

## ARTICLE 9-A. - RESIDENTIAL, SINGLE-FAMILY - AMERICAN BEACH: RS-2AB

### \*majority of American Beach properties

INTENT: The purpose of the Residential Single-Family District—American Beach, RS-2AB, is to protect and preserve the unique historic residential character of American Beach, and to allow for the orderly expansion of future single-family development in the American Beach area.

Section 9-A.01. - Permitted uses and structures.

Single-family dwellings.

Section 9-A.02. - Permitted accessory uses and structures.

See article 28, section 28.15.

Section 9-A.03. - Conditional uses. Adding specific conditional uses that are common in residential districts.

A. Allowable conditional uses in RS2-AB, subject to standards in Section 28.14, include:

1. Home occupations.
2. Mother-in-law dwelling.

Section 9-A.03~~4~~<sup>4</sup>. - Minimum lot requirements.

- A. Minimum lot width: Fifty (50) feet.
- B. Minimum lot area: Five thousand (5,000) square feet.

C. Combining two (2) or more lots is prohibited where the resulting lot has a width greater than 50 feet. This does not apply to lots in excess of 50' wide that were in existence as of [effective date of ordinance].

Section 9-A.5.04~~5~~<sup>5</sup>. - Minimum yard requirements.

Non-beach side:

- A. Front yard: ~~Fifteen (15)~~ Five (5) feet.
- B. Side yard: Five (5) feet each.
- C. Rear yard: Ten (10) feet.

Beach side:

- A. Front yard: Five (5) feet

- B. Side yard: North side—Two (2) feet  
South side—Fifteen (15) feet
- C. Rear yard: Zero (0) feet to Coastal Construction Control Line as defined by the Florida Department of Environmental Protection ~~Guidelines for the exemption of historical coastal areas, outlined in Chapter 161.53, Subsection 5.b of the Beach and Shore Preservation Act of the State of Florida.~~ Extra language not necessary.

Section 9-A.056. - Building restrictions.

- A. Maximum building height: Thirty-five (35) feet.
- B. Maximum lot coverage: Forty-five (45) percent.

Section 9-A.067. - Other requirements.

- A. A minimum of one (1) off-street parking space shall be provided per dwelling unit.
- ~~B. Lot coverage by all buildings, including accessory buildings and structures shall not exceed forty five (45) percent of the lot area.~~ Addressed above.

## ARTICLE 12-A. - RESIDENTIAL, GENERAL 1—AMERICAN BEACH: RG-1AB

**\*applies to residential lots south of Lewis Street**

~~INTENT: The provisions of this district provide for medium density residential areas where it is desirable to encourage such type of development or as may be designated in the Nassau County Comprehensive Plan as adopted or in such future amendments as may be made. Due to the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and utilities together with convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.~~

INTENT: The purpose of the Residential General 1-American Beach, RG-1AB, is to protect and preserve the unique historic residential character of American Beach, and to allow for the orderly expansion of future residential development in the American Beach area. Due to the size of lots and historic uses, single-family, duplexes, townhouses, and multi-family are allowed in this zoning district. Site area requirements reflect the need for open space of the various types of residences based on allowable density. Revised to read more clearly.

Section 12-A.01. - Permitted uses and structures. **Discuss**

- A. Single-family dwellings: ~~Limited only to the east side of Gregg Street.~~ Allowed on east and west sides of Gregg Street.
- B. Duplexes and townhouses: Limited only to the west side of Gregg Street.
- C. Multiple family dwellings: Limited only to the west side of Gregg Street.
- ~~D. Single family dwellings may also be allowed on the west side of Gregg Street.~~ Combined in A above.

Section 12-A.02. - Permitted accessory uses and structures.

See article 28, section 28.15.

Section 12-A.03. - Conditional uses.

~~See article 28, section 28.14.~~ Adding specific conditional uses common to residential districts.

A. Allowable conditional uses in RG1-AB, subject to standards in Section 28.14, include:

1. Home occupations.

2. Mother-in-law dwelling.

Section 12-A.04. - Minimum lot requirements.

- A. Single-family dwellings and duplexes.
  - 1. Minimum lot width: Fifty (50) feet.
  - 2. Minimum lot area: Five thousand (5,000) square feet.
- B. Townhouses.
  - 1. Minimum lot width:
    - a. Interior lot: Twenty (20) feet.
    - b. Exterior lot: Thirty (30) feet.
  - 2. Minimum lot area:
    - a. Interior lot: Two thousand (2,000) square feet.
    - b. Exterior lot: Three thousand (3,000) square feet.
- C. Multiple family dwellings:
  - 1. Minimum lot width: Seventy-five (75) feet.
  - 2. Minimum lot area: Seven thousand five hundred (7,500) feet plus five thousand five hundred (5,500) square feet for each dwelling unit in excess of two (2).

D. Combining two (2) or more lots is prohibited where the resulting lot has a width greater than 50 feet. This does not apply to lots in excess of 50' wide that were in existence as of [effective date of ordinance].

Section 12-A.05. - Minimum yard requirements.

- A. Single-family dwellings and duplexes.
  - 1. Front yard: ~~Fifteen (15)~~ Five (5) feet.
  - 2. Side yard: Five (5) feet.
  - 3. Rear yard: Ten (10) feet.
- B. Townhouse.
  - 1. Front yard: ~~Fifteen (15)~~ Five (5) feet.
  - 2. Side yard:
    - a. Interior unit: Zero (0) feet.
    - b. Exterior unit: Ten (10) feet.



3. Rear yard: Ten (10) feet.
- C. Multiple family dwellings:
1. Front yard: ~~Fifteen (15)~~ Five (5) feet.
  2. Side yard: Ten (10) feet.
  3. Rear yard: Ten (10) feet.

Section 12-A.06. - Building restrictions.

- A. Maximum building height:
1. Single-family: Thirty-five (35) feet.
  2. Duplexes and townhouses: Thirty-five (35) feet.
  3. Multiple family dwellings: Thirty-five (35) feet.
- B. Maximum lot coverage: Forty-five (45) percent.
- ~~C. Maximum density:~~ Density is established via the Comprehensive Plan at 10 units per acre.
- ~~1. Townhouses and multi-family units:~~
- ~~a. Normal maximum: Sixteen (16) units per acre.~~

Section 12-A.07. - Other requirements.

- A. A minimum of one (1) off-street parking space shall be provided per dwelling unit.
- ~~B. Lot coverage by all buildings, including accessory buildings and structures shall not exceed forty five (45) percent of the lot area.~~ Lot coverage is addressed above.



## ARTICLE 15-A. - COMMERCIAL, NEIGHBORHOOD—AMERICAN BEACH: CN-AB

**\*applies to four lots south of Lewis adjacent to First Coast Highway and one on Lee Street**

INTENT: This district is intended to apply to small groups of selected establishments in American Beach that are approximately located to serve this neighborhood. The Commercial Neighborhood District is not intended for use by major commercial or service establishments. However, small-scale retail and service establishments and professional and business offices and similar uses are encouraged.

### Section 15-A.01. - Permitted uses and structures.

- A. Retail outlets for sale of food, wearing apparel, toys, sundries and notions, books and stationery, ~~leather goods and luggage~~, jewelry (including watch repair but not pawnshop), art supplies, ~~camera repair~~, sporting goods, hobby shops, gift shops ~~and pet shops (but not animal kennels)~~, musical instruments, ~~television and radio shops (including repairs)~~, florist or gift shops, delicatessens, bakery shops (but not wholesale bakeries), home furnishing and appliances and second hand merchandise and similar uses.
- B. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (but not ~~drive-in drive-through~~ restaurants), interior decorators, photographic studios, dance or music studios, ~~reducing salons or gymnasiums, self-service laundries or dry cleaners~~, tailors or dressmakers.
- C. Medical and dental offices and clinics.
- ~~D. Other similar commercial uses and rentals.~~

### Section 15-A.02. - Special restrictions.

- A. Sale, display, preparation and storage shall be conducted within a completely enclosed building. ~~and no more than twenty (20) percent of floor space is to be devoted to storage.~~
- B. Products to be sold only at retail.
- C. ~~An opaque buffer or visual barrier shall be required as stipulated in article 28, section 28.08.~~ Buffers between certain uses shall be followed when applicable as outlined in Section 37.06.
- D. Minimum required parking shall be reduced by one-third ( 1/3 ), ~~pursuant to the Nassau County Road and Drainage Standards Ordinance 99-17, as amended,~~ and rounded off to the nearest whole number. Parking standards on Amelia Island as outlined in Section 31.14 also apply. for the following uses: restaurants, stores that sell beach supplies and clothes, and entertainment facilities like video game rooms, parlor and/or game rooms. Parking is

not in the Roadway and Drainage Ordinance. It is better to reference our parking standards generally than by specific use.

- E. Uses can share parking with other uses, if they are complementary (if one use is a daytime-only use and the other is an evening-only use). Assurance of complementary use must be provided to the County Planning Department in the form of an agreement between the two property owners that allows shared parking and certifies that the hours of operation for the businesses will not overlap.

F. Parking can be soft-surface (shell, gravel, grass pavers) outside of minimum ADA parking standards.

Section 15-A.03. - Permitted accessory uses and structures.

- A. See article 28, section 28.1~~7~~5.
- B. ~~Parking lots complying with article 28, section 28.17, and landscape provisions. Additionally, when adjacent to residential properties, required landscape buffers along the property line adjacent to the residential property shall be at least fifteen (15) feet wide.~~ Parking standards addressed above. Buffer requirements are in Section 37.06.
- C. On the same premises and in connection with permitted principal uses and structures, a single-family dwelling unit, only for occupancy by an owner or employee thereof. Said single-family dwelling may be attached or detached from the principal use.

Section 15-A.04. - Conditional uses.

- A. Antique shops, excluding furniture repair or refinishing activities.
- B. Sale of alcoholic beverages with alcoholic content not more than fourteen (14) percent for consumption, either on-premises or off-premises. The sale of mixed drinks (cocktails) above fourteen (14) percent for on-premises consumption is permitted.
- C. Fraternal clubs, lodges, and social and recreational clubs.
- ~~D. Video game parlor and/or game rooms.~~ Banned in Nassau County as of 3/27/2020.
- E. Child care facilities.

Section 15-A.05. - Minimum lot requirements.

- A. Minimum lot width: Fifty (50) feet.

B. Minimum lot area: Five thousand (5,000) sq. ft.

C. Combining two (2) or more lots is prohibited where the resulting lot has a width greater than 150 feet. This does not apply to lots in excess of 150' wide that were in existence as of [effective date of ordinance].

Section 15-A.06. - Minimum yard requirements.

A. Front yard: ~~Fifteen (15)~~ Ten (10) feet.

B. Rear yard: ~~Twenty (20)~~ Ten (10) feet.

C. Side yard: Five (5) feet except where the Commercial Neighborhood District abuts a residential district, the minimum side yard shall be increased to ~~twenty (20)~~ ten (10) feet and buffering requirements in Section 37.06 apply. ~~No side yard shall be required where two (2) or more commercial buildings adjoin side by side, however in the case of a series of adjoining buildings on lots of single and/or separate ownership abutting and paralleling a public right of way, a passage of not less than twenty (20) feet in width shall be required at grade level at intervals of not more than two hundred (200) feet.~~ This does not seem like a likely scenario given the lot sizes.

Section 15-A.07. - Building restrictions.

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

1. Providing that for structures exceeding ~~thirty-five (35)~~ twenty-five (25) feet or three (3) stories in height shall increase the minimum side yard by one (1) foot for every two (2) feet of building height exceeding ~~thirty-five (35)~~ twenty-five (25) feet.

~~2. Structures constructed along the Atlantic Coastline shall increase the minimum rear yard setback by one (1) foot for every two (2) feet of building height exceeding thirty-five (35) feet, utilizing the "Coastal Control Line" as adopted, as the minimum rear yard, or one hundred fifty (150) feet from the Mean High Water Line (MHWL).~~ There are no CN-AB properties along the coast.

B. Maximum lot coverage:

1. Lot coverage by all buildings, including accessory buildings and structures shall not be more than sixty (60) percent of the lot.

2. The minimum landscape area shall not be less than ten (10) percent of the total lot area and shall be in conformance with the standards in ~~article 27, section 27.18~~ Section 37.05.

3. The impervious surface coverage of land in this district shall be not more than seventy (70) percent of the lot.





## ARTICLE 16-A. - COMMERCIAL, GENERAL—AMERICAN BEACH: CG-AB

**\*applies to 11 properties at intersection of Lewis, Gregg and Ocean**

INTENT: The provisions of this district are intended for limited general commercial uses to meet the retail sales and service needs of the American Beach residents and is designed to serve a small commercial area that has primarily and historically services that neighborhood.

Section 16-A.01. - Permitted uses and structures.

A. Uses permitted in the Commercial Neighborhood-AB District.

~~B. Retail outlets for the sale of food, wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, home furnishings and appliances (including repairs incidental to sales), office equipment or furniture, used merchandise, hardware and similar uses.~~ This is already covered by uses allowable in CN-AB under (A).

~~B. €.~~ Hobby and gift shops, delicatessens and bakeries (not wholesale bakery), florist shops, antique shops, and similar uses.

~~C. D.~~ Hotels and bed and breakfasts.

~~E. Indoor commercial recreation centers, video games, arcades, billiard room, and similar uses.~~ Seems too intensive for the neighborhood. Games/arcades banned after 3/27/2020.

~~D. F.~~ Private clubs, fraternal organizations and lodge halls.

~~E. G.~~ Restaurants ~~and commonly associated facilities with less than 75 seats.~~ Drive-through restaurants are prohibited. Smaller restaurants would fit the neighborhood better and also are in line with the alcohol allowance as suggested below.

~~F.~~ Professional offices such as law, accounting, consulting, or office/administrative. For consideration/to discuss.

Section 16-A.02. - Permitted accessory uses.

A. See article 28, section 28.15.

B. On the same premises and in connection with permitted principal uses and structures, a single-family dwelling unit, only for occupancy by an owner or employee thereof. Said single-family dwelling unit must be attached to the principal permitted structure.

Section 16-A.03. - Conditional uses.

A. Child care facilities.

~~B. Private/nonpublic schools.~~ Seems too intensive for the neighborhood and lot sizes.

C. Establishments or facilities selling alcoholic beverages with alcoholic content not more than fourteen (14) percent for on-site consumption. Lower alcoholic allowance than CN-AB.

Section 16-A.04. - Special restrictions.

~~A. The distance restriction applicable from churches and schools for the sale of alcoholic or intoxicating beverages is set forth in section 4-3 of Ordinance No. 2017-37. This is addressed in County Code.~~

~~B. In areas designated as Conservation (Wetlands) on the Future Land Use Map, only passive recreation and silviculture will be permitted. There are no designated Conservation areas on the properties zoned CG-AB.~~

C. On-street parking areas to meet the following criteria:

a. The travel portion of the right-of-way cannot be less than twenty-two (22) feet.

b. The spaces must be landscaped per Section 37.05. ~~the landscaping portions of other county ordinances.~~

c. The spaces can be soft surfaced, such as shell, gravel, or grass pavers subject to minimum ADA parking requirements. ~~or crushed crete.~~

d. The spaces must be marked at a minimum with wheel stops.

~~e. At least two (2) feet of landscaping must be provided at the head of the parking space and a five-foot sidewalk must also be provided.~~

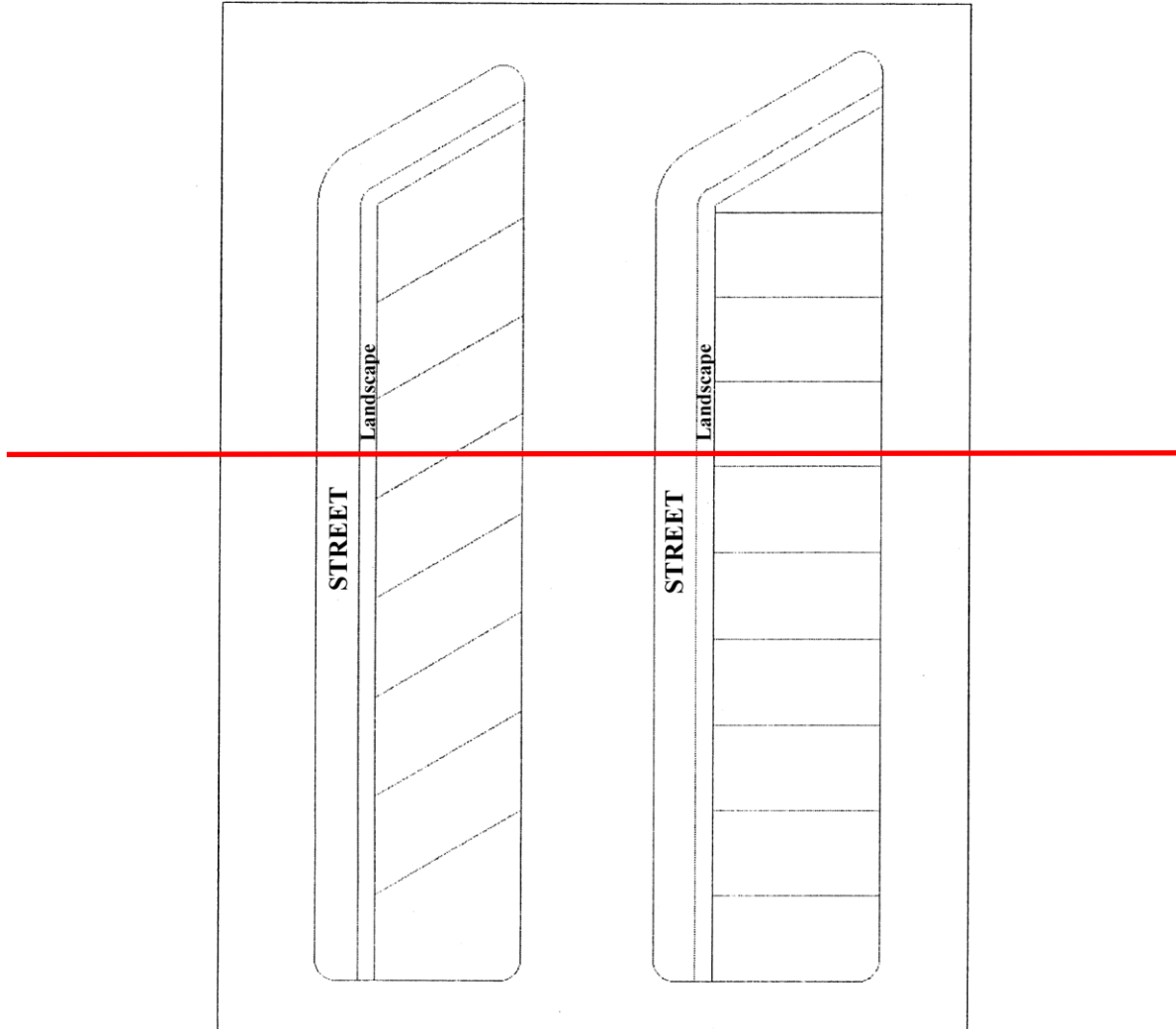
e. f. The parking must be at least ten (10) feet from any public street intersection.

f. g. The parking must be public if located in any County right-of-way.

g. Parking shall be parallel or angled spaces.

h. Parking is limited to County right-of-way with adequate width for parking and travel.

~~See following illustration:~~ Addressed above with requiring parallel or angled. Sidewalk not required.



Parking

Section 16-A.05. - Minimum lot requirements.

- A. Front yard: ~~Fifteen (15)~~ Five (5) feet.
- B. Rear yard: Ten (10) feet. Those structures constructed along the Atlantic Coastline shall utilize the adopted "Coastal Construction Control (Setback) Line", or a measurement of one hundred fifty (150) feet measured from the mean High Water Line (MHL) whichever is the greater distance.
- C. Side yard: Five (5) feet except where the CG-AB district abuts a residential district, the side yard shall be increased to ~~twenty (20)~~ ten (10) feet and buffers in Section 37.06 applied. No side yard will be required where two (2) or more commercial buildings adjoin side by side, ~~however, in the case of a series of adjoining buildings or lots of single and/or separate~~



~~ownership abutting and paralleling a public right of way, a passage of not less than twenty (20) feet in width shall be provided at grade level at the intervals of not more than four hundred (400) feet apart as may be required for public access.~~ There are no properties that would meet the 400' standard.

C. Combining two (2) or more lots is prohibited where the resulting lot has a width greater than 150 feet. This does not apply to lots in excess of 150' wide that were in existence as of [effective date of ordinance].

Section 16-A.06. - Building restrictions:

- A. Maximum building height: Thirty-five (35) feet.
- B. Maximum lot coverage: Lot coverage by all buildings, including accessory buildings and structures shall not be more than sixty (60) percent of the lot. Impervious lot coverage shall not be more than seventy (70) percent of the lot.
- C. Landscaping: The minimum landscape area shall ~~not be less than ten (10) percent of the total lot area and shall~~ be in conformance with ~~article 28, section 28.17~~ Section 37.05.

**Options to consider:**

- Statement that streets are not required to be paved and sidewalks not required.
- Statement that underground utilities are required for new construction.
- Could add in things that are design standards:
  - o Varied front setbacks allowable.
  - o Façade should face street. Corner lots to face east-west streets.
  - o No garages on facades or require detached garages.
  - o Mechanical systems on side or rear.

**Process for Zoning District Updates:**

- First goes to County Planning and Zoning Board. Earliest available hearing date March 24, 2020.
- After approval at Planning and Zoning Board, requires two hearings before the Board of County Commissioners. If heard at PZB on March 24 and approved, hearings would be in April/May (April 13, 27 or May 11).
- All of the above meetings are held in BOCC Chambers at the James Page Complex, 96135 Nassau Place, Yulee, FL at 6pm.