

residential development within the Neighborhood Center shall not exceed 70%.

The quantification of uses within the Master Planned Community Neighborhood Center designation shall be consistent with the following:

| Land Use                | Minimum Required | Maximum Permitted |
|-------------------------|------------------|-------------------|
| Office                  | 0%               | 40%               |
| Commercial/Retail       | 50%              | 80%               |
| Public Parks/Open Space | 5%               | 30%               |

6) *Specialized Open Space*

Each development within BF MPC land use should include specialized open space in the form of squares, greens and neighborhood parks whose frequent use is encouraged through placement and design. The level of service for neighborhood parks is set in the BF Recreation and Open Space Element. Specialized open space shall be calculated during development review of site plans. Retention facilities when designed as a functional amenity, wetlands, and natural water bodies may constitute up to 25% of the required open space. When possible, the natural terrain, drainage and vegetation of the area should be preserved within parks or open space.

Neighborhood parks within the BF MPC shall be equipped with playground equipment, picnic areas, and a multi-use playfield, and may also include basketball courts, tennis courts, or other recreational uses.

7) *Recreation*

The BF MPC shall include a minimum of 5% of the developable land designated as Community Parks. Community Park locations within the BF MPC areas will be designated during development review. Determination of need will be based on the LOS standard identified in the BF Recreation and Open Space Element.

**BF FLU POLICY 1.4.3**

**BF Rural Suburbs (BF RS)**

1) *Land Use*

The BF Rural Suburbs (BF RS) land use category is a reflection of the current lifestyle associated with the Master Plan Area. Existing residents expressed their desire to see a land use form that represented this rural character as a viable lifestyle alternative. Development within

the BF Rural Suburbs is characterized predominately by large lots served by wells and septic tanks that provide a lifestyle attractive to a range of income levels and maintains compatibility with the character of existing development.

Permitted uses include single-family residential as well as agricultural uses on properties greater than two acres in size. Specific Permitted uses will be listed in the Branran Field land development regulations.

2) *Density*

Generally gross density within the BF Rural Suburbs is one dwelling unit per five acres. However gross density can be as high as one unit per acre, subject to a density bonus program. Through this program higher densities can be obtained through the following measures which are more specifically described in the Branran Field Land Development Regulation:

- a) Provision of vegetative buffers along the perimeter of the master parcel. These buffers shall be a minimum average of 50 feet in width and shall minimize the visual and noise impact on surrounding properties as well as provide for additional water quality and wildlife habitat areas; and
- b) One dwelling unit per two gross acres will be allowed when development is adjacent to one or more of the following land uses: Activity Center, Community Center, Master Planned Community, or any other land use that allows densities of greater than one unit per two gross acres. In this case, “adjacent” requires that the property in question share a property boundary with one or more of the above land uses. Lands across a road classified as collector or below shall be counted in this calculation; and
- c) Inclusion of uplands in the BF Primary Conservation Network. Ten units per acre of additional density is available for each acre of new upland BF PCN lands that are immediately adjacent to the existing BF PCN or that will function as a corridor providing for wildlife movement between BF PCN lands. If BF PCN lands are not located on a site, two units per acre of density is available for each acre of non-PCN uplands, preferably, or areas dominated by ecologically sensitive communities like longleaf pine, turkey oak, or sand hill communities. Such lands must be contiguous areas that are at least two acres in size. In the absence of these two types of non-PCN

density bonus lands, open space should be forested areas or an extension of required perimeter buffers.

Septic tanks and wells shall be allowed for single-family units on existing lots of record as of the adoption date of this plan. New commercial, except within the BF Rural Activity Center, must tie into central water and sewer. Residential subdivisions may also be served by well and septic meeting the following thresholds: no more than fifty units, an overall gross density of no greater than two-and-one-half units per acre, and no lots smaller than three-quarters of an acre.

3) *Recreation*

Neighborhood and Community Parks will be designated during development review. Neighborhood parks are not required for development not utilizing the density bonus program. Determination of need will be based on the LOS standard identified in the Branan Field Recreation and Open Space Element.

Neighborhood parks shall be equipped with playground equipment, picnic areas, and a multi-use playfield, and may also include basketball courts, tennis courts, or other recreational uses. Community parks should be designed to serve the needs of the surrounding development offering a variety of programs and facilities such as baseball fields, swimming pools and tennis courts. Location adjacent to a school is preferred to maximize utilization of facilities.

**BF FLU POLICY 1.4.4**

**BF Primary Conservation Network (BF PCN)**

The wetland/conservation areas are lands that will provide for the conservation and protection of Clay County's natural resources in order to prevent any degradation to the major natural resources. The Primary Conservation Network (BF PCN) overlay district includes most creek and stream banks, major drainage ways, major wetlands, hydric soils, and FEMA designated 100 year floodplains.

Natural water bodies and major drainage features within the Master Plan area shall be protected with the establishment of the BF PCN.

The BF PCN depicted on the Master Plan Map will interconnect natural resources throughout the Master Plan area protecting drainage systems and headwaters of the regional tributaries. This network will serve to separate and buffer adjacent land uses while providing for wildlife habitat and