

ORDINANCE 88 - 6

AN ORDINANCE AMENDING ORDINANCE NO. 83-19, WHICH ESTABLISHED A COMPREHENSIVE ZONING CODE FOR THE UNINCORPORATED PORTIONS OF NASSAU COUNTY, FLORIDA; SPECIFICALLY AMENDING ARTICLE 29.03(A)(2); SPECIFICALLY AMENDING ARTICLE 30, SECTION 82, TO DELETE THE MAXIMUM SIZE OF MOBILE HOMES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Nassau County Board of County Commissioners finds that it is necessary to amend the Comprehensive Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Nassau County That Ordinance 83-19 be amended as follows:

I. ARTICLE 29: REQUIRED OFF-STREET PARKING AND OFF-STREET LOADING

Section 29.03 - Required Off-Street Parking and Loading Facilities

A. General

The required off-street parking or loading facilities shall be:

1. Identified as to purpose and location when not clearly evidenced;

2. All off-street parking areas, except those serving single family or two-family development, shall be paved, striped, property drained, maintained and landscaped. All landscaping shall be in accordance with Article 25. Section 25.18. In the case of temporary commercial ventures where the business is not anticipated to remain for a period exceeding twelve (12) months, the Planning Commission may waive the paving requirement through approval as a Conditional Use and allow an alternative driveway and parking surface which meets the approval of the County Engineer. The number of parking spaces, driveway widths, drainage plan, landscaping and other requirements of this Code shall be met for a non-paved parking area as stated above.

II. ARTICLE 30: DEFINITIONS

82. Mobile Home

Manufactured Housing built on a chassis with following characteristics:

A movable or portable detached single-family dwelling designed for and capable of being used for long-term occupancy, designed to be transported after fabrication on its own permanent chassis and wheels, arriving at the site substantially complete, of such size and weight as to require special highway movements permits, and in excess of eight (8) feet in width and thirty-two (32) feet overall length, as measured from the ball joint to the rear bumper, ~~but not exceeding twenty-four (24) feet in width and seventy-five (75) feet in length.~~ A mobile home shall be defined by Chapter 320, Florida Statutes, and shall be transportable, manufactured, suitable for real estate and utilized for non-transient purposes. The mobile home shall contain the same water supply, waste disposal, and electrical conveniences as conventional housing.

DONE and ADOPTED this 22nd day of December, 1987.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA

Charles A Pickett
CHARLES PICKETT
Its: Chairman

ATTEST:

T. J. Greeson
T. J. GREESON
Its: Ex-Officio Clerk