

*** THIS ORDINANCE WAS NOT ADOPTED ***

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ORDINANCE NO. 72-18

NASSAU COUNTY,
FLORIDA

AN ORDINANCE ESTABLISHING USE ZONING FOR COMMERCIAL USE, FOR HIGHWAY ORIENTED BUSINESS SERVICES, AT SPECIFIED LOCATIONS IN NASSAU COUNTY, INCLUDING AN AREA AT THE INTERCHANGE OF FEDERAL HIGHWAY I-95, WHERE THE SAME INTERSECTS WITH STATE ROAD 200 (ALSO KNOWN AS STATE ROAD A-1-A), AND AT A SECOND LOCATION WHERE U. S. HIGHWAY I-95 INTERSECTS U. S. HIGHWAY NO. 17 DESCRIBING THE PERIMETERS OF EACH LOCATION AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

Section 1. The purpose of this Ordinance is to establish certain use zones for certain Highway Oriented Business Services, at two specified locations in Nassau County, Florida, along the route of U. S. Highway I-95.

Section 2. DEFINITION OF WORDS:

ACCOMMODATIONS - Any hotel, motel, tourist court, rooming house or rental unit intended to be used for transient persons or tourists for overnight lodging or longer. Any business containing one (1) or more rental units for transients or tourists shall be deemed an accommodation facility.

COCKTAIL LOUNGE - The term "cocktail lounge" shall include the terms "bar", "tavern", and similar uses in which alcoholic beverages are sold for consumption on the premises and in which no dancing is permitted.

HOTEL - A building designed to provide accommodations for transients or persons for short time residence, with or without meals, providing for ten (10) or more sleeping rooms with no provisions for cooking in such rooms, and including customary accessory uses in connection with the principal use.

MOTEL- The term "motel" shall include the term "motor hotel", "tourist court", "motor lodge", and "transient accommodation", primarily for those persons traveling by automotive vehicles and consisting of two or more units or buildings designed to provide sleeping accommodations with no common entrance or lobby.

RECREATION AND ENTERTAINMENT - Recreation and entertainment uses which includes amusement arcades, pool halls, bowling lanes, skating rinks, miniature golf, carnival type concessions and rides, and boating and fishing facilities.

RESTAURANTS - An establishment where meals or prepared foods, including beverages and confections are served to customers. Restaurants are hereby classified and further defined into three (3) categories.

1. Type "A" Restaurants, conventional; consisting of eighty (80) seats or more at tables or booths, with the number of counterstools not exceeding fifteen (15) percent of the number of table and/or booth seats; with all service indoors; and providing no service to persons in vehicles, or at walk-up windows.

2. Type "B" Restaurants, short-order, specializing in short-order foods and beverages including the preparation of food to be taken out and consumed off the premises, may be a total counter-stool type operation, or with any combination of counter stool and/or tables or booths; and no service provided to persons in vehicles. Establishments dispensing food from service windows for consumption either on the premises or off of the premises are classified as Type "B". This type restaurant may also include conventional Type "A" restaurant services; however, a restaurant providing any of the short-order services as defined in this paragraph shall be classified as a Type "B" restaurant.

3. Type "C" Restaurants, drive-ins; any restaurants serving food and/or beverages to persons in their automobiles for consumption in the automobile on the premises. This type restaurant may also include service features of both Types "A" and "B" restaurants as herein defined; however, the service of persons in automobiles and consumption of food and beverages in automobiles on the premises shall cause any such restaurant to be classified as Type "C".

Section 3. ZONING DISTRICTS ESTABLISHED -

Within the Zone areas of Nassau County, Florida, the following zoning districts are established:

BR: Retail Sales and Services

Uses Permitted. Professional services, personal services, business services, retail sales and services, Type "A" restaurants, cocktail lounges, bars, taverns, hotels and motels, and within the principal building; and including automotive sales and services and service stations.

BH; Highway Oriented Business Services

Uses Permitted. Professional services, personal services, retail sales and services, hotels and motels, multiple family dwellings of four (4) or more units per building, cocktail lounges and night clubs within the principal building and as accessory to hotels and motels; types "A", "B", and "C", restaurants and service stations; but excluding major repairs, paint and body works, commercial recreation and entertainment uses.

BA; Automotive Oriented Business

Uses Permitted. Business services, professional services, personal services, retail sales and services, Types "A", "B", and "C" restaurants, bars, taverns, drive-in theaters, service stations, sale of new and used automobiles, truck sales, trailer rental and sales, motels, hotels, cocktail lounges, night clubs, and commercial recreation and entertainment uses, but excluding mobile home sales and rental.

Section 4. ZONED AREAS OF NASSAU COUNTY, FLORIDA.

Area No. 1

A strip of land lying one-half mile on either side of and adjacent to Interstate Highway I-95; said strip extending One mile Northerly and One mile Southerly from a point where said center of the Right of Way of Interstate Highway I-95 is intersected by the center line of the Right of Way of State Road No. 200 (Also known as State Road No. A-1-A).

Area No. 2

A strip of land lying One-half mile on either side of and adjacent to Interstate Highway No. I-95; said strip extending One mile Northerly and One mile Southerly from a point where said center of Right of way of Interstate Highway I-95 is intersected by the center line of the Right of Way of U. S. Highway No. 17.

Section 5. This Ordinance shall take effect immediately upon its being adopted and filed with the office of the Department of State in Tallahassee.

DONE AND ADOPTED IN Session this _____ day of _____, A. D. 1972.

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA

By _____ As Its Chairman

ATTEST:

_____ Ex-officio Clerk