

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-warehouses

"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 45-202

Auto body repair shop
Passenger vehicle sales, service and repair
Recreational vehicle and boat sales, service and repair
Heavy vehicle sales, service and repair
Heavy equipment sales, service and repair

Supplementary regulations

The following provisions shall apply to the location, design, construction and operation of commercial vehicular service and repair uses, provided, however, that more restrictive requirements in article VII shall take precedence:

Street frontage:

On a corner lot each street frontage must be at least 100 feet. On an interior lot the street frontage must be at least 100 feet. No driveway or curb cut for a driveway should be located within ten feet of an adjoining property line, as extended to the curve or pavement, or within 20 feet of any exterior (corner) lot line or street intersection.

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The number of curb breaks or driveways giving access to a single street shall not exceed two for each 100 feet of street frontage, each having a width of not more than 40 feet or less than 25 feet. Any two driveways giving access to a single street shall be separated by an island with a minimum dimension of 20 feet at both the right-of-way line and the curb or edge of the pavement. All lights and lighting shall be so designed and arranged so that no source of light shall be uncomfortably harsh or glaring to any residential district; this provision shall not be construed to prohibit interior-lighted signs. No main or accessory building, no gasoline pump or canopy and no storage tank shall be located within 25 feet of any property that is residentially zoned. No gasoline pump shall be located within 20 feet of any street right-of-way. Canopy roofs, but not support structures, may extend into setback areas to adequately cover fueling facilities.

LDC Section 45-55 -- Light Industrial

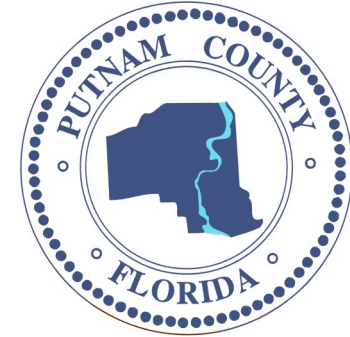
This use category includes industrial, manufacturing, processing, warehouse, distribution, and assembly uses that are not objectionable to surrounding land uses with regard to danger, smoke, odor, fumes, noise, and truck traffic.

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.

*Putnam County
Planning & Development*

INDUSTRIAL LIGHT (IL)



View the Putnam County
Land Development Code at
www.putnam-fl.com

Informational purposes only.
Please refer to the Land Development Code

Planning & Development Services
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Palatka, FL 32177
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Industrial, Light (IL)

LDC Section 45-85 Industrial, Light (IL)

Purpose

The purpose of the IL 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 IL district:

- Light Industrial
- Emergency services
- Construction trades with outside storage
- Auto body repair shop
- Truck stop
- Passenger vehicle sales, service and repair
- Recreational vehicle and boat sales, service and repair
- Heavy vehicle sales, service and repair
- Heavy equipment sales, service and repair
- Mini-warehouses

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

- Education
- Essential Public Services
- Retail Sales—General
- Retail Sales--Food

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

- Outdoor auction excluding livestock
- Bulk storage of toxic or hazardous materials
- Communication towers
- Flea market
- Outdoor storage
- Dry dock

IL

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