

# Use Categories

## LDC Section 45-44 Retail Sales—General

This category includes all uses where the primary activity is the sale of goods to the public. This use category includes the sale of packaged food, sale of non-alcoholic beverages, and sale of alcoholic beverages with 14% or less alcohol content for off-site consumption.

### Examples:

- Antique Shop
- Art Gallery
- Auto Parts Store
- Bait and Tackle Shop
- Camera Supplies
- Convenience Store
- Craft Supplies
- Drug Store
- Florist
- Fruit Market
- Grocery Store
- Hardware Store
- Hobby Supplies
- Jewelry Store
- Office Supplies
- Pet Shop
- Souvenir Shop
- Toy Store
- Vegetable Market

## LDC Section 45-45 Retail Sales—Food

This use category includes all uses where the primary activity is the preparation of food to be served to the public for onsite consumption, for take-out by the public, or for delivery to the public.

### Examples:

- Restaurant
- Delicatessen
- Ice Cream Parlor
- Candy Store
- Bakery
- Construction Office (no outdoor storage)

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## LDC Section 45-46 Services

This use category includes all uses where the primary activity is the provision of services to the public.

### Examples:

- Banking
- Hair Stylist and Barbers
- Advertising
- Repair of Appliances, Shoes, Furniture, Clothing and other non-automotive consumer goods
- Veterinary Facilities: Small Animal
- Laundry, Retail
- Employment Agency
- Funeral Home
- Fitness Centers
- Palmist and Psychic
- Photography Studio
- Copy Centers
- Printing of Stationary, Cards, Envelopes, Posters, etc.
- Publishing
- Clinics
- Dance/Music Studios

## LDC Section 45-47 Office

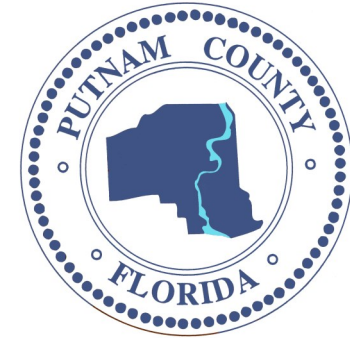
This use category includes all uses where the primary activity is the provision of office space for professional, administrative, or clerical activities. It does not include retail sales of merchandise related to the office use (i.e. pharmaceutical sales or frames for glasses).

### Examples of offices:

- Physician (but not a clinic)
- Attorney / Accountant
- Chiropractor / Opticians
- Architect/Engineer
- Graphic artist
- Insurance agent / Real Estate agent
- Model Home

*Putnam County  
Planning & Development*

# COMMERCIAL NEIGHBORHOOD (C-1)



View the Putnam County  
Land Development Code at  
[www.main.putnam-fl.com](http://www.main.putnam-fl.com)

Informational purposes only.

Please refer to the Land Development Code

*Putnam County  
Planning & Development Services*

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## Commercial, Neighborhood (C-1)

### LDC Section 45-81

#### Purpose

The purpose of the C-1 zoning district is to provide a commercial zoning district for neighborhood commercial land use in the Rural Center, Urban Reserve, Urban Service, Commercial future land use classifications, and in some limited cases the Rural Residential future land use classification shown on the Putnam County Future Land Use Map.

#### Use Categories allowed in the C-1 district:

- Retail Sales–General
- Retail Sales–Food
- Services
- Office
- Child and adult day care center

#### Use Categories that require a Special Use Permit to locate in the C-1 district:

- Clubs
- Essential Public Services
- Emergency Services
- Cultural

#### Certain uses that require a Special Use Permit to locate in the C-1 district:

- Religious Facility
- Any drive-through facility

### C-1

#### Minimum setback requirements:

- Front: 35 feet
- Rear: 15 feet
- Side: 10 feet; provided that no side setback is required if the developer is constructing two or more buildings on contiguous lots; however, a ten-foot access way from the front of the buildings to their rear setbacks must be provided.
- Corner side: 20 feet

#### Minimum lot requirements:

The minimum lot size needed by the various uses in the C-1 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 article.

**Maximum Impervious Surface area:** 45%

**Maximum building height:** 35 feet

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.main.putnam-fl.com> or copies may be purchased from the Putnam County Department of Planning and Development Services.