

ZONING CLASSIFICATIONS	
A	Agriculture
AE	Agriculture Estate
RE	Residential Estate
R-1	Residential-1 Single Family
R-1A	Residential-1 Single Family
R-1HA	Residential-1 Single Family
R-2	Residential-2 Single Family
R-2HA	Residential-2 Single Family
R-3	Residential-3 Multi-Family
R-4	Residential-3 Multi-Family
RMH	Manufactured Home Park
CPO	Commercial, Professional Office
C-1	Commercial, Neighborhood
C-2	Commercial, Retail
C-3	Commercial, General
C-4	Commercial, Intensive
IL	Industrial, Light
IH	Industrial, Heavy
Mining	Mining
P-1	Public Use, Light
P-2	Public Use, Heavy
CON	Conservation
PUD	Planned Unit Development



Reduction of the Required Setbacks

Required setbacks can be reduced through an *Administrative Variance*, provided that the applicant meets the eligibility criteria described on the application, or a *Variance*.

An *Administrative Variance* has a fee of \$35 and requires letters to be mailed out to the neighboring parcels of the subject parcel. If the staff receives one or more written objections, the *Administrative Variance* will be denied.

The applicant would then have the opportunity to apply for a *Variance* which has a fee of \$300 for residential parcels or \$600 for commercial parcels. A public hearing is held before the Zoning Board of Adjustments to decide the outcome of the *Variance* application. Variance applications require a pre-application conference with a planner. The applicant may contact 386-329-0491 to schedule this meeting.

Applications for an *Administrative Variance* or a *Variance* are located online at:

pds.putnam-fl.com

or in person at:


Putnam County Government Complex

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

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

Required Setbacks and Lot Size

Putnam County
 Planning and Development Services
 2509 Crill Avenue, Suite 300
 Palatka, Florida 32177
 (386) 329-0307



Zoning District	Front	Side	Corner	Rear	Water *	Water (Vested Subdivision)	Building Height	Impervious Surface Ratio %	Lot Width	Lot Area
Agriculture (AG)	25	10	20	10	50	25	35	35	150	43,560 sqft (1 Acre)
Agriculture Estate (AE)	40	20	30	20	50	40	35	35	150	43,560 sqft (1 Acre)
Commercial, Professional Office (CPO)	25	10	20	15	50	25	35	35	Lot Size will be dictated by the space requirements for the proposed use (i.e. Setbacks, parking, landscaping, etc.). Lot Area is determined by the Future Land Use Designa- tion.	
Commercial, Light (C-1)	35	10	20	15	50	35	35	45		
Commercial, Retail (C-2)	35	10	20	15	50	35	35	For these cate- gories, the ISR is determined by the Future Land Use Cat- egory		
Commercial, General (C-3)	35	10	20	10	50	35	45			
Commercial, Intensive (C-4)	35	10	20	10	50	35	45			
Industrial, Light (IL)	35	15	25	15	50	35	45**			
Industrial, Heavy (IH)	50	20	30	25	50	50	45**			
Residential Estate (RE)	40	20	30	20	50	40	45	35	150	43,560 sqft (1 Acre)
Residential Manufactured Home (RMH) - Internal	Separation between structures/ units: 20 feet. Accessory Buildings of 150 sqft or less may be 3' from the principal dwelling unit, and 6' from all other units									
Residential Manufactured Home (RMH) - Property Line	25	10	25	10	50	25	35	35		
Residential-1 (R-1)	25	10	20	20	50	25	35	35	100	15,000 sqft
Residential-1A (R-1A)	25	10	20	20	50	25	35	35	75	7,500 sqft
Residential-1HA (R-1HA)	25	10	20	20	50	25	35	35	100	21,780 sqft (1/2 Acre)
Residential-2 (R-2)	25	10	20	10	50	25	35	35	75	7,500 sqft
Residential-2HA (R-2HA)	25	10	20	10	50	25	35	35	100	21,780 sqft (1/2 Acre)
Residential-3 (R-3)	25	10	20	10	50	25	35	45	75	7,500 sqft
Residential-4 (R-4)	35	10	20	10	50	35	35**		75	7,500 sqft

**All waterfront, outside of a vested subdivision, will have a 50' setback or out of the flood zone, if possible; whichever is greater.*

*** Structures in these zoning districts may extend as high as 105' subject to increased setbacks*

For the Maximum Floor Area Ratio in each Zoning District, please refer to the Future Land Use Element of the Putnam County Comprehensive Plan: Goals, Objectives, and Procedures

All Wetland setbacks must meet the standards set forth in the Putnam County Land Development Code s 6.02