

## **Brandon Lifestyle Code Study:**

### **Block Size:**

900'x500' maximum block sizes

800' x 400' maximum block size for residential

All roads to be designated as either 'A' or "B" streets

Off street parking lots shall be located behind "A" streets. Parking lots shall not exceed 75% of the block.

Parking decks shall be located behind 'A' street frontage with accessibility form 'B' streets.

### **Setbacks:**

Retail/Office (along "A" streets)- 0 feet to 10 feet maximum front yard setback, except where courtyards or arcades are provided, then setback shall be a maximum of 30'-0".

Retail/Office (along "B" streets)- 0 feet to 30 feet maximum front yard setback, except where courtyards or arcades are provided, then setback shall be a maximum of 30'-0".

Multi-Family (along "A" streets) – 0 feet to 15 feet maximum

Multi-Family (along "B" streets) – 0 feet to 30 feet maximum

### **Height Requirements:**

Retail/Office; minimum 20 (including parapet walls) to a maximum of 60 feet for buildings with surface parking. Additional height, up to 75 feet (6 stories) is permitted when:

1. building includes mixture or retail and office or residential, and
2. ground floor uses are restricted to retail and office only, and
3. parking is fulfilled through a structured parking facility

Multi-family; minimum 24 feet to a maximum of 60 feet (4 stories)

### **Uses:**

Minimum of 10% of the total land area shall be developed as non-residential.

A minimum of 12% and a maximum of 50% of the total non-residential shall be constructed for retail uses.

A minimum of 40% of the total buildable land area shall be residential use.

A minimum of 5% of the total land area shall be provided in the form of Greens, squares, and plazas.

A 1 acre minimum community park is required

**Density requirements:**

Residential:

Minimum: 5 dwellings per acre

← Maximum: 20 dwellings per acre - 25

Non-residential F.A.R.

Minimum F.A.R. 0.3

Maximum F.A.R. 1.0 - 7.