

A1A OVERLAY DISTRICT

ARTICLE 35

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ORDINANCE 2003 - 44

AN ORDINANCE AMENDING ORDINANCE 97-19, AS AMENDED, KNOWN AS THE NASSAU COUNTY ZONING CODE; SPECIFICALLY RENUMBERING ARTICLE 35, REGARDING STATE ROAD 200/A1A ACCESS MANAGEMENT OVERLAY DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the section of State Road 200/A1A from Interstate-95 to the Thomas J. Shave Bridge is essential to the County's citizens as a major east/west arterial of Nassau County; and

WHEREAS, the section of State Road 200/A1A from Interstate-95 to the Thomas J. Shave Bridge is essential for supporting the major industries and economic base of Nassau County; and

WHEREAS, the section of State Road 200/A1A from Interstate-95 to the Thomas J. Shave Bridge is essential for hurricane evacuation; and

WHEREAS, the Board of County Commissioners has determined it is necessary to maintain level of service to support SR 200/A1A as the primary route for forestry industry, the Nassau County hospital, the Port, tourism, and business travelers through limitations to additional access points and controlled intersections; and

WHEREAS, Federal and State Courts have long recognized that local governments may legislate to protect the appearance

of their communities as a legitimate exercise of the inherent police powers; and

WHEREAS, the Board of County Commissioners determined that appropriate measures are required to protect the aesthetic appearance of the corridor; and

WHEREAS, the Board of County Commissioners have determined that these measures are necessary to protect and enhance property values in the County, encourage the economic development impact of tourism including job creation, and protect the quality of life for the citizens of Nassau County; and

WHEREAS, the Nassau County Board of County Commissioners amended the Comprehensive Plan on August 21, 2002, to include an A1A overlay district; and

WHEREAS, a land development regulation is required that provides specific language for the A1A overlay district; and

WHEREAS, the Board of County Commissioners has determined that it is in the best interests of the citizens of Nassau County, that Ordinance 97-19, as amended, be further amended.

NOW, THEREFORE, BE IT ORDAINED this 11th day of August, 2003, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 97-19, as amended, shall be further amended as follows:

1. **Article 35: STATE ROAD 200/A1A ACCESS MANAGEMENT
OVERLAY DISTRICT**

Section 35.01 - **Definitions:**

(a) **Structural** - Anything constructed, erected or placed, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground.

(b) **Understory Trees** - A species of tree that normally grows to a mature height of fifteen (15) to thirty-five (35) feet.

(c) **Vesting** - Having an existing right pertaining to the immediate or future development of property.

(d) **Retention Boxes** - A pond, pool, or basin used for the permanent storage of water runoff or the controlled release of stored water and groundwater recharge and constructed using a wood or concrete retaining wall at or near ninety (90) degree slope in relation to natural grade.

(e) **Canopy tree** - A species of tree that normally grows to a mature height of forty (40) feet or more.

(f) **Monument sign** - A stand-alone sign anchored directly to a foundation, in which the entire bottom is in contact with or close to grade, to advertise a single tenant for a particular property.

(g) **Buried pylon sign** - A stand-alone sign anchored to two (2) piles or poles that are driven into the ground, or each pile or pole is encased within an independent foundation, to a depth sufficient to withstand wind shear, so that the entire bottom is in contact with or close to natural grade, in order to advertise a single tenant for a particular property.

(h) **Building sign** - A sign fastened or painted directly onto to the facade of a building in such a manner that the facade becomes the supporting structure for, or forms the

background surface of, the sign. A building sign may advertise a tenant, or the name of the commercial complex when occupied by multiple tenants. A building sign may be a constructed object with a single face or composed of independent objects (such as letters and a logo). In the latter case, the area formed by the entire composition shall not exceed the size requirements of these regulations.

(i) **Awning sign** - A sign mounted, painted, or attached into a cohesive design and professionally manufactured awning. An awning is a framed construction anchored to the facade of a building, often covered with cloth and located over the main entrance.

(j) **Directory sign** - A sign listing the tenants or occupants of a building or group of buildings that may indicate their respective professions or business activities.

(k) **Entrance sign** - A sign mounted on pile(s) or pole(s) and driven into the ground to a depth sufficient to withstand wind shear, or anchored directly to a foundation at natural grade, used to denote points of vehicular ingress and egress on a property.

(l) **Public safety sign** - A sign erected and maintained pursuant to and in discharge of any governmental functions or required by law, ordinance or other governmental regulation.

(m) **Pier sign** - A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is seventy-eight (78) inches or more above grade.

Section 35.02 - **Applicability:** These regulations shall apply to all lands within one thousand (1,000) feet of each side of SR 200/A1A stretching from the west side of the Thomas J. Shave Bridge at the Intercoastal Waterway to western ramps of I-95 at the interchange with SR 200/A1A on the effective

date of these regulations hereinafter referred to as the A1A Corridor.

Section 35.03 - Vesting: Existing development or an approved development order or development agreement or site plan application deemed complete pursuant to the Nassau County Ordinance 97-19, as amended, (Development Review Regulations Ordinance 99-18, as amended), as of the date of the adoption of this Ordinance by the Board of County Commissioners is exempt from these regulations. Said site plan must be approved by the appropriate entity within one (1) year of submittal. Legally established lots of two and one-half (2-1/2) acres or less in size, existing prior to the adoption of these regulations are vested and exempt from the provisions of this Ordinance, but are not exempt from the setback provisions of the County's approved Comprehensive Plan and Access Management Standards.

However, such exemption shall lapse under the following circumstances:

1. If a parcel/outparcel is further divided, all of the parcels/outparcels thus created shall comply with these regulations.

2. If existing lots are assembled to form a larger lot that exceeds 2-1/2 acres, these regulations shall be applied to the larger tract.

3. Agricultural uses, to include silviculture, are exempt from these regulations. However, should agricultural/silvicultural lands be sold or converted to any non-agricultural/silvicultural use, and the lands are larger than 2-1/2 acres, then these regulations shall apply.

Section 35.04 - Residential Densities: Residential densities shall not exceed those densities approved in the County's adopted Comprehensive Plan, as amended from time to time.

Section 35.05 - Non-Residential Intensities: Intensities for non-residential development shall be determined by Ordinance 97-19, as amended.

Section 35.06 - Permitted Uses and Structures: The permitted uses and structures of the underlying zoning designation shall apply.

Section 35.07 - Permitted Accessory Uses: The permitted accessory uses of the underlying zoning designation shall apply.

Section 35.08 - Conditional Uses: The conditional uses of the underlying zoning designation shall apply.

Section 35.09 - Special Restrictions: The extension of pedestrian facilities along the A1A corridor shall be regulated by existing Countywide standards. In addition, the following standards relate to pedestrian facilities internal to development parcels within the Overlay district:

A. Pedestrian and Bicycle Circulation:

Sidewalks on development parcels shall logically extend from the existing or proposed sidewalk system along the right-of-way.

B. Setbacks: Setbacks on the SR 200/A1A corridor shall be consistent with the twenty-five (25) foot setback requirements in the County's approved Comprehensive Plan plus the requirements of the underlying Zoning.

C. Landscape Buffer: A landscape buffer shall be established within the twenty-five foot setback, as defined in the County's approved Land Development Regulations.

D. Parking Areas:

(1) A minimum of ten percent (10%) of vehicular parking areas shall be designated for interior landscaping.

(2) Planting islands may vary in size in order to protect existing trees.

(3) Parking areas shall be screened from dedicated rights-of-way through the use of hedge, wall, berm or combination thereof, except on frontages on SR 200/A1A.

(4) Screening devices shall be a minimum of three (3) feet and a maximum of five (5) feet in height. Such devices shall not impair the visibility of pedestrians or vehicles at entrances or exits.

Suggested plant list for interior landscaping:

Native Canopy Trees

<u>Common Tree</u>	<u>Scientific Name</u>
<u>Name</u>	
<u>American Holly</u>	<u>Ilex Opaca spp.</u>
<u>Green Ash</u>	<u>Faxinus</u> <u>Pennsylvania</u>
<u>Shumard Oak</u>	<u>Querous Shumardi</u>

Salt Tolerant

<u>Common Tree</u>	<u>Scientific Name</u>
<u>Name</u>	
<u>Laurel Oak</u>	<u>Quercus</u> <u>Laurifolia</u>
<u>Live Oak</u>	<u>Quercus</u> <u>Virginiana</u>
<u>Red Bay</u>	<u>Paisea Borbonia</u>
<u>Southern Red</u>	<u>Juniperus</u>
<u>Cedar</u>	<u>Sillciola</u>
<u>Sweet Gum</u>	<u>Liquidambar</u> <u>Styracifloa</u>

Wet Soil Tolerant

<u>Common Tree</u>	<u>Scientific Name</u>
<u>Name</u>	
<u>Bald Cypress</u>	<u>Taxodium</u> <u>Distichum</u>
<u>Red Maple</u>	<u>Acer Rubrum</u>
<u>Riverbirch</u>	<u>Betula Nigra</u>
<u>Sweet Bay</u>	<u>Magnolia</u>
<u>Magnolia</u>	<u>Virginiana</u>
<u>Tulip Poplar</u>	<u>Linodendron</u> <u>Tulipifera</u>
<u>Winged Elm</u>	<u>Ulmus Alsta</u>

Salt and Wet Soil Tolerant

<u>Common Tree</u>	<u>Scientific Name</u>
<u>Name</u>	
<u>Southern</u>	<u>Magnolia</u>
<u>Magnolia</u>	<u>Grandiflora</u>

Native Understory Trees

<u>Common Tree</u>	<u>Scientific Name</u>
<u>Name</u>	
<u>Cherry Laurel</u>	<u>Prunus</u> <u>Caroliniana</u>
<u>Dogwood</u>	<u>Cercis Florida</u>
<u>Red Bud</u>	<u>Cercis Cardensis</u>

Salt Tolerant

<u>Common Tree</u> <u>Name</u>	<u>Scientific Name</u>
<u>Chichasaw Plum</u>	<u>Prunus</u> <u>Angustifion</u>
<u>Yaupon Holly</u>	<u>Ilex Vomitonia</u>

Wet Soil Tolerant

<u>Common Tree</u> <u>Name</u>	<u>Scientific Name</u>
<u>Dahoon Holly</u>	<u>Ilex Cassine</u>
<u>Fringe Tree</u>	<u>Chionanthus</u> <u>Virginicus</u>
<u>Hornbeam</u>	<u>Carpinus</u> <u>Carolinianus</u>

Shrubs

<u>Scientific Name</u>	<u>Common Name</u>
<u>Buxus micophylla</u>	<u>Japanese Boxwood</u>
<u>Cortaderia sellowana</u>	<u>Pampas Grass</u>
<u>Elaegnus pungens</u>	<u>Silverthorn</u>
<u>Ilex cornuta</u>	<u>Buford Holly</u>
<u>Ilex vomitoria</u>	<u>Yaupon Holly</u>
<u>Juniperus species</u>	<u>Juniper</u>
<u>Lagerstroemia indica</u>	<u>Crepe Myrtle</u>
<u>Leucophyllum texanum</u>	<u>Texas Sage</u>
<u>Ligustrum species</u>	<u>Ligustrum</u>
<u>Myrica cerifera</u>	<u>Wax Myrtle</u>
<u>Photinia fraserii</u>	<u>Red Tip Photinia</u>
<u>Pittisporum species</u>	<u>Pittosporum</u>

<u>Podocarpus macrophylla</u>	<u>Yew Podocarpus</u>
<u>Rhododendron simsii</u>	<u>Azalea</u>
<u>Serenoa repens</u>	<u>Saw Palmetto</u>
<u>Viburnum species</u>	<u>Viburnum</u>

D. Screening: The following shall apply to all such facilities within the SR200/A1A Overlay District corridor which are visible from an adjacent right-of-way:

(1) Loading areas shall be screened from public rights-of-way through the use of a screening wall, as approved by the Planning Director or his/her designee. The screening wall shall be interrupted at a maximum of fifteen (15) foot intervals through surface articulation or adjacent planting materials. If the loading area is otherwise screened from a public right-of-way pursuant to Section 35.08(C)(3) of these regulations, these regulations shall not apply.

(2) Dumpsters, mechanical equipment and outside storage (as permitted by the underlying zoning designation) shall be screened through the use of a wall, which is one hundred percent (100%) opaque in conjunction with landscaping, pursuant to Section 35.08(D)(3) of these regulations.

(3) Landscaping adjacent to dumpster enclosures, ground mounted mechanical equipment and loading area screening walls shall include:

a. For loading area screening walls, one (1) shrub for every three (3) linear feet of wall or fence. Shrubs shall be clustered in groupings of no less than seven (7) and are required to be spaced no farther than ten (10) feet apart. The shrub hedge shall be maintained at a minimum four (4) foot height.

b. Two (2) understory trees and one (1) shade tree shall be required for every thirty (30) feet, or fraction thereof - one (1) per ten (10) linear feet - of wall or fence unless said fence or wall is less than eight (8) feet in length.

c. Dumpster enclosures and mechanical devices shall require one (1) shrub for every two (2) feet. The shrub shall be maintained at a minimum of four (4) feet in height.

E. **Signage:** These regulations are intended to ensure that the aesthetic quality of the A1A corridor is not compromised and that the traveling public, to include local traffic, may enjoy a corridor that is clearly marked for access, direction and public safety. Finally, it is the intent of these regulations to provide reasonable assurance that "sign clutter", that has so adversely affected the value of land in many coastal counties, does not occur along the primary tourist arterial of Nassau County.

(1) **Applicability:** The following regulations apply to lots which front SR200/A1A between the Thomas J. Shave Bridge and a point three hundred (300) feet west of the western ramps of the I-95 overpass. If a sign is not identified as permitted or prohibited in these regulations, it may be permitted or prohibited pursuant to County signage or billboard regulations that are applicable to areas outside of the A1A Corridor.

(2) **Vesting:** Existing signs shall be vested from these regulations. Any vesting shall be considered abandoned should a business name on a single tenant sign change, or should a non-residential building be unoccupied for a period of twelve (12) consecutive months. In the event that a sign is destroyed, then replacement signage must comply with these regulations. In the event that a sign is damaged such that

its repair cost exceeds fifty percent (50%) of the cost of a replacement sign of equal dimension and specification, then the damaged sign will be considered destroyed and shall comply with these regulations.

(3) **Approved Signage:** The following types of signs are allowed on the A1A Corridor:

a. **Monument Signs:** Maximum dimensions for monument signs shall be eight (8) feet horizontal and six (6) feet vertical. To increase height, monument signs may be constructed on earthen mounds, but may not exceed nine (9) feet in total height above natural grade. Monument signs may be double-sided. External framing material must be stone, brick, wood, or stucco. Monument signs may be internally or externally illuminated. Monument signs are limited to two (2) colors per side unless the base color is beige, gray or some other color, which is considered neutral by the County, in which case, one (1) additional color may be permitted. Monument signs on SR 200/A1A may not be located within one hundred (100) feet of any other property signage and may not be located within thirty (30) feet of a private property line unless the County approves access on said property line. However, in the event that there is a shared access between two (2) property owners, each property owner shall be allowed one (1) monument sign subject to the language herein, or, in the event there is no direct access, a property owner may erect one (1) monument sign. Otherwise, monument signs shall be limited to one (1) per entrance. See Exhibit "1".

b. **Buried Pylon Signs:** The poles normally associated with pylon signs shall be buried in an earthen mound such that the appearance of the finished sign is identical to a monument sign. The regulations for a monument

sign shall apply, see Section 34.08(E)(3)(a). See Exhibit "2".

c. **Building Signs:** Signage may be placed on buildings. Such signage may be painted or installed. Installed signs may be plastic or metal. Building signage may not exceed three hundred fifty (350) square feet per sign. The total signage for building signs, per building, may not exceed seven and one-half percent (7-1/2%) of the building face. Building signage may not extend beyond the roofline, or the top of a parapet. Building signage may be internally or externally illuminated. See Exhibit "3". Signs for buildings on end corners (end caps) shall be allowed building signs of three hundred (300) square feet on both sides of the building.

d. **Awning Signs:** Awning signs are permitted within the A1A Corridor and shall comply with standard County regulations for such signage. See Exhibit "4".

e. **Directory Signs:** Directory signs may be constructed for every one thousand (1,000) feet of frontage or at every entrance. Directory signs shall not exceed sixteen (16) feet in height and ten (10) feet in width. Directory signs may be double-sided. Directory signs for Community Shopping Centers shall not exceed twenty-four (24) feet in height and sixteen (16) feet in width. Directory signs may be internally or externally illuminated. Directory signs may be stone or metal for external framing. Directory signs may be metal, stone, wood or plastic. See Exhibit "5".

f. **Entrance Signs:** Signs that state "Entrance" or "Exit" may be allowed at each project entrance. These signs shall not exceed eight (8) square feet. Entrance signs shall be metal framed and internally illuminated. See Exhibit "6".

g. Public Safety Signs: Public safety signs are permitted anywhere within the A1A Corridor as approved by the County or, as appropriate, the Florida Department of Transportation (FDOT). See Exhibit "7".

h. Pier Signs: Pier signs may not exceed four (4) feet by four (4) feet. Pier signs may be double-fronted and may be externally illuminated. The bottom of the pier sign must be a minimum of seventy-eight (78) inches above grade. The pier shall be constructed of stone, wood, or stucco. The sign shall be constructed of metal or wood. The pier may not exceed ten (10) feet in height measured from natural grade. See Exhibit "8".

i. Billboards: Billboards are permitted on the A1A Corridor as provided for in Ordinance 2002-29, which is known as the "Nassau County Billboard Ordinance".

j. The following signs shall be prohibited, except as noted in the above regulations: mobile signs, moving message signs, pylon signs, flashing signs, roof signs and pole signs.

F. Regulation of Outparcels:

(1) Applicability: These regulations apply to the development of all outparcels fronting onto SR 200/A1A. For the purpose of these regulations, an outparcel is defined as property that is located between a commercial, mixed use, hotel, industrial facility, or residential subdivision and SR 200/A1A, that is created from a parent tract either by subdivision, lot split, metes and bounds, or, in the case of a single owner, site plan approval and is intended for commercial or office use. Property exceeding two and a half (2 ½) acres shall not be considered outparcels.

(2) Access: Limitations on number of driveways and curb cuts are essential in preserving the long-term

operational capacity of the SR 200/A1A corridor. In addition, controlling the number of driveways and curb cuts promotes the public health, safety, and welfare.

a. Outparcels created and developed pursuant to these regulations shall not have direct access to SR 200/A1A, unless there is shared access with an adjacent property and such access is not located within three hundred and thirty (330) feet of another driveway (on the same side of the right-of-way of SR 200/A1A).

b. Rather, access to outparcels shall be provided via a driveway to the parent tract, or by frontage roads or rearage roads with priority and focus on rearage roads, whenever possible. The County has no obligation to provide such roads.

c. The County shall regulate access pursuant to these regulations in site plan review.

d. As part of the County's site plan review, all developers and/or owners and applicants shall be required to dedicate a cross-access easement in a manner that connects to adjacent cross-access easements or public rights-of-way.

e. It shall be the responsibility of the Engineering Services Director or his/her designee to ensure that cross-access easements are dedicated as part of the site plan review process, and that such easements connect or will connect to similar easements on adjacent property.

(3) **Minimum Lot Dimensions:** Frontage is the dimension abutting and paralleling the right-of-way of SR 200/A1A. Depth is the minimum distance of a lot as measured from anywhere along its frontage. Rear line is the minimum dimension of the line which directly connects the depth of the lot, as measured from its two property lines, which, in turn, extends from the frontage line.

a. Minimum lot width at frontage: Two hundred and fifty (250) feet.

b. Minimum lot width at rear line: Two hundred and twenty-five (225) feet

c. Minimum lot depth: Two hundred (200) feet.

G. Access Management Standards: The following standards are intended to balance private property rights, long-term real estate values, and corridor function. The following regulations are for development fronting SR200/A1A within the Overlay District:

1. Primary Access: For lots having frontage on SR 200/A1A, primary access shall be from SR 200/A1A, an intersecting public street, or provided through the use of parallel roads side streets, joint access driveways, and cross-access easements connecting adjacent developments in accordance with the County's approved Comprehensive Plan, as acceptable to the County, with priority and focus on rearage roads, where possible.

a. **Corner Lots:** For corner lots, where the corner is formed by SR 200/A1A and a side street that is functionally classified as a collector street or arterial road, the primary driveway access shall be from the side street. A corner lot exceeding three and a half (3-1/2) acres in size, and having at least three hundred and seventy-five (375) feet of frontage on SR 200/A1A, may have primary access on SR 200/A1A provided that said primary access is located as far from the intersecting corner roads as possible (minimum distance of two hundred and fifty (250) feet) and that the driveway access otherwise meets the upstream spacing criteria of these driveway regulations.

b. Interior Lots: New access points shall be limited to one (1) for every six hundred and sixty (660) feet of frontage along SR 200/A1A. Regardless of total frontage length, no more than two (2) access points shall be allowed. New driveway access points shall not be allowed within five hundred (500) feet of any other existing driveway access on that property. In the event that the spacing criteria does not allow for the necessary access, the property may be accessed by frontage roads, rearage roads, or by cross-access easements. The Engineering Services Director or his/her designee may recommend a waiver of the requirements of this Paragraph in writing if the requirements cannot be met based upon configuration of the property or a determination that the rearage road, frontage road, or cross-access easement cannot be provided. The Director of Engineering Services or his/her designee may also propose to the Board of County Commissioners an alternative to the requirements of this Paragraph.

c. Creation of New Lots: To preserve the safety and operational efficiency of the A1A Corridor, it is the intent of the County to carefully limit the number of driveway access points that are constructed in the future. However, to balance access management with reasonable use of property, while maintaining the functional importance of the A1A Corridor, the County shall apply the following requirements:

In designing office or retail business centers (such as shopping plazas, malls, power centers and single user/big box structures), the creation of outparcels is prohibited unless access to said outparcels is not directly to SR 200/A1A, but rather a frontage road, a rearage road, direct access to a parent tract, or by a minimum thirty (30) foot

wide cross-access corridor. It shall be the responsibility of the applicant to convey any such access-way through dedication or grant of easement and to construct the access facility in a manner acceptable to the County.

3. Secondary Access:

a. Corner Lots: Secondary access, other than primary access, may be provided to corner lots on a permanent or temporary basis in the following manner:

(1) A right-in/right-out may be allowed on SR 200/A1A only if the FDOT approves such access; and

(2) A right-in/right-out may be allowed on SR 200/A1A only if there is no other driveway of any type within six hundred and sixty (660) feet of the proposed driveway, or if there is no other practical point of ingress/egress, such as a frontage or rearage road, or a cross-access easement; and

(3) A right-in/right-out may be allowed on SR 200/A1A only if such access does not interfere with the safe operation, as determined by the Engineering Services Director or his/her designee, of existing or planned turn acceleration/deceleration lanes existing along SR 200/A1A.

b. Internal Lots: Secondary access for interior (non-corner) lots shall be either from SR 200/A1A, provided that the minimum spacing criteria can be met, or by frontage roads, rearage roads, or by a cross-access corridor. New driveway access points shall be limited to no more than one (1) per every six hundred and sixty (660) feet of frontage. Under no circumstances shall an internal lot be

approved for more than two (2) access points (one primary and one secondary). Outparcels shall not be granted a secondary access point on SR 200/A1A.

4. **SR 200/A1A Median Openings:** All development plans submitted to the County that desire any access connection to SR 200/A1A require FDOT approval. The general policy of the County is to support the spacing standards recognized by the FDOT, provided they are implemented and upheld in a fair, reasonable and pragmatic fashion. Thus, minor deviations in the spacing dimensions may be accommodated if the intent of the regulations is, in the opinion of the County, otherwise being met.

The FDOT has primary authority to allow or provide for median crossing movements on the SR200/A1A Corridor. The FDOT spacing standard for full median openings on SR 200/A1A is one-half (½) mile per opening (FDOT Access Classification 3). The County policy is to support the pragmatic and reasonable implementation of this standard.

Intermediate openings that provide for some, but not all, movements across a median may occur on a more periodic basis and as permitted by the FDOT. While the FDOT spacing standard between such intermediate openings is a quarter (1/4) mile per opening, the County recognizes the changing character of the A1A Corridor and, as such, may in certain cases support spacing intervals at no less than six hundred and sixty (660) feet.

Section 35.10 - **Minimum Lot Requirements:** The minimum lot requirements of the underlying zoning designation shall apply.

Section 35.11 - Minimum Yard Requirements: The minimum yard requirements of the underlying zoning designation shall apply.

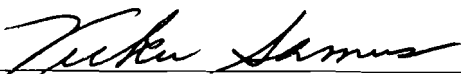
Section 35.12 - Building Restrictions: The building restrictions of the underlying zoning designation shall apply.

Section 35.13 - Conflict: This Ordinance shall prevail over all prior ordinances or resolutions or parts thereof in conflict herewith to the extent of such conflict.

ARTICLE 36: EFFECTIVE DATE

This Ordinance shall take effect upon its being filed in the office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



VICKIE SAMUS
Its: Chairman

ATTEST:



J. M. "CHIP" EXLEY, JR.
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN

h/anne/ords/dri-overlay

NOTE: Drawings not to scale.

Exhibit 1 - Monument Sign

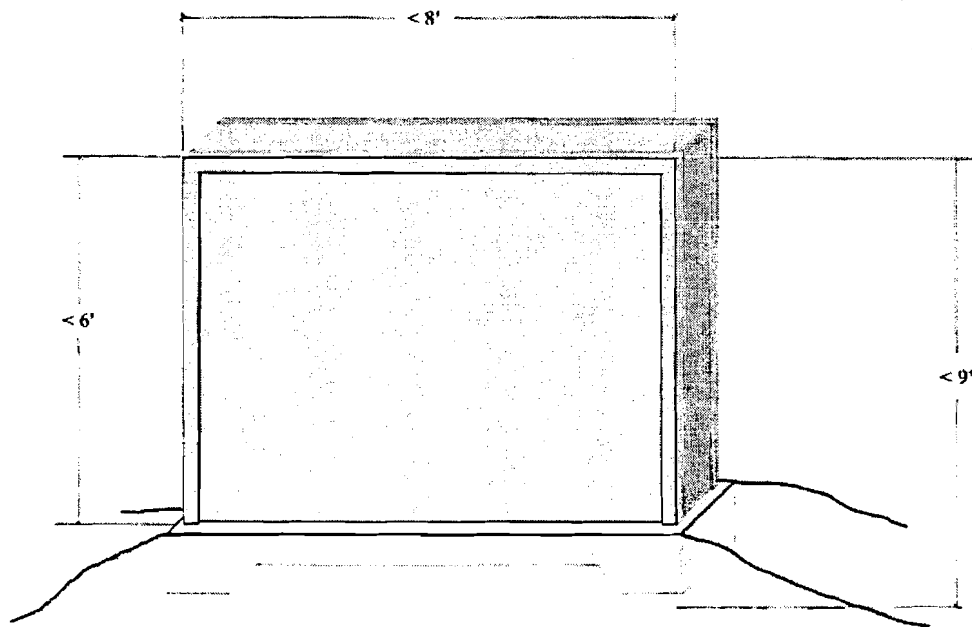
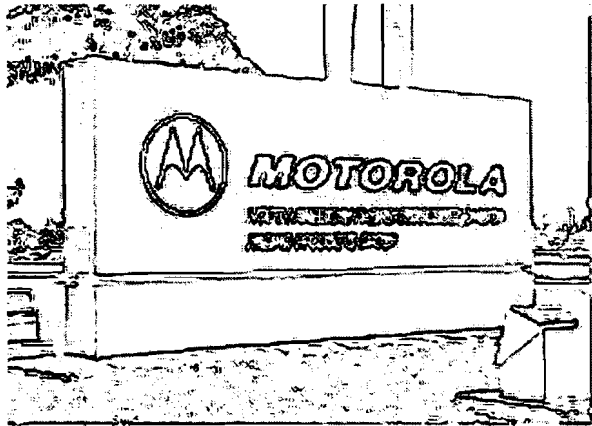


Exhibit 2 - Buried Pylon Sign

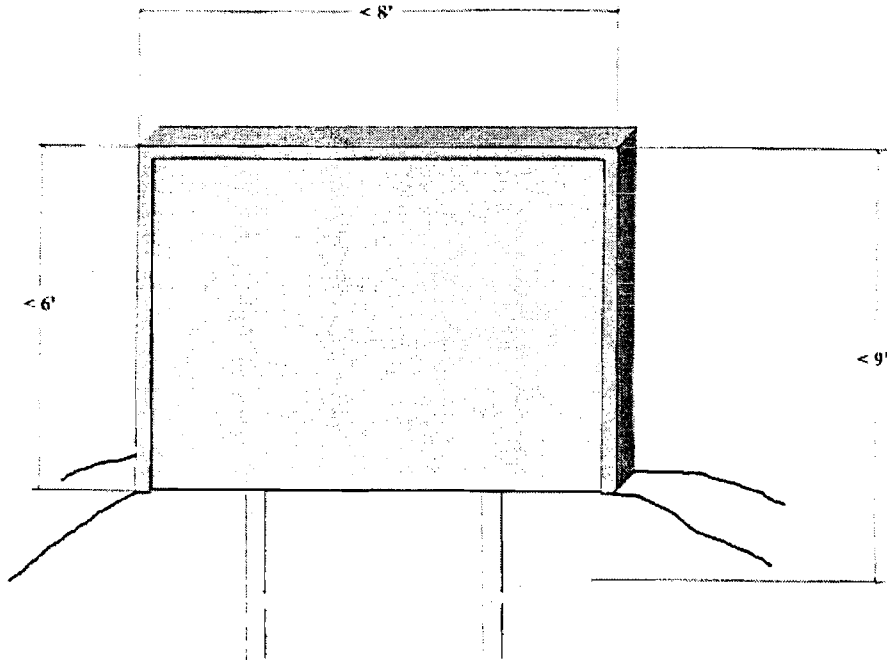
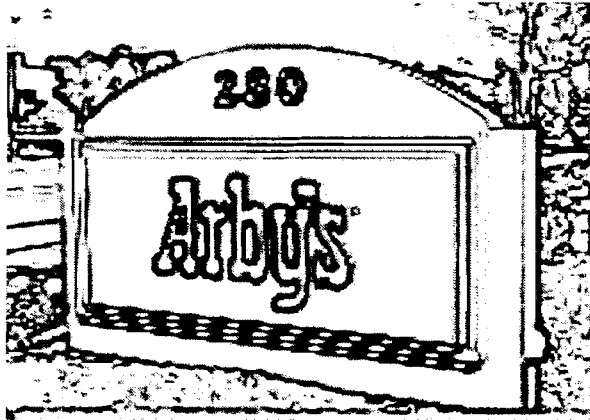
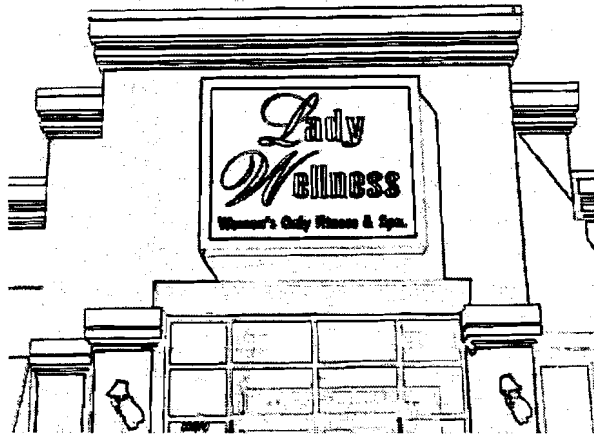


Exhibit 3 - Building Sign

May not exceed two hundred and fifty (250) square feet per sign.
Total signage per building may not exceed six (6) percent of the facade.



Some typical examples:

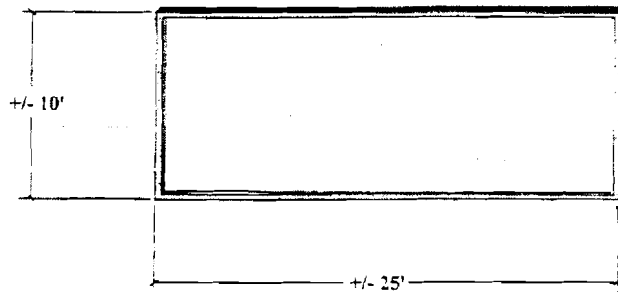
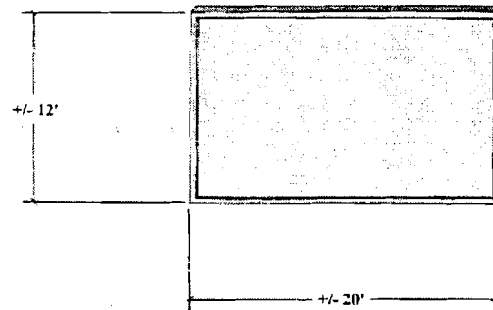
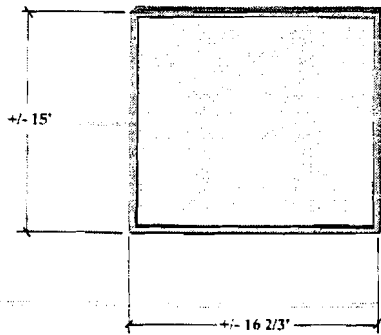


Exhibit 4- Awning Sign



Exhibit 5- Directory Sign

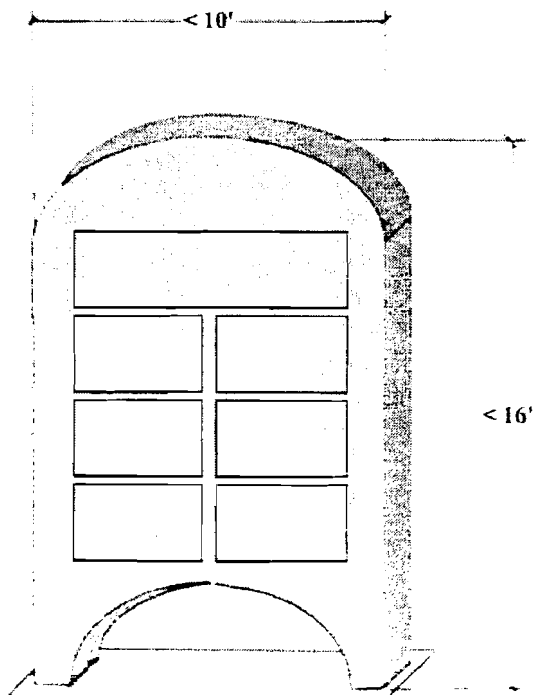


Exhibit 6 - Entrance Sign

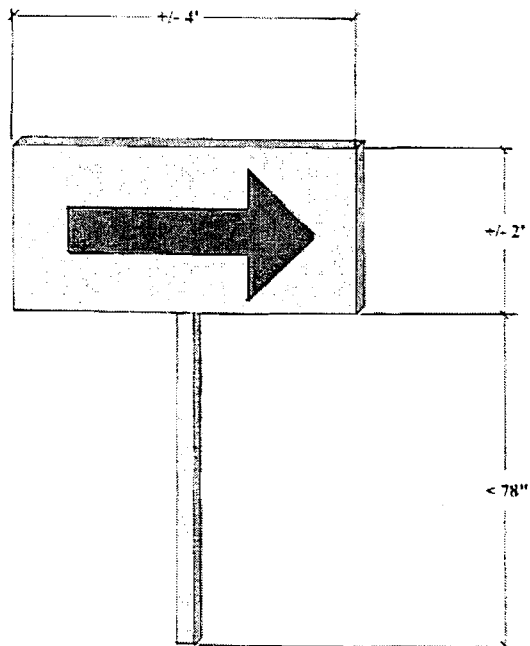
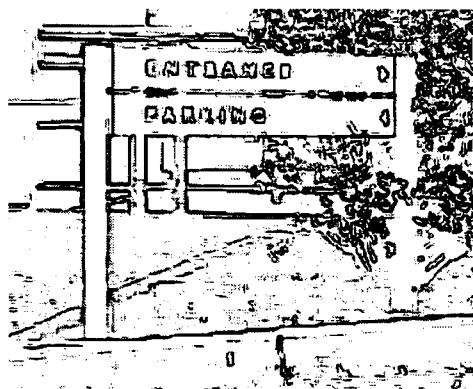


Exhibit 7 - Public Safety Sign



Exhibit 8 - Pier Sign

