

## COMMON CODE ISSUES

**Future Land Use Category:** The State of Florida required all political jurisdictions within the State to prepare a Comprehensive Plan which would outline a framework for growth and for the protection of natural resources. This Comprehensive Plan is continually maintained and updated so that the community grows in a logical, safe and effective way. The Comprehensive Plan divides our County into a variety of land use categories that are designed to promote the proper type of growth to the proper place in the County, and also protect the natural resources within the County. These land use categories and the other policies of the Comprehensive Plan serve as the primary authority for regulating the use of private and public lands.

**Zoning:** Zoning and zoning districts have been established in Putnam County since 1975. After the State mandated the need for Comprehensive Plans at the local level, zoning regulations needed to be updated and revised in order to match Putnam County's Comprehensive Plan. Zoning is now used to implement the Comprehensive plan. It governs more specifically where certain land uses will be allowed, and establishes minimum lot sizes and other dimensional requirements for development in each zoning district. Depending on the zoning district, you could be restricted from doing certain things on your property.

### **Common Violations:**

**Junk vehicles:** Vehicles must be both inoperable and unlicensed to be considered **Junk Vehicles**. Current law makes it a violation if the vehicle cannot run, is unlicensed and it is stored outside of an enclosed building. A carport is not an enclosed building. A tarp over the vehicle is not an enclosed building. A fenced in yard is not an enclosed building.

**Chickens & other animals other than household pets:** You cannot have chickens, goats, pigs or other similar animals in the residential zoning classifications. This zoning classification allows for dogs, cats and other normal household pets. The agricultural zoned lands allow for these types of animals, but lot size may limit the number that will be allowed on a specific lot.

**Construction without permits:** Generally speaking, building permits are required for almost all construction, electrical, plumbing or mechanical work. For a complete description and explanation of what is exempt from permitting and what is not, please go to [WWW.Putnam-fl.com](http://WWW.Putnam-fl.com) or call (386) 329-0307 to have a hard copy mailed to you.

**Care of Premises:** In Putnam County, people are expected to keep their yards free of junk and debris. It is a violation of the Housing Code to have junk and debris in your yard. It is a blight and it attracts rodents and other vermin.

**Minimum Housing Standards:** Generally speaking, all housing must have their plumbing, mechanical and electrical systems in good working order. The roof must be in good working order with no leaks. Siding and roofs must be in good condition and be properly weather protected. Windows and doors must be functional and not broken. Windows used for ventilation are to have screens.

**Parking of heavy vehicles:** Residential zoning districts do not allow for the parking of heavy vehicles (semi-trucks, panel trucks, dump trucks, tour buses, etc.) on your property. On Agriculturally zoned residential property, the County allows for one heavy vehicle if it is used as transportation by the owner/occupant, has current tags and is not parked in the right-of-way.

**Appliances:** You can not keep a refrigerator, washing machine, clothes dryer, food freezer, or any household appliance outside of an enclosed structure.

**Vehicular repair:** Vehicular repair is not technically allowed on residentially zoned properties and on residentially used properties in the Agriculturally zoned properties. Active farming operations are allowed to repair their farm equipment. We allow for occupants of a property to do normal repair of their own vehicles in these districts. You are not allowed to fix all of your friends and families vehicles at your home. If you desire to help someone make repairs on their vehicle, do so at their home.