



PROPOSED LAND DEVELOPMENT CODE AMENDMENT

PROPOSED AMENDMENT

INTRODUCED BY:	Planning Department
REQUESTED ACTION:	Amend Article 16 of the Land Development Code, Commercial, General: CG; specifically, to amend Section 16.01, Permitted Uses and Structures, to delete travel trailer parks and campgrounds from the list of permitted uses; amend Article 17 of the Land Development Code, Commercial, Intensive: CI; specifically, to amend Section 17.01, Permitted Uses and Structures, to delete the reference to travel trailer parks and campgrounds from the list of permitted uses and structures.

*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

This ordinance would amend Land Development Code (LDC) Article 16, Commercial General (CG) zoning district, to remove *travel trailer parks and campgrounds* from the list of permitted uses and structures. In addition, this ordinance would amend Article 17, Commercial Intensive (CI) zoning district, to remove a reference to travel trailer parks and campgrounds as a permitted use in the CG zoning district.

The provisions of the CG district are *intended to designate areas for general commercial uses which will meet the retail sales and service needs of Nassau County residents. This district is intended to encourage the concentration of general commercial uses and not the extension of strip commercial areas. The areas designated in this district shall abut a roadway classified as a collector or higher facility on the adopted functional highway classification map of the adopted comprehensive plan.*

Permitted uses within CG include retail stores; hobby and gift shops, service establishments such as home equipment rentals, hair salons, and dry cleaners; funeral homes; hotels/motels; restaurants; convenience stores with one pump island; child care facilities; and assisted living facilities.

Travel trailer parks and campgrounds are also allowed as a conditional use in the Commercial Intensive (CI) zoning district subject to site plan review by the planning and zoning board as required in Article 28, section 28.09 (attached).

The provisions of the CI district are *intended to designate areas for the orderly development of these commercial uses which will provide local and regional commercial services and needs. Certain establishments which will provide for the social, cultural and civic needs of county residents will also be encouraged to develop. Consumer related retail and service establishments, and wholesale, light manufacturing and warehouse uses,*



will be permitted to develop where appropriate. Areas in this district should have direct access to major thoroughfares suitable for efficiently carrying large volumes of traffic.

Permitted uses within CI include retail outlets for the sale of new or used automobiles, mobile homes, and boats; service establishments including car washes, small engine repair, and restaurants; commercial, recreational and entertainment facilities such as shooting galleries, game rooms, and go-kart tracks; building trades contractor offices not requiring outside storage; and all uses permitted within CG except for nursing homes, travel trailer parks, campgrounds, and churches which are conditional uses.

The County's commercial zoning districts operate in a tiered system whereby the uses of less intense districts are generally permitted within the more intense districts. Allowing travel trailer parks and campgrounds in Commercial General (CG) as a permitted use conflicts with this premise. Paradoxically, while travel trailer parks are allowed by right in CG, they are only allowed as conditional uses in the more intensive CI zoning. Travel trailer parks are typically densely developed properties with high traffic generation rates. As such, it is appropriate to limit them to CI, by conditional use and subject to site-specific conditions, and subject to site plan review through the final development plan (FDP) process by the planning and zoning board as required in LDC Article 28, section 28.09.

CONSISTENCY WITH COMPREHENSIVE PLAN

Applicable Plan Reference	Determination of Consistency
FL.10.05	√

Policy FL.10.05

"The County shall review existing regulations in the Land Development Code and revise as necessary in order to implement the Future Land Use Plan."

The proposed ordinance removes travel trailer parks and campgrounds as a permitted use within the CG zoning district, a commercial district of lesser intensity. The use will still be allowed as a conditional use in CI. The proposed ordinance supports a valid public purpose and is otherwise consistent with the County's Comprehensive Plan.

CONSISTENCY WITH EXISTING LAND DEVELOPMENT CODE

The proposed amendment will not conflict with any existing provisions of the Land Development Code.

CONCLUSION

Staff finds the requested action to be consistent with the Nassau County Comprehensive Plan and the existing Land Development Code. Therefore, staff recommends that the Ordinance be approved.



PZB RECOMMENDATION

At their meeting on June 21, 2022, the Planning and Zoning Board recommended denial of the amendment and requested that staff schedule a workshop to discuss. The motion to deny passed unanimously.

Section 28.09. Travel trailer parks and campgrounds.

(A) Development guidelines:

- (1) Location and access: A travel trailer park or campground shall be so located that no entrance nor exit from a park shall discharge traffic into any residential district. A travel trailer park or campground fronting on a public street shall have a minimum of one hundred-fifty (150) feet of frontage.*
- (2) Permitted use: Spaces in the travel trailer park and campground shall be used exclusively for temporary portable housing. Permanent occupancy for dwelling purposes is prohibited. Spaces shall be rented by the day or week only.*
- (3) Accessory uses: Management headquarters, recreational facilities, toilets, showers, coin-operated laundry facilities, and other uses and structures customarily incidental to the operation of a travel trailer park or campground are permitted as accessory uses.*
- (4) Yard requirements: Twenty-five (25) feet front, rear and side yards shall be provided for travel trailer parks or campgrounds.*
- (5) Relation of spaces to exterior streets: No space intended for occupancy shall be so located that any part intended for occupancy for sleeping purposes shall be within fifty (50) feet of the right-of-way line of any arterial street or within twenty-five (25) feet of the right-of-way line of any other street.*
- (6) Design of access to park: All traffic into or out of the park shall be through entrances and exits designed for the safe and convenient movement of traffic.*
- (7) Off-street parking, loading and maneuvering space: Each travel trailer park or campground shall provide adequate off-street parking, loading and maneuvering space. In connection with the use of any travel trailer park or campground, no parking, loading, or maneuvering incidental to parking, or loading shall be permitted on any public street, sidewalk or public right-of-way.*

- (B) Site plan:** A site plan is required for all travel trailer park and campground developments in Nassau County. All site plans shall be submitted and processed in accordance with Class III requirements of section 5.07 of this ordinance.