

ORDINANCE 89 - 6

AN ORDINANCE AMENDING ORDINANCE 87-18, KNOWN AS THE ROAD CONSTRUCTION AND SUBDIVISION REGULATIONS; AMENDING SECTION II, PARAGRAPH N - DEFINITION OF SUBDIVISION; AMENDING SECTION V, ROAD AND DRAINAGE STANDARDS, TABLE 2, EASEMENTS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Nassau County, Florida, has found it necessary to amend Ordinance 87-18; and

WHEREAS, said amendments are necessary to more adequately reflect the intent of Ordinance 87-18.

NOW, THEREFORE BE IT ORDAINED this 17th day of January, 1989, that Ordinance 87-18 is hereby amended as follows:

1. Section II - Definitions

N. Subdivisions - The Division of real property in the un-incorporated areas of Nassau County, Florida, into three (3) or more contiguous lots, parcels, tracts, tiers, blocks, sites, units or any other division of land, designated by reference to the number or symbol of the lot, parcel or such units contained in the plat or drawing of such subdivision ~~for-the-purpose, whether-immediate-or-future,-of-transfer-of-ownership~~, or if the establishment of a new street is involved, any division of such parcel. The word includes establishment of new right-of-ways and alleys and additions when they result in such division of real property. When appropriate to the context, the word also includes resubdivision. This shall not apply to gifts or devise within a family unit or to any approved PUD subdivision as defined in Nassau County Zoning Ordinances.

2. Section IV - Subdivisions

K. Easement for Ingress and Egress - Easements dedicated for ingress and egress to provide access to property not having

direct access on a State, County, or approved private roadway, shall be in conformance to the Nassau County Zoning Ordinance and this Ordinance. The County ~~will not~~ may accept a plat for recording purposes for lots utilizing easements for ingress and egress based upon the County Engineer's approval and recommendation.

3. Section V - Road and Drainage Standards

TABLE 2 - RIGHT-OF-WAY WIDTHS

	R-O-W-Width		R-O-W-Width	
	<u>(Curb/Gutter)</u>		<u>(Swales)</u>	
<u>Roadway</u>	<u>Dwelling Units</u>	<u>On-Street Parking</u>	<u>On-Street Parking</u>	
<u>Classification</u>	<u>Served</u>	<u>None-1-Side-2-Sides</u>	<u>None-2-Side-2</u>	
Driveway	1	(1)	NA	NA
Driveway	2-3	30'(2)	NA	NA
Marginal-Access	1-25	40'	50'	60'
Minor-Street	26-200	40'	50'	60'
Collector-Street	201-500	60'	70'	80'
Arterial-Street	500'+	100'	NA	NA

- (1) -- 30' minium wide recorded easement to property line of dwelling unit served -- none insude property line of dwelling.
- (2) -- Must be a recorded easement.
- (3) -- If swale depth exceeds 30" R-O-W width must be increased.
- (4) -- Wider rights of way may be required in areas where drainage needs dictate swale cross sections larger than those that can be accommodated within a 60' right of way.
- (5) -- 200' width if major drainage & retention areas are proposed within the right of way.

<u>ROADWAY</u>	<u>R-O-W Width</u>	<u>R-O-W Width</u>
<u>CLASSIFICATION</u>	<u>(Curb/Gutter)</u>	<u>(Swales)</u>
Driveway (1 Dwelling Unit)	(1)	(1)
Driveway (2-3 Dwelling Units)	30' (2)	30' (2)
Cul-de-Sac (6)	50'	60' (3)
Minor Street/local street	50'	60' (3)
Collector Street	70'	90' (4)
Arterial Street	100'	125' (5)
Frontage Road (Marginal Access)	50'	60' (3)


- (1) 30' minium wide recorded easement to property line of dwelling unit served - none inside property line of dwelling.
- (2) Must be a recorded easement.
- (3) If swale depth exceeds 30" R-O-W width must be increased.
- (4) Wider rights of way may be required in areas where drainage needs dictate swale cross sections larger than those that can be accommodated within a 90' right of way.
- (5) 200' width if major drainage & retention areas are proposed within the right of way.
- (6) See Figure 5 Appendix "B" for bulb right-of-way and

pavement widths.

4. Section XVI - Effective Date


This Ordinance shall become effective pursuant to law.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



JAMES E. TESTONE
Its: Chairman

ATTEST:



T. J. GREESON
Its: Ex-Officio Clerk