

ORDINANCE NO. 78-1

NASSAU COUNTY, FLORIDA

AN ORDINANCE AMENDING ARTICLE VIII, SECTION 12, OF ORDINANCE NO. 74-33, PROVIDING THAT EACH STRUCTURE CONTAINING TOWNHOUSES OR CONDOMINIUMS OR EACH DEVELOPMENT OF CONTIGUOUS TOWNHOUSE OR CONDOMINIUM UNITS SHALL COMPLY WITH ALL REGULATIONS FOR MULTIPLE-FAMILY DWELLINGS OF THE DISTRICTS WHERE PERMITTED (RG-1 AND RG-2).

IN ADDITION TO SUCH REGULATIONS APPLICABLE TO THE ENTIRE BUILDING OR DEVELOPMENT, THE FOLLOWING REGULATIONS SHALL APPLY WHERE LOTS OR PARCELS ARE TO BE SOLD TO INDIVIDUAL OWNERS:

- a. EACH INTERIOR UNIT SHALL BE ON A LOT OR PARCEL NOT LESS THAN FIFTEEN (15) FEET WIDE AND EACH END UNIT SHALL BE ON A LOT OR PARCEL NOT LESS THAN TWENTY-FIVE (25) FEET WIDE.
- b. THE MINIMUM LOT AREA PER INDIVIDUAL UNIT SHALL NOT BE LESS THAN 1,500 SQUARE FEET ON INTERIOR LOTS OR PARCELS AND 2,500 SQUARE FEET ON END LOTS OR PARCELS.
- c. EACH INDIVIDUAL LOT OR PARCEL SHALL MEET THE REQUIREMENTS OF ARTICLE VIII SECTION 4 (LOT TO HAVE ACCESS) OF THE ZONING ORDINANCE. PROVIDED HOWEVER, THAT THE PROVISIONS REGARDING MINIMUM STREET FRONTAGE SHALL NOT BE APPLICABLE.

WHEREAS, it is in the best interest of the citizens of Nassau County that the Zoning Code be amended to allow for certain townhouses and multi-family dwellings in the districts where permitted;

THEREFORE, be it enacted that ORDINANCE NO. 74-33, ARTICLE VIII, SECTION 12, be amended to provide as follows:

...THAT EACH STRUCTURE CONTAINING TOWNHOUSES OR CONDOMINIUMS OR EACH DEVELOPMENT OF CONTIGUOUS TOWNHOUSE OR CONDOMINIUM UNITS SHALL COMPLY WITH ALL REGULATIONS FOR MULTIPLE-FAMILY DWELLINGS OF THE DISTRICTS WHERE PERMITTED (RG-1 AND RG-2).

IN ADDITION TO SUCH REGULATIONS APPLICABLE TO THE ENTIRE BUILDING OR DEVELOPMENT, THE FOLLOWING REGULATIONS SHALL APPLY WHERE LOTS OR PARCELS ARE TO BE SOLD TO INDIVIDUAL OWNERS:

- a. EACH INTERIOR UNIT SHALL BE ON A LOT OR PARCEL NOT LESS THAN FIFTEEN (15) FEET WIDE AND EACH END UNIT SHALL BE ON A LOT OR PARCEL NOT LESS THAN TWENTY-FIVE (25) FEET WIDE.
- b. THE MINIMUM LOT AREA PER INDIVIDUAL UNIT SHALL NOT BE LESS THAN 1,500 SQUARE FEET ON INTERIOR LOTS OR PARCELS AND 2,500 SQUARE FEET ON END LOTS OR PARCELS.
- c. EACH INDIVIDUAL LOT OR PARCEL SHALL MEET THE REQUIREMENTS OF ARTICLE VIII SECTION 4 (LOT TO HAVE ACCESS) OF THE ZONING ORDINANCE. PROVIDED HOWEVER, THAT THE PROVISIONS REGARDING MINIMUM STREET FRONTAGE SHALL NOT BE APPLICABLE.

This Ordinance shall be effective upon becoming law.

DONE AND ADOPTED in regular session this 24th day of January, 1978.

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA

Attest: *D. O. Oxley*
Thomas P. Green
 D. O. OXLEY
 Its: Ex-Officio Clerk

By: *Douglas Hodges*
 DOUGLAS HODGES
 Its: Chairman