



Essential Housing Advisory Committee

Meets the 3rd
Wednesday of every
month @ 4pm

BOCC Chambers
96135 Nassau Pl
Yulee, FL, 32097

ACCESSORY DWELLINGS

HAVE YOU HEARD?

**The Nassau County Land Development Code
was updated on February 25, 2019 to allow accessory dwellings.**

Quick Facts

- ❖ Are permitted by right in all residentially zoned districts that permit single-family dwellings.
- ❖ May not be larger than 50% of the square footage of the single family home (not including garage space). The total footprint shall not exceed 800 sq. ft.
- ❖ Are subject to building permit requirements as established by the FL Building Code.
- ❖ Shall not be sold as a separate piece of property.
- ❖ May be used for rental property when primary structure carries active homestead exemption.
- ❖ When public water and sewer connections are available, accessory dwellings shall connect. Where connection is not available, well and septic systems must be in compliance with DOH regulations.
- ❖ LDC Section 28.15(K)(4) - Design standards
- ❖ RV's, mobile homes, and storage sheds shall not be used as accessory dwelling units.

Visit our webpage, the Nassau County Land Development Code, or give the Planning Department a call to learn more!

www.nassaucountyfl.com/housing

www.nassaucountyfl.com/ldr



NASSAU COUNTY
DEPARTMENT OF
PLANNING AND
ECONOMIC
OPPORTUNITY
FLORIDA

NASSAU COUNTY | PLANNING & ECONOMIC OPPORTUNITY
96161 NASSAU PLACE | YULEE, FL 32097
P: (904) 530-6300 | E: PLANNINGINFO@NASSAUCOUNTYFL.COM