

TABLE 7.02B – FLOOR AREA RATIO AND IMPERVIOUS SURFACE COVERAGE				
FUTURE LAND USE CATEGORIES	Floor Area Ratio Non-Residential	Impervious Surface Coverage Non-Residential	Floor Area Ratio Residential	Impervious Surface Coverage Residential
Urban Service (US)	1:1	85%	0.7:1	50%
Urban Reserve (UR)	0.85:1	80%	0.5:1	50%
Residential Low Density (RL)	0.5:1	70%	0.5:1	50%
Rural Center (RC)	0.7:1	75%	0.5:1	50%
Rural Residential (RR)	0.4:1	70%	0.4:1	40%
Commercial (CR)	1:1	85%	NA	NA
Industrial (IN)	1:1	85%	NA	NA
Mining (MI)	NA	NA	NA	NA
Public Facilities (PF)	0.5:1	70%	NA	NA
Agricultural I (A1)	See Zoning District	85%	0.4:1	50%
Agricultural II (A2)	See Zoning District	85%	0.4:1	50%
Conservation (CN)	NA	10%	NA	10%

For the definition of uses that require a Special Use Permit, or for full text definitions of the provided terms, please consult the Putnam County Land Development Code on the Putnam County Planning and Development Services website at pds.putnam-fl.com.

For additional information on the Putnam County Land Development Code, please visit our website at www.pds.putnam-fl.com



Minimum setback requirements:

Front: 35 feet (add 1' for every 2' of building height over 45')

Rear: 15 feet (add 1' for every 2' of building height over 45')

Side: 15 feet (add 1' for every 2' of building height over 45')

Corner side: 25 feet (add 1' for every 2' of building height over 45')

Minimum lot requirements: The minimum lot size needed by the various uses in the IL district will be determined by the space requirements dictated by the proposed use, the required setbacks and parking, and any other applicable provisions of this ordinance.

Maximum Floor Area Ratio: Refer to the Future Land Use Element of the Putnam County Comprehensive Plan: Goals, Objectives, and Procedures (GOPS)

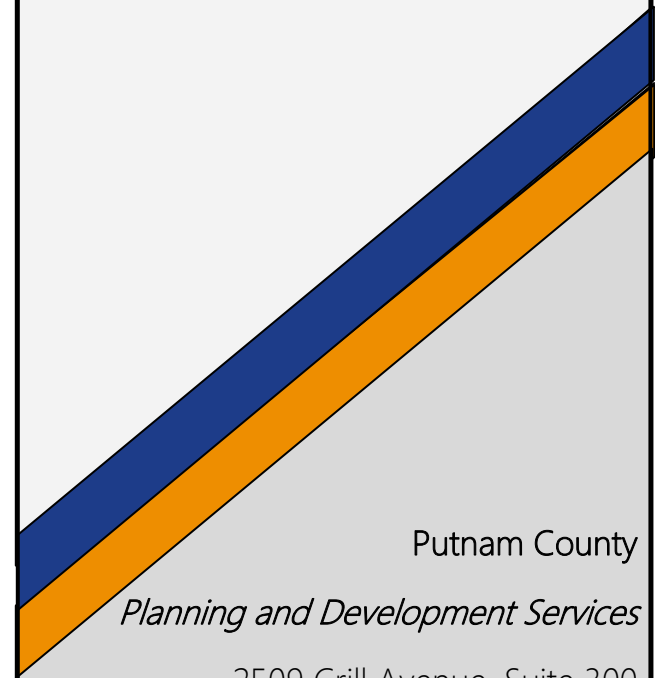
Maximum Impervious Surface area: The Maximum Impervious Surface Area depends on the future land use category of the property. Please reference table 7.02B of the Land Development Code located on this brochure.

Maximum building height: 45 feet. Structure may extend as high as 105 feet, subject to increased setbacks.

This brochure is provided for informational purpose only and is not intended to be approval of a specific development or the issuance of a permit. Additional information may be found in the Putnam County Land Development Code (LDC) available online at <http://www.pds.putnam-fl.com> or copies may be purchased from the Putnam County Department of Planning and Development

Services.

Industrial, Light (IL)



Putnam County
Planning and Development Services

2509 Crill Avenue, Suite 300

Palatka, Florida 32177

(386) 329-0307



Use Categories allowed in the IL district:

1. Light Industrial
2. Emergency Services
3. Construction Trades with outside storage
4. Auto body repair shop
5. Truck Stop
6. Passenger Vehicle sales, service, and repair
7. Recreational Vehicle sales, service, and repair
8. Heavy Vehicles sales, service, and repair
9. Heavy Equipment sales, services, and repairs
10. Mini-warehouses

Use Categories that require a Special Use Permit to locate in the IL District:

1. Education
2. Essential Public Services
3. Retail Sales-General
4. Retail Sales-Food

Certain Uses that Require a Special Use Permit to locate in the C-4 District:

1. Outdoor Auction excluding livestock
2. Bulk Storage of toxic or hazardous materials
3. Communication Towers
4. Flea Market
5. Outdoor Storage
6. Dry Dock



2.02.15 Light Industrial

This category includes industrial, manufacturing, processing, warehouse, distribution, and assembly uses that are not objectionable to surrounding land uses with regard to danger, smoke, odor, fumes, noise, and truck traffic.

An industrial, manufacturing, processing, warehouse, distribution, or assembly use may be categorized as Light Industrial if the County receives reasonable assurance that:

1. The use will not be a danger to surrounding uses or activities;
2. The use will not create odors, fumes, dust, or other emissions that will cross the property lines of the site; and
- 3.
4. Tractor trailer and other heavy vehicle traffic to and from the use will not exceed an average of 40 trips per day (20 in and 20 out) or the use shall have frontage access to a paved, public roadway with a classification of collector road or higher and shall be within a half mile of an arterial roadway for all truck traffic, subject to the concurrency and capacity requirements of the Land Development Code and the Comprehensive Plan.

2.02.23 Emergency Services

This use category includes government activities or government-sponsored activities that are necessary for adequate response to the public in case of emergency.

Examples:

- County Fire Departments
- Volunteer Fire Departments
- EMS Rescue Units
- County Emergency Operations Facilities



2.02.08 Education

This use category includes all uses where the primary activity is the provision of teaching and classroom facilities.

Examples:

- Public and Private Schools
- Technical Schools
- Colleges
- Vocational Schools
- Business Schools

3.02.01 Essential Public Services

This category includes small-scale public facilities and services that are typically and necessarily spread throughout the community. This category does not include structures or uses for commercial activities such as sales of related merchandise or collection of bills in districts in which such activities would otherwise be prohibited.

Examples:

- Waste Water Treatment Plant
- Water Treatment Plant
- Natural Gas Pumping Stations
- Electrical Substations
- Microwave Relay Station
- Other Towers

