

## **ORDINANCE 2014 - 08**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE CODE OF ORDINANCES, AMENDING ARTICLE 14 OF THE LAND DEVELOPMENT CODE, RESIDENTIAL MOBILE HOME (RMH) ZONING DISTRICT; AMENDING ARTICLE 28 OF THE LAND DEVELOPMENT CODE, SUPPLEMENTARY REGULATIONS; AMENDING ARTICLE 32 OF THE LAND DEVELOPMENT CODE, DEFINITIONS; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the Goals, Objectives and Policies of the Nassau County Comprehensive Plan encourage development projects that will stabilize neighborhoods, expand housing choices, and reduce the costs of infrastructure, and

**WHEREAS**, Policy FL.10.05 of the Nassau County Comprehensive Plan requires the County to review existing regulations in the Land Development Code and revise as necessary in order to implement the Future Land Use Plan; and

**WHEREAS**, the Board of County Commissioners has found it in the best interest of the citizens of Nassau County to amend the Code of Ordinances; and

**WHEREAS**, the Planning and Zoning Board conducted a public hearing on this Ordinance on April 14, 2014, and voted to recommend approval.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

### **SECTION 1. FINDINGS**

This Ordinance is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan, in particular, Policies FL.01.01, FL.01.02(B), FL.03.01, FL.10.04, FL.10.05, H.01.02, and H.02.02.

### **SECTION 2. AMENDMENT**

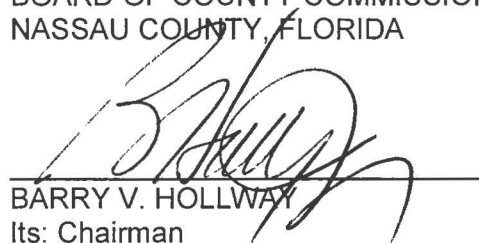
1. Article 14 of the Land Development Code is amended as set forth in Exhibit "A" attached hereto and made a part hereof.
2. Article 28, Section 28.11 of the Land Development Code is amended as set forth in Exhibit "B" attached hereto and made a part hereof.
3. Article 32 of the Land Development Code is amended as set forth in Exhibit "C" attached hereto and made a part hereof.

**SECTION 3. EFFECTIVE DATE**

This Ordinance shall take effect upon filing with the Secretary of State as provided in Florida Statutes, Section 125.66.

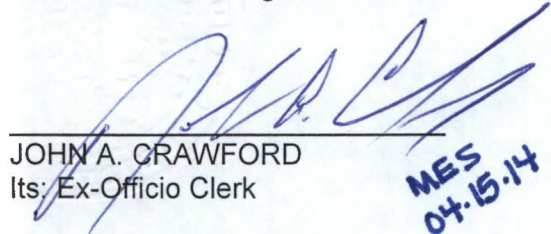
ADOPTED THIS 14TH DAY OF APRIL, 2014 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



\_\_\_\_\_  
BARRY V. HOLLWAY  
Its: Chairman

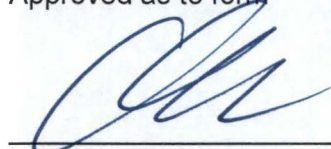
ATTESTATION: Only to Authenticity  
as to Chairman's Signature:



\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

MES  
04.15.14

Approved as to form



\_\_\_\_\_  
David A. Hallman,  
County Attorney

## EXHIBIT A

## ARTICLE 14

## RESIDENTIAL, MOBILE HOME: RMH

INTENT: The provisions of the RMH District provide for the development of ~~areas for individual mobile homes, parks and subdivisions~~ mobile home parks or mobile or manufactured homes on individual lots or in a subdivision for residents desiring the unique environments characteristic of mobile home living. Traditional single-family dwellings may also be permitted. As in all residential districts, It shall be the responsibility of these entities establishing a RMH District the developer to provide for these areas the community services deemed necessary for their orderly development. compliance with the comprehensive plan.

## Section 14.01 Permitted Uses and Structures

- A. ~~Single-family~~ Mobile or manufactured homes on an (individual lot or subdivision)
- B. Mobile or manufactured home parks or land-lease communities. ~~(minimum of ten (10) acres required).~~
- C. ~~Mobile home subdivisions.~~ Single-family dwellings

## Section 14.02 Permitted Accessory Uses and Structures

- A. See Article 28, Section 28.16.
- B. ~~Each~~ A mobile or manufactured home park or land-lease community shall be permitted to display one (1) identifying sign at each park entrance. ~~provided said Such signs does may not~~ exceed thirty-two (32) square feet in area and ~~is lighted by indirect lighting only may not be internally illuminated.~~
- C. ~~Each~~ A mobile home park or land-lease community shall be permitted to contain accessory or support facilities customarily incidental to ~~the its~~ operation ~~of the mobile home park~~ as approved on the site plan. Such facilities ~~to may~~ include recreational facilities, maintenance facilities and laundry facilities for use by ~~the park~~ community residents.

~~Section 14.03 Establishment Procedure~~

- ~~A. New or revised mobile home subdivisions shall comply with the provisions of the latest amended Nassau County Subdivision Regulations.~~
- ~~B. Developers of mobile home parks shall file site plans for review as required for Class II developments in Article 5. Said site plan shall be supplemented with a legal description of the overall development plan, mobile home spaces, open space, together with a description of the manner in which the water and sewer facilities shall be provided with attached approval of the Nassau County Health Department.~~

Section 14.04~~3~~ Conditional Uses

- A. See Article 28, Section 28.14.
- ~~B. Single-family dwellings and single-family manufactured homes.~~



## EXHIBIT A

## Section 14.054 Minimum Lot Requirements

A. Mobile home park or land-lease community (~~park~~ site):

1. Minimum site width:
  - a. One hundred (100) feet at site ingress and egress points.
  - b. Two hundred (200) feet at the portion of the site used for mobile home ~~stands~~ pads.
2. Minimum site area:
  - ~~a. Ten (10) acres.~~
  - ~~b. Maximum density of eight (8) mobile homes per gross acre.~~

B. Mobile home park or land-lease community (space):

1. Minimum space width: Thirty (30) feet
2. Minimum space area: Three thousand (3,000) square feet

~~BC.~~ Mobile ~~home subdivision or individual lot~~ or manufactured home and single family dwellings (individual lot or subdivision):

1. Minimum lot width: Seventy-five (75) feet.
2. Minimum lot area: Eight thousand seven hundred (8,700) square feet.

~~Section 14.06 Maximum lot coverage by all buildings and structures~~~~Thirty five (35) percent.~~

## Section 14.075 Minimum Yard Requirements

A. Mobile or manufactured home park or land-lease community (~~park~~ site):

1. Front yard: Twenty-five (25) feet from any boundary of park to any mobile home ~~stand~~ pad or accessory building.
2. Side and rear yards: Fifteen (15) feet from any boundary of park to any mobile home ~~stand~~ pad or accessory building.
- ~~3. Each mobile home shall be located a minimum of twenty (20) feet from all interior streets and at least seven and one-half (7 1/2) feet from any side or rear lot line. In no case shall any mobile home be located closer than fifteen (15) feet to any other mobile home.~~

B. Mobile or manufactured home park or land-lease community (space):

1. Front yard: Twenty (20) feet.

## EXHIBIT A

2. Side yard: Seven and one-half (7 1/2) feet

3. Rear yard: Seven and one-half (7 1/2) feet

~~BC.~~ Mobile ~~home subdivision or individual lot~~ or manufactured home and Single family dwellings (individual lot or subdivision):

1. Front yard: Twenty-five (25) feet.

2. Side yard: Ten (10) feet.

3. Rear yard: Fifteen (15) feet.

### Section 14.06 Building Restrictions

A. Mobile or manufactured home and Single family dwellings (individual lot or subdivision):

1. Maximum building height: Thirty-five (35) feet.

2. Maximum lot coverage: Thirty-five (35) percent

3. Maximum Density: up to five (5) units per gross acre; or to that allowed by the underlying Future Land Use Map (FLUM) designation, whichever is less. Note: Areas designated as jurisdictional wetlands (Conservation I on the FLUM) have a maximum density of .20 units per acre.

B. Mobile or manufactured home park or land-lease community:

1. Maximum building height: Thirty-five (35) feet.

2. Maximum site coverage (by all buildings and structures): Thirty-five (35) percent.

3. Maximum Density: up to eight (8) units per gross acre; or to that allowed by the underlying Future Land Use Map (FLUM) designation, whichever is less. Note: Areas designated as jurisdictional wetlands (Conservation I on the FLUM) have a maximum density of .20 units per acre.

### Section 14.087 ~~Streets, Roads and Parking~~ Special Requirements

A. New or revised subdivisions for mobile or manufactured homes must comply with all provisions of the latest amended Nassau County subdivision regulations and all other requirements of this Code.

B. In addition to the minimum lot, yard and building restrictions contained in this Article, mobile or manufactured home parks or land-lease communities must comply with all supplemental regulations for mobile home parks or land-lease communities described in Section 28.11 and all other requirements of this Code.

C. Developers of mobile or manufactured home parks or land-lease communities shall file site plans for review as required for Class II developments in Section 5.07 of this Code. The site plan shall be supplemented with a legal description of the overall development plan, mobile home spaces, open space, and other facilities. A description of the manner in which the water and sewer facilities shall be provided with attached approval of the Nassau County Health Department.

~~A. Mobile Home Parks:~~

## EXHIBIT A

- ~~1. All interior streets and roads shall have a minimum width of forty (40) feet with a minimum paved surface of twenty (20) feet and shall meet the paving and drainage requirements of the Public Works Director.~~
  - ~~2. Parking spaces shall be provided in accordance with the provisions of Article 31~~
- ~~B. Mobile home subdivisions and individual lots: All streets and roads in mobile home subdivisions shall be constructed in accordance with the latest amended Nassau County Subdivision Regulations.~~



## EXHIBIT B

Section 28.11 Mobile or manufactured home parks (land-lease communities)

All mobile home parks developed in Nassau County shall meet the following minimum standards:

- A. All mobile or manufactured home parks or land-lease communities home parks shall have a minimum area of ten (10) acres.
- B. Each mobile home ~~lot~~ space shall have a minimum area of three thousand (3,000) square feet.
- C. The maximum density of any mobile or manufactured home parks or land-lease community shall not exceed eight (8) ~~mobile home~~ units per gross acre; or that allowed by the underlying Future Land Use Map (FLUM) designation, whichever is less.
- ~~D. Each mobile home lot shall have the following front, rear and side yards:~~
  - ~~1. Front yard: Twenty-five (25) feet.~~
  - ~~2. Rear yard: Fifteen (15) feet.~~
  - ~~3. Side yard: Seven and one-half (7 1/2) feet.~~
- DE. Each mobile home space shall be provided with two (2) paved off-street parking spaces.
- EF. Each mobile or manufactured home shall be placed on supports or pillars which rest on concrete pads. Each mobile home shall be securely anchored to the ground.
- FG. Prior to occupancy, skirts shall be installed around every mobile or manufactured home.
- GH. Each mobile or manufactured home parks or land-lease community shall be provided with adequate park or recreational areas for residents based on a recreation standard of one hundred fifty (150) square feet per mobile home ~~lot~~ space.
- HI. All streets and roads within a mobile or manufactured home parks or land-lease community shall have a minimum width of forty (40) feet. Cul-de-sac or dead end streets shall have a turning radius of at least forty (40) feet.
- IJ. All streets must conform to the County's latest adopted Roadway and Drainage Standards. ~~have a minimum paved surface width of twenty (20) feet and a minimum thickness of six (6) inches. The following pavement bases shall be utilized:~~
  - ~~1. Sand-bituminous road mix.~~
  - ~~2. Florida lime rock base.~~
  - ~~3. Lime rock stabilized base (#300 per square yard).~~
  - ~~4. Shell cement mix.~~
  - ~~5. Soil cement mix.~~
- JK. All drainage plans for the mobile or manufactured home parks or land-lease communities shall be approved by the ~~County Engineer~~ Public Works Director.
- KL. Sidewalks shall be provided along major streets in mobile or manufactured home parks or land-lease communities. Sidewalks shall be at least ~~three (3)~~ four (4) feet wide.
- LM. A landscaped buffer at least eight (8) feet wide and six (6) feet high shall be maintained along the

## EXHIBIT B

exterior boundary of the mobile or manufactured home parks or land-lease community.

- MN. Each mobile or manufactured home parks or land-lease community. shall contain adequate management, maintenance, space, and storage areas.
- NO. If a mobile or manufactured home sales lot or area is operated in conjunction with any mobile or manufactured home parks or land-lease community., such area shall not exceed ten (10) percent of the gross ~~mobile-home-park~~ site area. The sales area shall be separated from the remainder of the mobile home park by a solid fence, wall or hedge with a minimum height of six (6) feet. The sales area shall also be located in a manner which will not impede the ingress and egress to the ~~mobile-home-park~~ site.



## EXHIBIT C

~~Manufactured Housing: A manufactured building or portion of a building designed for long-term residential use. (See: Mobile Home and Modular Factory-Built Home)~~

Mobile or Manufactured Home: a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein and constructed to standards promulgated by the United States Department of Housing and Urban Development. A mobile home fabricated on or after June 15, 1976, with each section bearing a seal certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standard Act may be referred to as a "manufactured home" pursuant to Sec. 320.01(2)(b), F.S. For convenience, this Code may use the term "mobile home" or "manufactured home" to apply to all such structures, regardless of fabrication date, unless otherwise noted. This term does not apply to "modular, manufactured, or factory-built buildings" as defined in Sec. 553.36(13) (see definition below). ~~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. 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.~~

~~For the purpose of these regulations, mobile homes are divided into the following classifications:~~

~~Class A—New mobile homes certified as meeting the Mobile Home Construction and Safety Standards of the Department of Housing and Urban Development and approved as meeting "acceptable similarity" appearance standards.~~

~~Class B—New mobile homes certified as meeting HUD Mobile Home Construction and Safety Standards, but not approved as meeting "acceptable similarity" appearance standards.~~

~~Class C—New or used mobile homes, whether or not certified as meeting HUD prior codes, found on inspection to be in fair to good habitable condition.~~

~~Class D—Used mobile homes, whether or not certified as meeting HUD or prior codes, found on inspection to be in poor condition and unsafe and/or unfit for residential occupancy.~~

Modular Factory-Built Homes: A modular unit residential building comprised of one (1) or more dwelling units, or habitable rooms or component parts thereof, which is either wholly manufactured or is a substantial part constructed in central manufacturing facilities ~~and bears the approval of the Department of Community Affairs under the provisions of the Housing Act of 1971. However,~~ This term does not apply to mobile or manufactured homes, as defined by Chapter 320, Florida Statutes. Modular homes are regulated by this ordinance Code as single-family dwellings.