

Attachment B

- Maximum Building Height: 5 stories
- Minimum FAR: None
- Maximum FAR: 1.00
- The minimum landscape area shall not be less than ten (10) percent of the total lot area and shall be in conformance with the standards in article 37.

Residential Standards

- Minimum Lot Requirements:
 - Townhouses
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 - Minimum lot width:
 - Interior lot: 20 feet
 - Exterior lot: 30 feet
 - Minimum lot area:
 - Interior lot: 2,000 square feet
 - Exterior lot: 3,000 square feet
 - Multiple-family dwellings and other permitted structures:
 - Minimum lot width: 100 feet
 - Minimum lot area: 10,000 square feet
- Minimum Yard Requirements:
 - Townhouses
 - Front yard: 10 feet
 - Rear yard: 10 feet
 - Side yard:
 - Interior units: 0 feet
 - Exterior units: 10 feet
 - Multiple-family dwellings and other permitted structures:
 - Front yard: 20 feet
 - Rear yard: 20 feet
 - Side yard: 20 feet
- Building Restrictions:
 - Maximum building height:
 - Duplexes and townhouses: 3 stories

- Multiple-family dwellings: 5 stories
- Minimum Average Net Density: 5 du/ac
- Maximum Average Net Density: 20 du/ac

Town Center Non-Residential Standards

- Minimum Lot Requirements:
 - Minimum lot width: None
 - Minimum lot area: None
- Minimum Yard Requirements:
 - Front yard: 0 feet, 15 feet maximum
 - Side yard: 0 feet
 - Rear yard: 5 feet
- Building Restrictions:
 - Maximum building height: 5 stories
 - Minimum FAR: None
 - Maximum FAR: 1.00
 - Minimum Average Net Density: 5 du/ac
 - Maximum Average Net Density: 20 du/ac

Policy FL.13.07(C)(1) specifies the following general design guidelines for the Employment Center sub-category.

- a) *Development in the Employment Center land use sub-category shall be subject to the following land use mix percentage requirements (% max is based on developable land area - Gross acreage less CHN, wetlands, waterbodies, wetland buffers and public utility easements):*
 - i. Office, research park and business service - 15% to 90%;
 - ii. Industrial (manufacturing and warehousing distribution) - 0% to 60%;
 - iii. Support retail, hotel and services - 0% to 10%;
 - iv. Civic, public facilities and transit stations - 10% minimum; and
 - v. Residential - 0% to 10%
- b) *Shared parking areas and garages shall be permitted for all Employment Center uses, including any civic and public facilities.*
- c) *Development shall be designed to incorporate landscaping and pedestrian amenities such as benches and bicycle parking along sidewalks and multi-use paths and streets.*
- d) *Development shall be designed to accommodate feeder bus, bus rapid transit and other transit stops.*

This policy are hereby incorporated into the DSAP and shall apply to all future development within the EC district.

Employment Center (EC) Guidelines

A Preliminary Development Plan (PDP) shall be submitted for individual development parcels within the Employment Center of this DSAP. The PDP shall include design and architectural standards as required for a Planned Development for East Nassau Community Planning Area (PD-ENCPA). Each PDP within the Employment Center shall be consistent with the applicable policies, development principles, general guidelines and standards stipulated in Future Land Use Objective FL .13 of the Nassau County 2030 Comprehensive plan and the Employment Center development standards and guidelines of this DSAP. Percentages identified in Policy FLU 13.07 shall be applied to the entire Employment Center land use area, and not individual parcels. The PDP shall show how compatibility between land uses within the Employment Center will be achieved including, but not limited to building massing, scale fenestration, landscape, hardscape, use of the CHN, recreation areas and open spaces to define land use areas and provide buffers. Where conflicts exist between DSAP standards and the Nassau County Land Development Code, the DSAP shall control. ~~All PDPs shall be subject to the SR200/A1A overlay regarding signage and landscape buffers adjacent to SR200.~~ Multimodal pathway standards within this district shall be described in the PDP and shall include golf cart use.

Employment Center Non Residential Guidelines

- a) *Buildings should be designed to support their primary uses and incorporate design elements of scale and massing to create an attractive frontage to the primary public roadway network.*
- b) *To the extent possible, the primary employee and customer entrances shall be clearly articulated in the building design and face the primary street.*
- c) *A pedestrian sidewalk or passage way should connect employee and customer entrances to the primary street.*
- d) *Where truck service areas and parking are located between buildings and the primary street frontage, landscaping for screening purposes should be placed between the primary frontage and the service/ parking areas.*
- e) *Site and landscape design should provide for safe pedestrian access through parking areas to a public right of way.*
- f) *Non- Residential development within the employment center should be designed to permit connections of the CHN and open space networks.*
- g) *Industrial uses shall be as specified in the Permitted Uses section, except that manufacturing and industrial uses that require outdoor storage shall not be permitted in the Limited Development Area located in the SPA.*