

ORDINANCE NO. 93 - 6

AN ORDINANCE AMENDING ORDINANCE 83-19, AS AMENDED, WHICH ESTABLISHED A COMPREHENSIVE ZONING CODE AND ZONING MAPS FOR THE UNINCORPORATED PORTION OF NASSAU COUNTY; SPECIFICALLY AMENDING ARTICLE 26, SUPPLEMENTARY REGULATIONS AND ARTICLE 30, DEFINITIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners has found it necessary to further amend Ordinance 83-19, as amended; and

WHEREAS, the Board feels it is in the best interest of the citizens of Nassau County that said Ordinance be further amended.

NOW, THEREFORE, BE IT ORDAINED this 8th day of March, 1993, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 83-19, as amended, be further amended as follows:

1. ARTICLE 26: SUPPLEMENTARY REGULATIONS

Section 26.04 - Lot to Have Access: No lot or parcel of land shall be used for the construction, location, or erection of any building, structure, or mobile home where such lot or parcel does not abut, for a distance of not less than ~~thirty-five (35) feet~~ the required minimum lot width for the subject zoning classification or thirty-five (35) feet if located fronting on an approved cul-de-sac, upon a public Federal, State or County maintained right-of-way street or roadway or a private street private driveway, easement, or private roadway which has been approved by the County Engineer, provided, ~~however that no more than three (3) single family dwellings or mobile homes shall be erected or moved on a lot or portion of a lot which abuts upon a continuous access easement of~~

~~record for a distance of not less than thirty (30) feet, unless a conditional use permit has been granted and all other requirements of the zoning code are met and further provided, that such conditional uses shall not be granted on an access easement of record less than thirty (30) feet in width unless such easement was recorded prior to the effective date of this ordinance.~~

Any lot or parcel shall conform to the requirements of the adopted subdivision regulations. The County engineer shall review each building permit for compliance with this Section prior to the issuance of said permit.

Section 26.11 - Mobile Homes

A. Temporary office: A mobile home may be used in any zoning district as a temporary office or shelter for materials or tools incidental to construction or development of the premises upon which the mobile home is located, provided a permit for such construction or development has been issued. Such use of a mobile home shall not be permitted for more than one (1) month after the completion of such construction or development.

B. Temporary public use: Any agency of local, municipal, state, or federal government may utilize a mobile home for temporary public purposes in any zoning district, provided such use shall not include a residential use.

C. Sales office lot: A mobile home may be used as a sales office on a mobile home sales lot in any zoning district permitting such use. The sales office and any mobile home structure displayed on the sales lot shall meet the applicable setbacks for the zoning

district in which it is located.

D. Mobile home on individual lot in certain districts:
Mobile homes shall not be located in any district which does not specifically allow mobile homes as a permitted or permissible use.

2. ARTICLE 30: DEFINITIONS

PARKING AREA, OFF STREET: For the purpose of this ordinance any off-street parking area is any public or private land area designated and used for parking, storing and/or displaying motorized and non-motorized vehicles, trailers, campers and/or mobile homes. The parking area includes required landscape and drainage retention and/or detention areas.

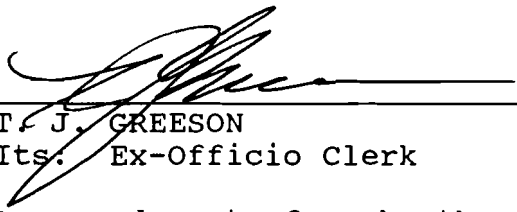
3. EFFECTIVE DATE: This Ordinance shall become effective upon its filing in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



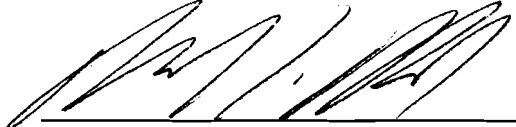
JAMES E. TESTONE
Its: Chairman

ATTEST:



T. J. GREESON
Its: Ex-Officio Clerk

Approved as to form by the
Nassau County Attorney



MICHAEL S. MULLIN