

ORDINANCE NO. 2010-____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF CLAY COUNTY, FLORIDA, AMENDING CERTAIN SECTIONS OF THE ZONING AND LAND USE LDRs TO WIT: REVISING SECTION 20.3-33A, WHICH SECTION PERTAINS TO THE BRANAN FIELD PLANNED UNIT DEVELOPMENT (BFPUD) LAND DEVELOPMENT REGULATIONS; BY AMENDING SECTION II.3.f.ii.M. TO REVISE THE ALLEY REQUIREMENTS WITHIN THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT VILLAGE ZONE; BY AMENDING SECTION II.3.f.ii.N. TO REVISE THE PARKING REQUIREMENTS WITHIN THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT VILLAGE ZONE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Be It Ordained by the Board of County Commissioners of Clay County:

Section 1. As used in Sections 2 and 3 of this ordinance, the term “Article III” shall mean and refer to Article III of the Clay County Land Development Code, being the codification of Ordinance No. 93-16 and comprising the Zoning and Land Use Land Development Regulations of the County, as said Article III of the Clay County Land Development Code has been subsequently amended by ordinance.

Section 2. Subsection II, subsection 3, subsection f, subsection ii, subsection M of Section 20.3-33A, of Article III, of the Clay County Land Development Code, Branan Field LDRs, is hereby amended by the following addition thereof, shown by underline, and to read in its entirety as follows:

M. Alleys. A minimum of ~~80%~~65% of single-family detached lots within a development must be served by alleys. A minimum of 50% of these alleys must be utilized for automobile traffic with driveways placed at the rear of the home. Interior courtyards are required for all multifamily and townhome developments. Alleys and interior courtyards must meet the standards set forth in Section 7.

Section 3. Subsection II, subsection 3, subsection f, subsection ii, subsection N of Section 20.3-33A, of Article III, of the Clay County Land Development Code, Branan Field LDRs, is hereby amended by the following addition thereof, shown by underline, and to read in its entirety as follows:

N. Parking. A minimum of ~~80%~~30% 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~~in the remainder of the lots. 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. Parallel on-street parking is will only be allowed, ~~but in those areas without 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.

Section 4. If any section, phrase, sentence or portion of the ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 5. This ordinance shall become effective as prescribed by Florida general law.

DULY ADOPTED by the Board of County Commissioners of Clay County, Florida, this 23rd day of March, 2010.

**BOARD OF COUNTY COMMISSIONERS
CLAY COUNTY, FLORIDA**

BY: _____
W. Travis Cummings
Its Chairman

ATTEST:

Fritz A. Behring
County Manager and Clerk of the
Board of County Commissioners