

ORDINANCE 2002 - 55

AN ORDINANCE AMENDING 97-19, AS AMENDED, THE COMPREHENSIVE ZONING CODE FOR NASSAU COUNTY; SPECIFICALLY AMENDING SECTION 28.16, SITE PLAN REQUIREMENT; ADDING SECTION 28.16.1, CLASSIFICATION; ADDING SECTION 28.16.2, REVIEW FEE; ADDING SECTION 28.16.3, LANDSCAPE REQUIREMENTS; ADDING SECTION 28.16.4, TOWERS AND ANTENNA; ADDING SECTION 28.16.5, REQUIRED OFF-STREET PARKING AND OFF-STREET LOADING; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners has found that the provisions of Ordinance 97-19, as amended, known as the Comprehensive Zoning Code of Nassau County, do not correspond with the provisions of Ordinance 99-18, as amended, known as the Nassau County Development Review Regulations; and

WHEREAS, the Board of County Commissioners finds that it is in the best interest of the citizens of Nassau County to further amend Ordinance 97-19.

NOW, THEREFORE BE IT ORDAINED this 18th day of November, 2002, by the Board of County Commissioners of Nassau County, Florida, that Ordinance 97-19, as amended, shall be further amended as follows:

1. Section 28.16 - Site Plan Requirements.

A. Classification:

The threshold for developments shall be as follows:

Class I: The following developments shall be considered Class I developments:

(1) Single-family dwellings, duplexes, mobile home placement or replacement, excluding beachfront construction.

(2) Non-residential interior remodeling which does not affect the exterior zoning requirements, such as, but not limited to, parking, paving, setbacks, etc.

(3) Residential Accessory Structures.

(4) General repairs

Class II: The following developments shall be considered Class II developments:

Modification to existing non-residential sites in which:

(1) The impervious area is not increased by more than one thousand five hundred (1,500) square feet.

(2) The use of the facility is not changed.

(3) The existing paving and/or drainage system is not significantly altered.

(4) The use of the facility is changed, but the change does not result in an increase in intensity that significantly alters exterior site requirements.

Class III: The following developments shall be considered Class III developments:

(1) Non-residential development of an undeveloped parcel of land.

(2) Modification of an existing site, which results in an increase of impervious area of more than one thousand five hundred (1,500) square feet.

(3) Modification of an existing non-residential site, which results in a change of use, that results in an increase in intensity that significantly alters exterior site requirements.

(4) Modification of an existing non-residential site, which significantly alters the paving and/or drainage system.

(5) Multi-family residential developments of three (3) to ten (10) units.

(6) All new beachfront residential construction.

(7) All subdivision engineering plans excluding Planned Unit Developments.

Class IV: The following developments shall be considered Class IV developments:

(1) A multi-family residential development containing ten (10) or more dwelling units.

(2) Non-residential containing more than thirty-five thousand (35,000) square feet of total building area.

(3) Planned Unit Developments.

~~A.~~ B. General: Developers of sites for multi-family dwellings, commercial establishments, offices, mobile home parks and travel trailer parks and campgrounds are required to submit site plans for review by the appropriate county agency. A building permit will not be issued for any of the uses stated above until such site plan has been approved.

~~B.~~ C. Procedure: The following procedure shall be used when submitted a site plan for review:

~~1. A pre-application conference between the developer and the Senior Planner shall be held to discuss basic site plan requirements, site features and the proposed development.~~

~~2. Four (4) copies of the proposed site plan shall be submitted to the Senior Planner for review and distribution to other governmental departments involved in the review process.~~

~~3. Prior to distribution of the proposed site plan, the Senior Planner shall conduct a sufficiency review to determine if the developer addressed the site plan requirements stated in this ordinance. If all requirements have been addressed, the Senior Planner shall proceed with the distribution of the site plan. If all the requirements have not been addressed, the site plan should be returned to the developer to make the necessary additions in order to resume the site plan review process.~~

~~4. Each governmental department involved in the site plan review process shall conduct its review and submit signed, written recommendations to the Senior Planner within fifteen (15) days after receipt of the site plan. All site plan recommendations shall be signed by department heads.~~

~~Note: If the propose site plan is for multi-family development containing ten (10) or less dwelling units, or for commercial or office uses consisting of less than fifteen thousand (15,000) total square feet, the senior Planner shall approved or disapprove the~~

~~site plan. If such development exceeds the limits specified, the following procedure must be adhered to.~~

~~5. The Senior Planner shall submit the proposed site plan along with a written analysis and recommendations to the Planning and Zoning Board for consideration at its next meeting. The site plan analysis and recommendations shall reflect the review and comments of all governmental departments involved in the site plan process. The Planning and Zoning Board shall review the proposed site plan at a regularly scheduled meeting.~~

~~6. Following the said review, the Planning and Zoning Board shall approve, approve with conditions, or deny the proposed site plan.~~

~~7. Upon approval of the proposed site plan and if the proposed site is properly zoned, a building permit shall be issued.~~

Class I Site Development

Development Review Committee review of Class I Site Plans is not required. The plans shall be submitted to and routed by the Building Department to other appropriate departments for approval.

Class II, III, and IV Site Development

1. A pre-application conference between the developer and the Planning Director shall be held to discuss basic site development requirements, site features and the proposed development for Class III (A, B, and C, only) and all Class IV developments. A conceptual plan drawn to scale shall be submitted to the Planning Director or his/her designee. This plan should contain at a minimum: proposed buildings, parking areas, access points, impervious surfaces, location of open space, amenities and accessory uses. Class II developments do not require a pre-application conference.

2. After the pre-application conference as set forth above is held, a preliminary discussion between the developer and the Development Review Committee shall be held to discuss basic site requirements, site features and proposed development for all Class II, Class III, and Class IV developments.

3. For Class II, III, and IV developments, each member of the Development Review Committee, based upon the authority of their Department, may recommend modification of the proposed site plan as set forth in Paragraph 2 above. Any recommended modification shall be submitted in

writing to the Development Review Coordinator for review, with a copy provided to the applicant and the owner.

4. Seven (7) copies of the proposed final site development plan shall be submitted to the Development Review Coordinator's office for review and distribution to other governmental departments involved in the review process.

5. Prior to distribution of the proposed final site development plan, the Development Review Coordinator or his/her designee shall conduct a review to determine if the developer's application meets the requirements as set forth in Attachment "A". If all these requirements have been addressed, the Development Review Coordinator or his/her designee shall proceed with the distribution of the site plan. If all the requirements have not been addressed, the proposed final site development plan should be returned to the developer to make the necessary additions in order to comply with the requirements of this Ordinance.

6. Each department or regulatory agency represented on the Development Review Committee shall conduct its review and submit signed, written comments to the Development Review Coordinator, the applicant, and the owner within fifteen (15) working days after receipt of the

site plan by that department. If any member of the Development Review Committee denies approval of the site plan, this denial shall be in writing with the specific reason(s) stated and a copy provided to the applicant, the owner, the Development Review Coordinator, and the Planning Director. The Development Review Coordinator, through the Planning Director, shall submit a monthly report with the status of all projects currently under review by the Board of County Commissioners.

7. The intent is that all site plans should be approved or disapproved by the Development Review Committee within thirty (30) days of submittal. If the site plan cannot be approved or disapproved within that time frame, a notice shall be provided by the Development Review Coordinator to the applicant and the owner with the specific reason(s) for non-approval, as provided by the Development Review Committee member(s), within the thirty (30) day period. A copy of said notice shall be provided by the Development Review Coordinator to the Planning Director.

8. If the site plan cannot be approved within thirty (30) days due to the applicant's not providing in a timely fashion or failure to provide information, the Development

Review Coordinator shall schedule a meeting with the Development Review Committee and the applicant at the earliest possible time to address the failure to provide information in a timely fashion or the failure to provide the information. If this meeting occurs, there will be an additional thirty-day time frame utilized, and the same procedures shall apply as set forth previously herein. If, at the end of this time frame, the applicant fails to meet the deadline, the application will be deemed withdrawn, and the applicant will be required to re-apply.

9. (a) Appeals: Any applicant may appeal any decision of the Development Review Committee or any decision by a particular member to the Planning and Zoning Board. Said appeal must be filed within ten (10) days of the applicant's receiving notification of a denial or within ten (10) days of receiving any notification during the Development Review process. The forms for said appeal shall be obtained from the County Coordinator's office, and the appeal will be considered by the Planning and Zoning Board at the earliest possible regularly scheduled meeting after the receipt of the appeal from the applicant to the County Coordinator.

(b) Any applicant may appeal the decision of the Planning and Zoning Board to the Board of County Commissioners. Said appeal must be filed within ten (10) days of the applicant's receiving notification of a denial or within ten (10) days of receiving any notification during the Development Review process. The forms for said appeal shall be obtained from the County Coordinator's office, and the appeal will be considered by the Board of County Commissioners at the earliest possible regularly scheduled meeting after the receipt of the appeal from the applicant to the County Coordinator.

10. Class IV Site Developments

If the proposed site plan is a class IV development, it will be required to follow the procedures described above for a Class II and III development and to complete the following additional procedures:

a. The Planning Director or his/her designee shall submit the proposed site plan, as approved or modified by the Development Review Committee, along with a written analysis and recommendations to the Planning and Zoning Board for consideration at its next meeting. A copy shall also be provided to the applicant prior to the Planning and Zoning Board's consideration. The site plan

analysis and recommendations shall reflect the review and comments of all governmental departments involved in the site plan review process. The Planning and Zoning Board shall review the proposed site plan at a regularly scheduled meeting. The applicant may address the Planning and Zoning Board at its meeting to discuss the site plan.

b. Following the aforementioned review, the Planning and Zoning Board shall recommend approval, approval with conditions, or denial of the proposed site plan.

c. Following the recommendation(s) by the Planning and Zoning Board, the proposed site plan must be considered and approved by the Board of County Commissioners at the last regularly scheduled meeting of the month.

d. Following said review, the Board of County Commissioners shall approve, approve with additional conditions, or deny the proposed site plan.

e. Upon approval of the proposed site plan by the Board of County Commissioners, a building permit shall be issued.

G.D. Site plan requirements:

The following information shall be provided by the developer when submitting a site plan for approval:

1. Vicinity Map as shown on the cover sheet of the site plan.
 - a. Site Location.
 - b. Legal description of the site (names and addresses of adjacent property owners shall also be attached).
 - ~~c. Abutting streets and easements.~~
 - ~~d. Natural site features.~~
 - ~~e. Site boundaries.~~
 - ~~f. Utilities.~~
 - ~~g. Existing structures~~
 - h. ~~Adjacent land uses.~~
2. Site Plan - including, but not limited to:
 - a. Name, location, owner, and architect of the proposed development.
 - b. Present zoning and conditional use permit (if applicable) for subject site.

c. Tabulation of gross site acreage and proposed density, land coverage, total building area, total parking area, total area of stormwater retention structures at normal high water line, the total area of open space, and a table of impervious versus pervious areas.

d. Number of units proposed.

e. Date, north arrow, and graphic scale (one (1) inch equals fifty (50) feet).

f. Dimensions of all structures (vertical and horizontal), type of construction as defined by the adopted Building Code, and major features, including setbacks, distances between structures, floor area, driveway widths, parking spaces, property or lot lines, and percent of lot coverage.

g. Internal automotive and pedestrian circulation, including driveways, sidewalks, curb and gutters, and site ingress and egress. ~~(MUST BE CONSTRUCTED ACCORDING TO COUNTY ENGINEERING STANDARDS AND APPROVED BY THE COUNTY ENGINEER.)~~ Improvements shall be designed in accordance with the Nassau County Roadway and Drainage Standards and approved by the County Engineer or his/her

designee. In addition, improvements may be required to the County road adjacent to the development.

h. Location, number, and dimension of off-street and loading facilities. ~~(MUST BE CONSTRUCTED ACCORDING TO COUNTY ENGINEERING STANDARDS AND APPROVED BY THE COUNTY ENGINEER.)~~ Improvements shall be designed in accordance with the Nassau County Roadway and Drainage Standards and approved by the County Engineer or his/her designee.

i. Location and dimension of water supply and sewage disposal facilities. ~~(MUST BE CONSTRUCTED ACCORDING TO COUNTY ENGINEERING STANDARDS AND APPROVED BY THE COUNTY ENGINEER.)~~ Improvements shall be designed in accordance with the Nassau County Roadway and Drainage Standards and approved by the County Engineer or his/her designee.

j. Location of electrical service lines, easements, transformers, and fire hydrants.

k. Location, size, and design of landscaped or open space areas including existing trees and buffers.

l. Location of any on-site lighting and signs.

m. Site Drainage Plan ~~(MUST BE APPROVED BY THE COUNTY ENGINEER)~~ must be designed and constructed in accordance with the Nassau County Roadway and Drainage Standards and approved by the County Engineer or his/her designee.

(1) Existing and proposed ground contours and elevations.

(2) Existing and proposed drainage facilities with their size, elevations, and slopes, including off-site drainage facilities.

(3) Design calculations which support the proposed drainage design.

(4) Elevations and slope of surrounding property.

(5) Location and size of existing and proposed easements and rights-of-ways.

n. Location of flood hazard boundaries flood plain boundaries, jurisdictional wetlands, wetland buffers, and a wetland calculations table.

o. Location of dumpster with screened enclosure.

p. All proposed developments over forty (40) acres in size shall conduct an environmental survey by an environmental professional, acceptable to the County, to determine the presence of threatened and endangered species. Based on the results of the survey, a mitigation plan, as approved by the County or its designee, shall be required as a condition of development approval.

q. Abutting streets and easements.

r. Natural site features (topography).

s. Site plans in digital format via e-mail or on CD-ROM or floppy disk using criteria described in Ordinance 2000-40, as amended, Development Review Regulations, Section 3.1.3.

t. Utilities.

u. Existing structures.

v. Adjacent land uses.

w. Soils that have severe development constraints.

3. Section 28.16.1 - Review Fee

A review fee will be charged. The Board of County Commissioners pursuant to a separate Resolution shall adopt the specific fees, and that Resolution is available for inspection at the offices of the Development Review Coordinator and the Clerk of the Court. The Board of County Commissioners, pursuant to a Resolution duly adopted by the Board, may adjust said fees.

4. Section 28.16.2 - Landscape Requirements

Off-street parking areas - All off-street parking areas in Nassau County containing five (5) or more spaces shall comply with the landscape requirements described in the following subsections.

A. General:

It is essential that proper plant specimens be chosen for each specific condition (consult the County Agent for assistance). In choosing plant materials, consideration should be given to the amount of sun or shade, the wetness or dryness of the soil, the effects of salt spray (where applicable), the amount of maintenance required, the ultimate growth size of plants chosen, and the aesthetics of the planting areas.

Preserving existing trees and shrubs within the parking area is encouraged. A minimum of twenty-five percent (25%) of the total caliper inches of all existing

hardwood trees six (6) inches in caliper or over, as measured four feet and six inches (4'6") from the ground, must be preserved. Discretionary credit will be given for each existing plant or tree preserved. All trees shall be planted in a minimum dimension of five (5) feet. This five (5) foot square minimum planting area must be free of all bumper overhang in order to prevent possible tree damage resulting from auto bumpers striking trees. All trees shall have a minimum trunk diameter of three (3) inches measured at a point four and one half (4.5) feet above ground level from the base, provided however, if the tree trunk forks below four and one half feet (4.5') above ground level, diameter shall be taken at a point one (1) inch below the fork of the trunk, and a minimum crown spread of five (5) feet diameter.

Shrubs used for screening off-street parking areas from adjacent properties shall have a minimum height of thirty (30) inches when planted. These shrubs shall be planted in a manner which will form a visual barrier between the off-street parking area and adjacent property. All shrubs used for screening shall be of a plant species that is capable of reaching the required height of six (6) feet within twenty-four (24) months under normal growing conditions. (See Suggested Plant List). Shrubs used as

accent ground cover and vines may vary in size depending on the type of plant material and the desired effect.

The location of all trees and shrubs shall be reviewed and approved by the Planner.

B. Adjacent to Public Right-of-Ways

1. A landscaped area at least five (5) feet wide shall be located between the parking area and the abutting right-of-way. Wheel stops or curbing shall be used, where necessary, to assure that this five (5) foot strip is not overhung by car bumper. This landscaped area shall include one (1) canopy tree for every twenty-five (25) feet of frontage or fraction thereof, and one (1) shrub for every five (5) feet of frontage or fraction thereof. Canopy trees are required to be set back a minimum of fifteen (15) feet from the right-of-way line. All shrubs shall have a minimum height of two (2) feet at planting and shall attain a maximum height of three (3) feet within twelve (12) months under normal growing conditions.

2. The required landscaped area may also be defined by the use of a barrier of non-living materials in lieu of living materials. Such barrier shall not exceed three (3) feet in height. An average of one (1) shrub or vine for every ten (10) feet or fraction thereof, shall be planted abutting such barrier. ~~These shrubs or vines may be~~

~~clustered rather than spaced evenly apart~~¹. Such shrubs or vines shall be clustered rather than spaced evenly apart. Such shrubs or vines shall be planted along the street side of such barrier. Also, one (1) tree shall be planted for every twenty-five (25) feet of frontage or fraction thereof. A planting area of four (4) feet must be maintained between this barrier and the right-of-way line.

C. Sight Distance for Landscaping Adjacent to Public Right-of-Way and Points of Access

When access intersects a public right-of-way, clear unobstructed cross visibility shall be provided within the site triangle formed by such intersection. The sight triangle shall be measured from the point of intersection, ten (10) feet along the access way and then ten (10) feet along the right-of-way, with the third side being a line connecting the two (2) points. Cross visibility within the sight triangle shall be unobstructed between the height of two (2) feet and eight (8) feet measured from the ground line. Trees and palms shall have their limbs and foliage trimmed in a manner that no limbs or foliage will extend in to the cross visibility area. To ensure proper visibility at the intersection of access ways with public right-of-ways, excluding properly trimmed trees as previously

¹Scrivener error. Board approved to strike 12-16-02.

stated; only ground cover type plants shall be allowed within the sight triangle.

D. Adjacent to Other Properties

3. Residential Areas. When off-street parking areas are adjacent to residential uses or properties, a landscaped buffer at least five (5) feet wide shall separate them. The landscaped buffer shall contain an opaque screen composed of either living plant materials or durable nonliving materials, i.e., fences, walls, etc., having a minimum height of six (6) feet. When located on side lot lines, such screen shall terminate within ten (10) feet of its intersection within the street right-of-way line. All living plant materials shall be planted in a manner which will form a visual barrier and must be at least thirty (30) inches when planted and shall attain the required height of six (6) feet within twenty-four (24) months under normal growing conditions. If a barrier composed of nonliving materials is used for screening, the barrier shall be accented with shrubbery. A minimum of one (1) tree shall be planted for every fifty (50) feet of common lot line or fraction thereof. The required landscaped area shall be protected from vehicle encroachment by the use of wheel stops or curbs.

4. Nonresidential Areas: When off-street parking areas are adjacent to nonresidential uses or property containing a conforming hedge, wall, or other durable landscape feature, the provisions stated in Subsection D(1) excluding the tree planting requirements, shall not apply to rear or side lot lines.

5. A landscaped buffer is not required for off-street parking areas that are screened from adjacent property by intervening buildings.

B. Interior Landscaping Regulations

1. Off-street parking areas shall contain ten (10) square feet of interior landscaping for each parking space.

2. Each separate interior landscaped area shall contain a minimum of one hundred (100) square feet and shall be at least five (5) feet wide. A minimum of one (1) canopy tree shall be planted for every two hundred (200) square feet of interior landscaping with the remaining area adequately planted with shrubs, ground cover, or other approved landscaping materials.

3. All interior landscaping shall be protected from vehicle encroachment by curbing or wheel stops.

4. Interior landscaping shall be located in a manner, which will divide or interrupt the broad expanse of

paving. Landscaped areas shall subdivide parking areas into parking bays containing a maximum of forty (40) spaces, provided that no more than twenty (20) spaces shall be in an uninterrupted right-of-way.

5. Interior landscaping layout or design shall be reviewed and approved by the Planning office.

6. It is preferred that native plant species be used in lieu of non-native species. Non-native species may be substituted if the native species are not available as determined by the Planning office.

Suggested Plant List

<u>A. Canopy Trees</u>	<u>Botanical Name</u>
<u>Devilwood</u>	<u>Osmanthus Americanus (Full Sun/Prtl Shade)</u>
<u>Winged Elm</u>	<u>Ulmus Alata (Full Sun)</u>
<u>American Holly spp.</u>	<u>Ilex Opaca spp.</u>
<u>Green Ash</u>	<u>Faxinus Pennsylvania</u>
<u>Shumard Oak</u>	<u>Querous Shumardi</u>
<u>Laural Oak</u>	<u>Quercus Laurifolia</u>
<u>Live Oak</u>	<u>Quercus Virginlana</u>
<u>Red Bay</u>	<u>Paisea Borbonia</u>
<u>Southern Red Cedar</u>	<u>Juniperus Sillciola</u>
<u>Sweet Gum</u>	<u>Liquidambar Styracifloa</u>
<u>Bald Cypress</u>	<u>Taxodium Distichum</u>
<u>Red Maple</u>	<u>Acer Rubrum</u>
<u>Riverbirch</u>	<u>Betula Nigra</u>

<u>Sweet Bay Magnolia</u>	<u>Magnolia Virginiana</u>
<u>Tulip Poplar</u>	<u>Linodendron Tulipifera</u>
<u>Winged Elm</u>	<u>Ulmus Alsta</u>
<u>Southern Magnolia</u>	<u>Magnolia Grandiflora</u>

B. Accent and Understory Trees

<u>Flowering Dogwood</u>	<u>Cornus Florida (Partial Shade)</u>
<u>Red Bud</u>	<u>Cercis Cardensis</u>
<u>Chichasaw Plum</u>	<u>Prunus Angustifon</u>
<u>Yaupon Holly</u>	<u>Ilex Vonitonia</u>
<u>Dahoon Holly</u>	<u>Ilex Cassine</u>
<u>Fringe Tree</u>	<u>Chionanthus</u>
<u>Hornbeam</u>	<u>Carpinus Carolinianus</u>
<u>American Holly</u>	<u>Ilex opaca (Full or Part Sun)</u>
<u>Cherry Laurel</u>	<u>Prunus caroliniana (Full Sun)</u>

C. Palms

<u>Needle Palm</u>	<u>Rhapidophyllum Hystrix (Partial Shade)</u>
<u>Saw Palmetto</u>	<u>Serenoa Repens (Full Sun/Partial Shade)</u>
<u>Cabbage Palm</u>	<u>Sabal major (Full or Part Sun)</u>
<u>Lady palm</u>	<u>Raphis excelsa (Part-Full Shade)</u>
<u>European Fan Palm</u>	<u>Chamaerops humilis (Full or Partial Sun)</u>

D. Accent Shrubs

<u>American Beautybush</u>	<u>Callicarpa Americana (Partial Shade)</u>
<u>Fetterbush</u>	<u>Lyonia Lucida (Partial Shade)</u>
<u>Firebush</u>	<u>Hamelia Patens (Full Sun/Partial Shade)</u>
<u>Gallberry</u>	<u>Ilex Glabra (Full Sun/Partial Shade)</u>
<u>Inkberry</u>	<u>Scaevola Plumieri (Full Sun)</u>
<u>Oak-leaf Hydrangea</u>	<u>Hydrangea Quercifolia (Partial Shade)</u>
<u>Sea Lavendar</u>	<u>Tournefortia Gnophalodes (Full Sun)</u>
<u>Pampas Grass</u>	<u>Cortaderia selloana (Full Sun or Partial shade)</u>

<u>Oleander</u>	<u>Nerium oleander (Full Sun)</u>
<u>Hetzi Juniper</u>	<u>Juniperus chinensis hertz (Full Sun)</u>
<u>Mint Julip Juniper</u>	<u>Juniperus chinensis mint julip (Full Sun)</u>
<u>Century Plant</u>	<u>Agave Americana (Full Sun)</u>
<u>Indian Hawthorn</u>	<u>Raphiolepis indica (Full Sun)</u>
<u>Feijoa Guava</u>	<u>Fiejoa sellowiana (Full Sun)</u>

E. Hedges

<u>Blueberry</u>	<u>Vaccinium Spp. (Partial/Full Shade)</u>
<u>Florida Anise</u>	<u>Illicium Floridanum (Partial/Full Shade)</u>
<u>Large Gallberry</u>	<u>Ilex Coriacea (Partial Shade)</u>
<u>Mountain Laurel</u>	<u>Kalmia Latifolia (Partial/Full Shade)</u>
<u>Spanish Bayonet</u>	<u>Yucca Aloifolia (Sun/Shade)</u>
<u>Ligustrum</u>	<u>Ligustrum japenica</u>
<u>Viburnum</u>	<u>Viburnam suspensum</u>

F. Low Shrubs, Ground Cover and Vines

<u>Gopher Apple</u>	<u>Licania Michauxii (Full Sun)</u>
<u>Trumpet Creeper</u>	<u>Campis Radicans (Full Sun)</u>
<u>Southern Honeysuckle</u>	<u>Lonicera Sempervirens (Full Sun/Prtl Shade)</u>
<u>Adam's-needle (Beargrass)</u>	<u>Yucca Smalliana (Full Shade)</u>
<u>Coontie</u>	<u>Zamia Floridana (Sun/Shade)</u>
<u>Eastern Coralbean</u>	<u>Erythrina Herbacea (Partial Shade)</u>
<u>Partridge Berry</u>	<u>Mitchella Repens (Shade)</u>
<u>Virginia Creeper</u>	<u>Partenocissus Quinequefolia (Full Sun)</u>
<u>Shore Juniper</u>	<u>Juniperus conferta (Full sun)</u>
<u>Blue Rug Juniper</u>	<u>Juniperus chinensis blue rug (Full Sun)</u>
<u>Bar Harbor Juniper</u>	<u>Juniper chinensis bar harbor (Full Sun)</u>
<u>Dwarf Yaupon</u>	<u>Ilex vomitoria nana (Full Sun or Partial Shade)</u>
<u>Dwarf Pittosporum</u>	<u>Pittosporum tobira wheelerii</u> <u>(Full Sun or Partial Shade)</u>

<u>Border Grass</u>	<u>Liriope muscari (Shade)</u>
<u>Alberian Ivy</u>	<u>Hedera canariensis (Shade)</u>
<u>Confederate Jasmine</u>	<u>Trachaelospermum jasminoides</u>
	<u>(Vine (Full Sun))</u>
<u>Fig Vine (on walls)</u>	<u>Ficus repens (Vine)</u>
	<u>(Full Sun or Shade)</u>

5. Section 28.16.3 - TOWERS AND ANTENNAE

In districts where radio and television communications or relay antenna facilities or towers, water storage tanks or towers, and similar facilities are permitted or permitted as a Conditional Use, their physical location point will be identified by a GPS survey that is accurate to the third (3rd) anchor point order and shall be submitted on CD-ROM or floppy disk.

6. Section 28.16.4 - Required Off-Street Parking and Off-Street Loading

A. Continuation Required

1. Off-street parking or off-street loading facilities shall be maintained and continued, so long as the main use continues.

2. Parking spaces on lots of more than four (4) spaces, shall be marked by painted lines or curbs or other means to indicate individual spaces and shall be maintained, so long as the main use continues.

B. Existing Uses

1. Repair: Conforming buildings and uses existing as of the effective date of this Ordinance may be modernized, altered, or repaired without providing

additional off-street parking or off-street loading facilities, providing there is no increase in area or capacity.

2. Enlargement: Where a conforming building or use existed as of the effective date of this Ordinance and such building or use is enlarged in floor area, volume, capacity, or space occupied, off-street loading as specified in this Ordinance shall be provided for the additional floor area, volume, capacity, or space created or used. All off-street loading or parking spaces actually existing on the effective date of this Ordinance shall be maintained and additional required spaces shall be provided for the additional floor area, except where the sum of existing and new parking spaces exceed the number required by this Ordinance for the existing building or use and such enlargement combined.

3. Change in Use: Change in use of a conforming or non-conforming building or use existing as of the effective date of this Ordinance, shall require the off-street parking and/or off-street loading spaces which would have been required for the new use had the regulations of this Ordinance been applicable thereto.

C. Required Off-Street Parking and Loading Facility

1. General

a. The required off-street parking or loading facilities shall be identified as to purpose and location when not clearly evidenced.

b. The County Engineer or his/her designee shall determine the size or area of off-street parking facilities that will require a drainage plan to be submitted to the County for review.

c. All off-street parking areas, except those serving single family or two family developments, shall be paved, striped, properly drained, maintained and landscaped. All landscaping shall be in accordance with this Ordinance. The County Engineer or his/her designee may allow an alternative driveway and/or parking surface in any zoning district. The alternative surface must be of a material that will suitably minimize dust particulate. The number of parking spaces, driveway widths, drainage design, landscaping, and other requirements of the Zoning Code

shall remain in full force and shall be met for any alternative driveway or parking surface, unless otherwise waived or modified by the Development Review Committee with the approval of the County Engineer.

2. Barriers - Where off-street parking or loading areas for four (4) or more vehicles are located on the perimeter of a lot, barriers shall be provided to insure that all or no portion of a parked vehicle shall encroach over and onto any adjacent private property and separate ownership or over and onto any public street or sidewalks; and, further, barriers shall be provided so that no parked motor vehicle door, when open, can make such encroachment. Barriers may consist of fences, walls, hedges, chains, wheel stops, shrubs, ditches (when necessary to the drainage plan of a lot only) or other method of barrier satisfactory to the Planning office.

D. Off-Street Parking and Loading - Location

The required off-street parking or loading spaces shall be located on the same lot or parcel of land they are intended to serve, when feasible. If practical difficulties prevent the placing of parking facilities on the same lot with the structure they are designed to serve, such facilities shall be located on another site not more than four hundred feet (400') away.

E. Off-Street Parking and Loading - Access

Each off-street parking or loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street parking or loading space. Each loading space shall be accessible from the interior of the building it serves and shall be arranged for convenient and safe egress and ingress by motor truck and/or trailer combination.

F. Off-Street Parking and Loading - Design Standards

Design and layout of off-street paving and loading shall meet the requirements set forth in the Nassau County Road and Drainage Standards.

G. Off-Street Parking and Loading - Non-Conforming Use

Where enlargement of facilities or extensions of use are to be made in a building occupied by non-conforming use, no such enlargement of facilities or extensions shall be permitted unless and until existing off-street parking or loading is retained and additional off-street parking or loading is provided. The additional off-street parking or loading required shall be in such amount as is required for said enlargement or extension.

H. Off-Street Parking and Loading - Uses Not Specifically Mentioned

Requirements for off-street parking and loading for uses not specifically mentioned in this article, shall be the same as provided for the use most similar to the one sought, it being the intent of this Ordinance to require all uses to provide off-street parking and loading.

I. Off-Street Parking and Loading - Fractional Measures

When units or measurements determining the number of required off-street parking or loading spaces result in requirement of a fractional space, such fraction equal to or greater than one-half ($\frac{1}{2}$) shall require a full off-street parking or loading space.

J. Off-Street Parking - Measurement

Floor area shall mean the gross floor area inside the exterior walls, where floor area is indicated as a basis for determining the amount of off-street parking or loading required. In hospitals, bassinets shall not be counted as beds. In stadiums, sport arenas, churches, and other places of public assembly in which occupants utilize benches, pews, or other similar seating arrangements, each twenty-four (24) lineal inches of such seating facilities shall be counted as one (1) seat for the purpose of computing off-street parking requirements.

K. Off-Street Parking - Minimum Requirements

Irrespective of any other requirement of this Ordinance, each and every separate individual store, office, or other business shall be provided with at least two (2) off-street parking spaces.

L. Off Street Parking Spaces - Number Required

Off-Street parking spaces shall be provided and maintained in all districts as follows:

1. Residential Uses

a. Dwellings up to four (4) units located on an individual lot: Two (2) spaces for each dwelling unit.

b. Multi-family dwellings in excess of four (4) units: Two (2) spaces for each dwelling unit, plus one (1) space for owner or operator and one (1) space for each two (2) employees.

c. Mobile home park: Two (2) spaces for each mobile home lot.

d. Mobile home subdivision or mobile home on individual lot: Two (2) spaces per mobile home.

e. Housing for elderly: One (1) space for each two (2) dwelling units.

f. Nurses home, convent and monasteries: One (1) space for each four (4) lodging units.

g. Fraternity and sorority houses: One (1) space for each two (2) residents.

h. Hotels and motels: One (1) space for each sleeping room plus spaces required for accessory uses such as restaurant, etc.

2. Institutional Uses:

a. Sanitariums, rest homes, nursing home, convalescent homes, homes for the aged: One (1) space for each four (4) beds plus one (1) space for each employee.

b. Hospitals: One and One-half (1-½) spaces for each bed.

c. Churches and funeral homes: One (1) space for each four (4) seats in sanctuary or chapel area plus one space for every two hundred (200) square feet of floor area in accessory structures.

d. Art gallery, library and museum: One (1) space for every six hundred (600) square feet of gross floor area.

e. Orphan's home: One (1) space for each employee, plus one (1) space for each six (6) beds.

3. Schools and Educational Uses:

a. Elementary and junior high schools: Two (2) spaces for each classroom, office room and kitchen.

b. Senior high schools: Six (6) spaces for each classroom, office room, kitchen, gymnasium and auditorium.

c. Day nursery and kindergarten: Two (2) spaces for each employee plus adequate provision for the loading and unloading of children.

d. Dance, art and music studios: One (1) space for every three hundred (300) square feet of gross floor area.

e. Vocational, trade and business school: One (1) space for every three (3) seats of seating capacity.

4. Assembly: Recreational and Similar Uses:

a. Private clubs: One (1) space for each four (4) seats, or one (1) space for each two hundred (200) square feet of gross floor area, which ever is greater.

b. Restaurant, night club, bar or tavern: One (1) space for each four (4) seats in public rooms plus one (1) space for each two (2) employees.

c. Theaters: One (1) space for every four (4) seats.

d. Bowling alleys: Two (2) spaces per alley.

e. Stadiums and arenas: One (1) space for each four (4) seats.

f. Community center, recreational facility: One (1) space for each two hundred (200) square feet of gross floor area or one (1) space for each three (3) seats, which ever is greater.

g. Billiard parlor: Two (2) spaces for each three (3) tables.

h. Public, private and commercial parks, campgrounds and recreational parks: One (1) space for each campsite or picnic area.

5. Business and Professional Uses:

a. Medical and dental office or clinic: One (1) space for each doctor; plus one (1) space for each two (2) employees, plus one and one-half (1-½) spaces for each consultation room or examining room, provided the maximum number of required spaces for each doctor shall not exceed seven (7).

b. Research laboratory: One (1) space for each two (2) employees plus one (1) space for each company vehicle plus two (2) spaces for patron parking.

c. Professional and business offices (other than medical or dental): One (1) space for each three hundred (300) square feet of gross floor space, plus one (1) space for every two (2) occupants or employees.

d. Radio or television broadcasting office or studio: One (1) space for every five hundred (500) square feet of gross floor area.

6. Commercial Uses:

a. Business, commercial, or personal service establishments (not otherwise listed): One (1) space for each three hundred (300) square feet of gross floor area, plus, where applicable, one (1) space for every one thousand (1,000) square feet of lot or ground area outside the buildings used for any type of sales or display.

b. Marinas: One (1) space for each boat berth plus one (1) space for each two (2) employees.

c. Bus, railroad or other transportation terminals: One (1) space for each five hundred (500) square feet of gross floor area plus one (1) space for each two (2) employees.

d. Wholesale, warehouse, or storage use: One (1) space for every two (2) employees on peak shifts, plus one (1) space for each vehicle based at the facility.

e. Commercial shopping centers: One (1) space for each one hundred fifty (150) square feet of non-storage floor area.

7. Industrial and Similar Uses: All uses in industrial not otherwise listed: One (1) space for every two (2) employees on peak shifts, plus one (1) space for every company vehicle operating from the premises.

8. Handicap Parking Space Requirements:

a. Handicap parking spaces shall be reserved and posted in all commercial and professional districts and in any other district, which has a principal, accessory or conditional use of a building or structure open to the public.

b. Handicap parking spaces shall be conveniently located with respect to main and secondary entrances, and ramps to sidewalks shall be provided and conveniently located in relationship to the handicap spaces.

c. Handicap parking spaces and access structures shall be constructed in accordance with the most current standards required by Section 4.6 of the Florida Accessibility Code for Building Construction and Section V, Ch. 553, Florida Statutes.

d. The required number of handicap parking spaces shall be:

• Zero (0) to twenty (20) required spaces: one (1) handicap space.

• Twenty-one (21) to fifty (50) required spaces: two (2) handicap spaces.

• Required parking which exceeds fifty (50) spaces shall include a minimum of four percent (4%) of those spaces as handicap spaces.

M. Off-Street Loading - Requirements

Off-street loading spaces shall be provided and maintained as follows:

1. Businesses: Each retail store, storage warehouse, wholesale establishment, industrial plant, factory, freight, terminal, merchant, restaurant, mortuary, laundry, dry cleaning establishment, or similar use which has an aggregate floor area of:

<u>SQUARE FEET</u>	<u>NUMBER OF SPACES</u>
<u>Over 5,000 but not over 25,000</u>	<u>1</u>
<u>25,000 but not over 60,000</u>	<u>2</u>
<u>60,000 but not over 120,000</u>	<u>3</u>
<u>120,000 but not over 200,000</u>	<u>4</u>
<u>200,000 but not over 290,000</u>	<u>5</u>

*NOTE: Plus one additional off-street loading space for each additional ninety thousand (90,000) square feet over two hundred ninety thousand (290,000) feet or major fraction thereof.

2. Public buildings: For each auditorium, convention hall, exhibition hall, museum, hotel, motel, or office building, sports arena, stadium, hospital, sanitarium, welfare institution, or similar use which has an aggregate floor area of: over ten thousand (10,000) square feet, but not over forty thousand (40,000) square feet: one (1) space, plus one (1) space for each additional sixty thousand (60,000) square feet or major fraction thereof.

3. Others: For any use not specifically mentioned, the requirements for off-street loading facilities for a

use which is so mentioned and to which the unmentioned use is similar shall apply.

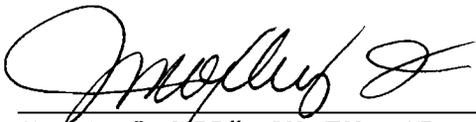
7. EFFECTIVE DATE: This Ordinance shall become effective upon its being filed in the Office of the Secretary of State.

BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY, FLORIDA



NICK D. DEONAS
Its: Chairman

ATTEST:



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

Approved as to form by the
Nassau County Attorney


MICHAEL S. MULLIN

h/anne/ords/zoning-code-amd-reflect-dev-review

Attachment A

The following information shall be provided by the developer when submitting a site plan for approval:

1. Vicinity Map as shown on the cover sheet of the site plan.
 - a. Site Location.
 - b. Legal description of the site. Names and addresses of adjacent property owners shall also be attached.
2. Site Plan – including, but not limited to:
 - a. Name, location, owner, and architect for the proposed development.
 - b. Present zoning and conditional use permit (if applicable) for subject site.
 - c. Tabulation of gross site acreage and proposed density, land coverage, total building area, total parking area, total area of stormwater retention structures at normal high water line, the total area of open space, and a table of impervious versus pervious areas.
 - d. Number of units proposed.
 - e. Date, north arrow, and graphic scale (one (1) inch equals fifty (50) feet).
 - f. Dimensions of all structures (vertical and horizontal), type of construction as defined by the adopted Building Code, and major features, including setbacks, distances between structures, floor area, driveway widths, parking spaces, property or lot lines, and percent of lot coverage.
 - g. Internal automotive and pedestrian circulation, including driveways, sidewalks, curb and gutters, and sit ingress and egress. Improvements shall be designed in accordance with the Nassau County Roadway and Drainage Standards and approved

by the County Engineer or his/her designee. In addition, improvements may be required to the County road adjacent to the development.

- h. Location, number, and dimension of off-street and loading facilities.

Improvements shall be designed in accordance with the Nassau County Roadway and Drainage Standards and approved by the County Engineer or his/her designee.

- i. Location and dimension of water supply and sewage disposal facilities.

Improvements shall be designed in accordance with the Nassau County Roadway and Drainage Standards and approved by the County Engineer or his/her designee.

- j. Location of electrical service lines, easements, transformers and fire hydrants.

- k. Location, size and design of landscaped or open space areas including existing trees and buffers.

- l. Location of any on-site lighting and signs.

m. Site Drainage Plan must be designed and constructed in accordance with the Nassau County Roadway and Drainage Standards and approved by the County Engineer or his/her designee.

- i. Existing and proposed ground contours and elevations.

ii. Existing and proposed drainage facilities with their size, elevations and slopes, including off-site drainage facilities.

- iii. Design calculations which support the proposed drainage design.

- iv. Elevations and slope of surrounding property.

v. Location and size of existing and proposed easements and rights-of-way.

n. Location of flood hazard boundaries, flood plain boundaries, jurisdictional wetlands, wetland buffers, and a wetland calculations table.

o. Location of dumpster with screened enclosure.

p. All proposed developments over forty (40) acres in size shall conduct an environmental survey by an environmental professional, acceptable to the County, to determine the presence of threatened and endangered species. Based on the results of the survey, a mitigation plan, as approved by the County or its designee, shall be required as a condition of development approval.

q. Abutting streets and easements.

r. Natural site features (topography).

s. Site plans in digital format via e-mail or on CD-ROM or floppy disk using criteria described in Ordinance 2000-040, as amended, Development Review

Regulations, Section 3.1.3

t. Utilities

u. Existing structures

v. Adjacent land uses

w. Soils that have severe development constraints.

[h/anne/ords/dev-review-amd2-attachment](#)