

ORDINANCE 2003- 65

AN ORDINANCE AMENDING ORDINANCE 97-19, AS AMENDED, KNOWN AS THE NASSAU COUNTY ZONING CODE; SPECIFICALLY AMENDING ARTICLE 32, DEFINITIONS; AMENDING THE DEFINITION OF BUILDING HEIGHT; ADDING THE DEFINITION FOR GRADE; AND, PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Board of County Commissioners find that the clarity and consistency of regulations is essential to the present and future health, safety and welfare of the citizens of Nassau County; and,

**WHEREAS**, building height and grade are defined in the Chapter 2, Florida Building Code; and,

**WHEREAS**, the definition of building height as adopted in Article 32 of Ordinance 97-19, as amended, known as the "Nassau County Zoning Code", conflicts with the definition of building height in the Florida Building Code; and,

**WHEREAS**, grade is not defined in Article 32 of Ordinance 97-19, as amended, known as the "Nassau County Zoning Code"; and,

**WHEREAS**, clarifying the definitions of building height and grade in the Zoning Code is essential to the general well-being and quality of life of the citizens of the unincorporated areas of Amelia Island.

**NOW, THEREFORE BE IT ORDAINED** this 22nd day of December, 2003, by the Board of County Commissioners of Nassau County, Florida that Ordinance 97-19, as amended, be amended as follows:

**1. ARTICLE 32. DEFINITIONS**

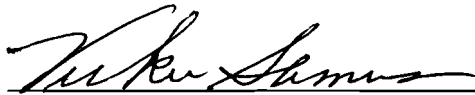
*Building Height:* The vertical distance from ~~the established~~ finished grade ~~at the center of the front of a building to its~~

the highest point of the roof or parapet surface, in the case of flat roofs, or to a point at the average height of the highest roof having a pitch.

Grade: A reference plane representing the average of finished ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or between the building and a six (6) feet (1829 mm) from the building, whichever is closer to the building. The use of fill to establish finished ground level shall be in accordance with Section 10.8.2 of Ordinance 99-17, as amended, known as the "Nassau County Roadway and Drainage Standards".

2. This ordinance shall take effect upon receipt in the Secretary of State's office.

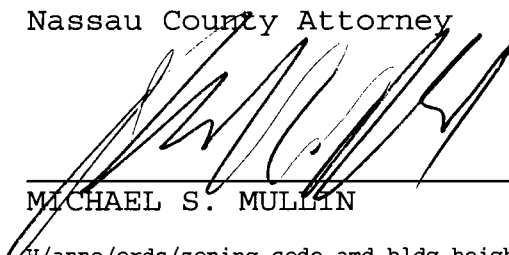
BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

  
VICKIE SAMUS  
Its: Chairman

ATTEST:

  
J. M. "CHIE" OXLEY, JR.  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney



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MICHAEL S. MULLIN

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