

LDC Section 45-78 Residential-4 (R-4)

Purpose

The purpose of the R-4 zoning district is to provide a residential zoning district for use in the Rural Center, Urban Reserve and Urban Service future land use classifications shown on the Putnam County Future Land Use Map.

Use Categories and certain uses allowed in the R-4 district:

Residential – Multi-Family.
Religious Facility (less than 10,000 square feet of gross floor area).

Uses Categories that require a Special Use Permit to locate in the R-4 district:

Residential – Single Family
Education
Club
Cultural
Essential Public Services

Certain uses that require a Special Use Permit to locate in the R-4 district:

Golf Course
Bed and Breakfast
Day Care Center
Hospital
Boarding House/Tourist Home
Group Residential Home
Group Residential Center
Group Treatment Home
Religious Facility (equal to or greater than 10,000 square feet of gross floor area).

R-4

Minimum setback requirements:

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

Rear: 10 feet (add 1' for every 2' of building height over 45')

Side: 10 feet (add 1' for every 2' of building height over 45')

Corner side: 20 feet (add 5' for every 5' of building height over 45')

Minimum lot requirements:

Lot Width: 75 feet

Lot Area: 7,500 square feet for the first dwelling unit plus 2,850 square feet for each additional dwelling unit (gross density of not more than 9 units per acre)

Maximum impervious surface area: Depends on future land use category as outlined in Table 7.02B of the Land Development Code

Maximum building height: 45 feet.

Structure may extend as high as 105, subject to increased setbacks, provided the occupied areas of the structure 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.