

## Use Categories

### LDC Section 45-63 -- Emergency services

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

#### Examples:

County fire department units including volunteer fire departments  
Sheriff substations  
EMS rescue units  
County emergency operations facilities

### LDC Section 45-192 -- Mini-warehouse

"Mini-warehouse" means a storage building that is subdivided by partitions into spaces for storage by individuals and/or small businesses.

#### Supplemental regulations:

Mini-warehouses shall be allowed in the PUD, C-3, C-4, IL, and IH zoning districts and allowed by special use permit in the C-2 zoning district.

Outside or open storage associated with mini-warehouses may be allowed only if screened from view from all adjacent properties in accord with the open storage screening and buffering standards of article VII.

### LDC Section 45-55 -- Light Industrial

This use 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:

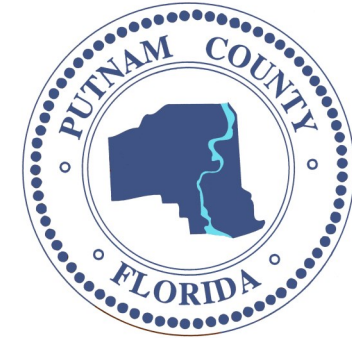
1. The use will not be a danger to surrounding uses or activities;
2. The use will not create odors, fumes, dust, or other emissions that will cross the property lines of the site; and
3. Tractor trailer and other heavy vehicle traffic to and from the use will not exceed an average of 40 trips per day (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 1/2 mile of an arterial roadway for all truck traffic, subject to the concurrency and capacity requirements of this Code and the Comprehensive Plan.

### LDC Section 45-56 -- Heavy Industrial

This use category includes all industrial, manufacturing, processing, warehouse, outdoor storage, bulk storage, distribution, and assembly uses that do not fall within the Light Industrial use category.

*Putnam County  
Planning & Development*

## INDUSTRIAL HEAVY (IH)



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

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## Industrial, Heavy (IH)

### LDC Section 45-86 Industrial, Heavy (IH)

#### Purpose

The purpose of the IH zoning district is to provide an industrial zoning district for use in the industrial and mixed use land use classifications shown on the Putnam County Future Land Use Map.

#### Use Categories allowed in the IH district:

- Light Industrial
- Heavy Industrial
- Emergency Services
- Warehouses and mini-warehouses

#### Use Categories that require a Special Use Permit to locate in the IH district:

- Retail Sales – General
- Retail Sales – Food
- Essential public services

#### Certain uses that require a Special Use Permit to locate in the IH district:

- Outdoor Auction
- Bulk Storage of toxic or hazardous materials
- Communications Tower
- Dry Dock
- Manufacturing of Explosives
- Petroleum Refinery
- Vehicle Salvage yards
- Commercial airport
- Construction and demolition debris (CDD) or land clearing debris (LCD) landfills
- Recycling or composting operations

## IH

#### Minimum setback requirements:

**Front:** 50 feet (add 1' for every 2' of building height over 45')  
**Rear:** 25 feet (add 1' for every 2' of building height over 45')  
**Side:** 20 feet (add 1' for every 2' of building height over 45')  
**Corner side:** 30 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 IH 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 Impervious Surface area: Depends on future land use category as outlined in Table 7.02B below

#### Maximum building height:

45 feet. Structure may extend as high as 105, subject to increased setbacks, provided the occupied areas of the structure above 45 feet are protected with an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code and NFPA 13.

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.