

ORDINANCE NO. 2017 -31

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING ARTICLE 28, SUPPLEMENTARY REGULATIONS, SPECIFICALLY SECTION 28.02, ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Nassau County, Florida, has found it necessary and in the best interest of the citizens of Nassau County to amend Article 28, Supplementary Regulations, specifically Section 28.02, Erection of More Than One Principal Structure on a Lot, of the Land Development Code; and

WHEREAS, the Board of County Commissioners of Nassau County, Florida conducted a public hearing on this ordinance on October 9, 2017.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Nassau County, Florida, that Article 28, Section 28.02 of the Land Development Code shall be further amended as follows:

1. Article 28, Supplementary Regulations

Section 28.02. Erection of More Than One Residential Dwelling Unit ~~Principal Structure~~ on a Lot or Parcel.

More than one (1) residential dwelling unit ~~principal structure for a permitted or principal use~~ shall not be erected on a single lot or parcel except as follows:

- (A) In conjunction with a conditional use permit for a mother-in-law dwelling pursuant to Section 28.14(J) of the Land Development Code; ~~More than one (1) structure may be erected on a single lot provided yard, area and other requirements of this ordinance are met for each structure as though it were on an individual or separate lot; or~~

(B) In conjunction with a conditional use permit for a duplex/two-family dwelling pursuant to Section 28.14(L) of the Land Development Code. More than one (1) structure used for multiple-family residential purposes may be erected on a single lot provided that an open space 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.

(C) This provision does not prohibit the establishment of a guest house pursuant to Section 28.15(B) of the Land Development Code.

(D) Where more than one dwelling unit exists on a lot or parcel as of October 9, 2017, those dwelling units may be replaced provided all lot and yard requirements of the respective zoning district are met, and, if the replacement dwelling unit is a mobile home then the respective zoning district must allow for the establishment of a mobile home.

2. CODIFICATION

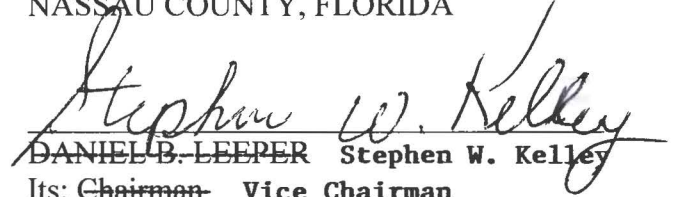
It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall be included and incorporated into the Code of Ordinances of Nassau County, Florida. The codifier may re-letter or renumber sections to conform to the uniform numbering and style of the Code.

3. EFFECTIVE DATE:


This ordinance shall become effective upon its being filed with the Office of the Secretary of State.

DULY ADOPTED this 9th day of October, ²⁰¹⁷~~2016~~.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA


~~DANIEL B. LEEPER~~ Stephen W. Kelley
Its: ~~Chairman~~ Vice Chairman

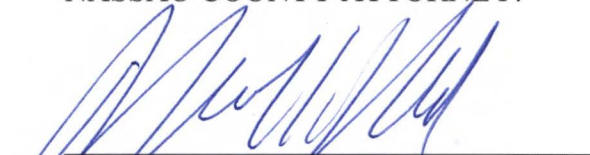
ATTEST AS TO CHAIRMAN'S
SIGNATURE:



JOHN A. CRAWFORD

Its: Ex-Officio Clerk
APPROVED AS TO FORM BY THE
NASSAU COUNTY ATTORNEY:

MES
10-16-17



MICHAEL S. MULLIN