

ORDINANCE NO. 88 - 17

AN ORDINANCE AMENDING ORDINANCE 83-19, AS AMENDED, WHICH ESTABLISHED A COMPREHENSIVE ZONING CODE FOR THE UNINCORPORATED PORTION OF NASSAU COUNTY, FLORIDA, AMENDING ARTICLE 22, SECTION 22.03, ALLOWING LODGE HALLS AS A CONDITIONAL USE IN AN OPEN RURAL (OR) DISTRICT; ARTICLE 26, SECTION 26.15, ADDING PARAGRAPHS (K) AND (L) REGARDING HORSES, PONIES, AND ANIMALS OTHER THAN HOUSEHOLD PETS; ARTICLE 26, SECTION 26.15, ADDING PARAGRAPH (M), ALLOWING TWO (2) FAMILY DWELLINGS AS A CONDITIONAL USE; ARTICLE 22, SECTION 22.03, AMENDING PARAGRAPH (C) TO INCLUDE SOLID WASTE LANDFILL AS A CONDITIONAL USE IN AN OPEN RURAL (OR) DISTRICT; ARTICLE 26, SECTION 26.03, AMENDING PARAGRAPH (B), AS TO THE ERECTION OF MORE THAN ONE (1) PRINCIPAL STRUCTURE ON A LOT; ARTICLE 22, SECTION 22.03, ADDING PARAGRAPH (O) REGARDING GASOLINE DISPENSING FACILITIES AS A CONDITIONAL USE IN AN OPEN RURAL (OR) DISTRICT; ARTICLE 30, AMENDING THE DEFINITION OF PRIVATE CLUB, ADDING A DEFINITION OF CONVENIENCE STORE, ADDING A DEFINITION OF DUMP, ADDING A DEFINITION OF DUPLEX, ADDING A DEFINITION OF GARBAGE, ADDING A DEFINITION OF INDUSTRIAL WASTE, ADDING A DEFINITION OF LANDFILL, AND ADDING A DEFINITION OF LODGE/LODGE HALL; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Nassau County Board of County Commissioners finds that it is necessary to amend the Comprehensive zoning Code; and

WHEREAS, the Planning and Zoning Board of Nassau County has held a public hearing and recommends the adoption of these changes.

NOW, THEREFORE, BE IT ORDAINED by the board of County Commissioners of Nassau County that ordinance 83-19 be amended as follows:

I. ARTICLE 22: OPEN RURAL: OR

Section 22.03 - Conditional Uses

O. LODGE HALLS -

II. ARTICLE 22: OPEN RURAL: OR

Section 22.03 - Conditional Uses

C. Garbage dump and ~~sanitary~~ solid waste landfill, provided

state and county health requirements are met.

III. ARTICLE 22: OPEN RURAL: OR

Section 22.03 - Conditional Uses

R. GASOLINE DISPENSING FACILITY - Containing not more than one (1) pump island with not more than four (4) gasoline and/or fuel pumps provided no repairs or other automobile services are offered are permitted.

IV. ARTICLE 26: SUPPLEMENTARY REGULATIONS

Section 26.15 - Supplementary Regulations for Certain Uses

M. Two-Family Dwelling (Duplex).

A Duplex, being a single structure designed for or occupied exclusively by two (2) families living independently of each other, as defined herein, is a permissible use by exception in any Residential district, where not otherwise permitted, and in the Open Rural district; provided the structure shall conform to all supplementary regulations listed under the district classification as though it were a single family dwelling (i.e.: minimum lot requirement, maximum coverage by all buildings, minimum setbacks, maximum height of structure, etc.).

V. ARTICLE 26: SUPPLEMENTARY REGULATIONS

Section 26.03 - Erection of more than One (1) Principal Structure on a Lot.

B. More than one structure used for multiple-family residential purposes may be erected on a single lot provided that an open space ~~of not less than ten (10) feet is provided between each structure, required yards are provided between any structures and all lot lines,~~ equal to the combined side yard setback for each structure (not to be less than twenty (20) feet) is provided between structures and all other required yards are provided between any other structures and all minimum and maximum lot coverage for all such buildings taken together complies with district regulations.

VI. ARTICLE 26: SUPPLEMENTARY REGULATIONS

Section 26.15 - Supplementary Regulations for Certain Uses

K. Horses and Ponies

Horses and ponies may be kept in residential districts only for private riding use and only if a place of shelter therefore shall be provided which is not closer than one hundred (100) feet to any residence of different ownership. Such horses and ponies shall be kept in a fenced enclosure not closer than twenty-five (25) feet to any private property line.

L. Animals Other Than Household Pets

Animals other than household pets and household pets in excess of four (4) over ten (10) weeks of age may be kept in residential districts subject to conditions as may be provided by the Zoning Board in a grant of zoning exception to protect the public health, safety, or general welfare.

VII. ARTICLE 30: DEFINITIONS

127. Convenience Store

A retail commercial establishment engaged in the selling of groceries and convenience goods, with all sales, display and storage conducted within a completely enclosed building.

128. Dump

A land site used primarily for the disposal by dumping, burial, burning or other means and for whatever purposes, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, and other waste, scrap, or discarded material of any kind.

129. Duplex - See Dwelling, Two-Family.

130. Garbage

Animal and vegetable waste resulting from the handling, storage, sale, preparation, cooking, and serving of foods. Also see Solid Waste.

131. General Store

A retail commercial establishment engaged in the selling of groceries and convenience goods to the residents of a predominately rural or agricultural area, with all sales, display, and storage conducted within a completely enclosed building.

132. Landfill

133. Landfill, Sanitary

A site for solid waste disposal.

134. Lodge Hall

The place or building where members of a local chapter of an association or fraternal organization hold their meetings and/or the local chapter itself.

135. Solid Waste

Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

VII. This Ordinance shall take effect upon adoption by the Board of County Commissioners and filing in the Secretary of State's office.


ADOPTED this 22nd day of March, 1988, by the Board of County Commissioners, Nassau County, Florida.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



CHARLES A. PICKETT
Its: Chairman

ATTEST:


T. J. GREESON
Its: Ex-Officio Clerk