
~~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
-----------------	-------------------------	--------------------------

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%