center (BF CC)***. The BF Community Center 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. BF Community Centers are 30 to 50 acres in size and located at the intersections of major collector and/or arterial roads. BF 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 BF 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 BF Community Center to serve the surrounding residential community. The mixture of uses indicated in the following table are to be applied to the entire BF 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
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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 BF Community Center 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 BF 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.

viii. Medical Marijuana Treatment Center Dispensing Facility

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 BF Community Center classification shall not exceed 80%, with an average not to exceed 40 percent.

4. **BF Activity Center (BF AC).** BF 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.

BF 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.

BF Activity Centers are generally designed to serve a regional population of at least 75,000. A maximum of fifteen percent of each BF 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 BF 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%

Residential development within the Activity Center category may utilize TND standards.

a. Uses Permitted by Right.

- i. All uses permitted within the BF 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.
- viii. Medical Marijuana Treatment Center Dispensing Facility

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

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- 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.

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- 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.

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- 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 BF Activity Center classification shall not exceed 80%, with an average not to exceed 60 percent.

5. ***BF Community and BF Activity Center Standards.*** The following standards shall apply within the BF Community and BF 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.

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- 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

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- 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 BF Rural Activity Center shall be 45 feet. Within the Neighborhood, BF Community and BF 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.

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- 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 (BF MU)***. The BF MU 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. BF MU 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 BF MU 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 BF MU 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