

**ARTICLE 2
PERMITTED USES**

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ARTICLE 2: PERMITTED USES

SECTION 2.01 GENERALLY

2.01.01 -- Purpose: This Article establishes zoning districts; establishes the relationship between the County's Future Land Use Map and Zoning Map; establishes the relationship between the residential densities set forth in the Future Land Use Element of Putnam County's Comprehensive Plan and the zoning districts that permit residential uses; provides a list of Use Categories; and establishes the Use Categories, as well as certain specified uses and structures that may be allowed within each zoning district. It also provides regulations for accessory and temporary structures and uses. The zoning districts and list of allowed uses and structures are intended to provide for coordinated and orderly growth by implementing the Future Land Use Map and related Comprehensive Plan goals, objectives and policies regarding land use, including the intensity and density of the allowed uses. The location, timing, density and intensity of any proposed development in a given zoning district may be further defined in other provisions of this Code, including Article 3 (Supplemental Use Regulations); Article 4 (Overlay and Floating Zones); Article 6 (Resource Protection Standards); Article 7 (Development Design and Improvement Standards) and Article 12 (Administration and Enforcement).

2.01.02 -- Zoning Districts Established; Zoning Maps Adopted: The County is divided into zoning districts on a set of zoning maps kept and maintained by the Planning & Development Services Department. The zoning districts listed below are delineated on the zoning maps. The County's zoning maps are declared a part of this Code.

ZONING DISTRICT	ABBREVIATION
Agriculture	A
Agriculture Estate	AE
Residential Estate	RE
Residential-1	R-1
Residential-2	R-2
Residential-3	R-3
Residential-4	R-4
Residential-Mobile Home Park	RMH
Commercial Professional Office	CPO
Commercial, Neighborhood	C-1
Commercial, Light	C-2
Commercial, General	C-3
Commercial, Intensive	C-4
Industrial, Light	IL
Industrial, Heavy	IH
Mining	M
Public Use, Light	P-1
Public Use, Heavy	P-2
Conservation	CON
Planned Unit Development	PUD

2.01.03 -- Interpretation Of Zoning District Boundaries: The following rules apply in interpreting the zoning maps:

- a. Boundaries indicated as approximately following the centerline of a street, highway or alley shall be construed to follow such centerline.
- b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- c. Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- d. Boundaries indicated as approximately following railroad lines shall be construed to be midway between the main tracks.
- e. Boundaries indicated as following shorelines shall be construed to follow such shorelines. In the event of a change in shorelines, the boundaries shall be construed as moving with the change except where such moving would change the zoning status of a lot or parcel and in such case, the boundary shall be interpreted in such a manner as to avoid changing the zoning status of any parcel or lot.
- f. Boundaries indicated as parallel to the extension of features indicated in paragraphs a. through e. above shall be construed as indicated. Distances not specifically indicated on the zoning maps shall be determined by the scale of the map.
- g. Where a district boundary divides a lot of record that was in single ownership at the time this Code was adopted, the Department may permit an allowed use to extend up to a distance of fifty (50) feet beyond the district line into the remaining portion of the lot.

2.01.04 -- Reference To Zoning District Names

- a. Where the term "residentially zoned" is used, or the context indicates a provision applies to all residentially zoned property, the term refers to the R, RE, and RMH zoning districts.
- b. Where the term "commercially zoned" is used, or the context indicates a provision applies to all commercially zoned property, the term refers to the CPO and C zoning districts.
- c. When the term "industrially zoned" districts" is used, or the context indicates a provision applies to all industrially zoned property, the term refers to the IL and IH zoning districts.
- d. Where the term "agriculturally zoned" is used, or the context indicates a provision applies to all agriculturally zoned property, the term refers to the A and AE zoning districts.

2.01.05 -- Enclosed Building Requirement

Unless otherwise specifically provided, all uses shall be housed in a fully enclosed building.

2.01.06 -- Relationship of Zoning Districts To Future Land Use Categories In The Comprehensive Plan

Table 2.01A below shows which zoning districts are consistent with and implement the future land use categories described in the Putnam County Comprehensive Plan and depicted on the Future Land Use Map in the Future Land Use Element of the County's Comprehensive Plan.

TABLE 2.01A: ZONING DISTRICTS THAT MAY BE ALLOWED IN THE FUTURE LAND USE CATEGORIES (Nov. 4, 2002)

FUTURE LAND USE CATEGORIES	ZONING DISTRICTS																		
	RE	R-1, R-1A, R-1HA	R-2, R-2HA	R-3	R-4	RMH	AE	AG	CON	CPO C-1	C-2	C-3	C-4	IL	IH	P1	P2	M	PUD
Urban Service (US)	X	X	X	X	X	X	1	1		X	X	X	X	X	X	X	X		X
Urban Reserve (UR)	X	X	X	X	X	X	1	1		X	X	X	X	X	X	X	X		X
Rural Center (RC)	X	X	X	X	X	X	1	1		X	X	X	X	X	X	X	X		X
Rural Residential (RR)	X	X	X			2	X	1		X						X			X
Commercial (CR)							1	1		X	X	X	X			X	X		X
Industrial (IN)							1	1						X	X	X	X		X
Mining (MI)							X	X								X	X	X	X
Public Facilities (PF)																X	X		X
Agricultural I (A1)	2	2	2				X	X								X	X		X
Agricultural II (A2)	2	2	2				X	X								X	X		X
Conservation (CN)									X							X			X

Generally: The table is for illustrative purposes only. Each specific land use in the County, including the over-all development scheme for each use, should be analyzed for consistency with the entire Comprehensive Plan, regardless of the zoning district. Compliance with the requirements of the zoning district is only one step in that consistency analysis. Density and intensity of uses within zoning categories are subject to development standards in Article 7, supplemental regulations in Article 3, additional restrictions for overlay zones in Article 4, and resource protection standards in Article 6.

1- Property located in this future land use category may continue to be used as allowed by indicated zoning district, but property located in this future land use category may not be changed or rezoned to the indicated zoning district.

2- Lots in vested subdivisions or existing lots of record may be assigned a zoning in which the use of lots, the lot dimensions, and lot area generally comply with the standards of the assigned zoning district, notwithstanding the density requirements of the future land use category.

SECTION 2.02 USE CATEGORIES

2.02.01 – Generally.

- a. This section establishes Use Categories that will be allowed in each zoning district. A Use Category defines the types of uses that fit within a given category and then lists examples of the uses that fit the definition
- b. Where a proposed use could be said to fall within more than one category, the Director shall determine in which category the use most closely fits based on the description of the use category and the examples of uses in the category. A proposed use shall be placed in the most specific category in which it fits. For example, a delicatessen would fall under “Retail Sales–Food” rather than “Retail Sales–General.”

2.02.02 – Residential – Single Family.

- a. Residential – Single Family: A use that provides dwellings or structures intended for housekeeping for a single family unit as defined by the Florida Building Code, and may, depending on the particular zoning district, include any one of the dwelling units listed as examples in paragraph b, below.

- b. Examples:

Conventional, Site Built Single-Family (attached or detached)
Accessory apartment
Modular home
Mobile home, unless expressly prohibited in the zoning district.

2.02.03 -- Residential – Multi-Family

- a. Residential – Multi-Family: A use that provides dwellings or structures intended for housekeeping for two or more family units as defined by the Florida Building Code, and may, depending on the particular zoning district, include any one of the dwelling units listed as examples in paragraph b, below.
- b. Multi-family, may include but not be limited to duplex, triplex, quadplex, garden apartments, villas and townhouses, mid-rise and high-rise apartment buildings, and garage apartments.
- c. Any ownership arrangement is allowed, such as condominium or cooperative, unless specifically prohibited in a zoning district.

2.02.04 -- Retail Sales–General

- a. 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.

- b. 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

2.02.05 -- Retail Sales--Food

- a. 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.
- b. Examples:

Restaurant
Delicatessen
Ice Cream Parlor
Candy Store
Bakery

2.02.06 -- Services

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

2.02.07 -- Office

a. 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).

b. Examples of offices:

Physician (but not a clinic)
Attorney
Accountant
Chiropractor
Opticians
Architect/Engineer
Graphic artist
Insurance agent
Real Estate agent
Model Home
Construction Office (no outdoor storage)

2.02.08 -- Educational

a. This use category includes all uses where the primary activity is the provision of teaching and classroom facilities.

b. Examples:

Public and Private Schools
Colleges
Technical and Vocational Schools
Business Schools

2.02.09 -- Clubs

a. This use category includes all uses where the primary activity is the provision of meeting places or other facilities for private organizations. It does not include casinos, nightclubs, bottle clubs or other establishments operated or maintained for profit. It does not include boarding houses that may be associated with the allowed clubs.

b. Examples:

Fraternal Organizations
Masonic Orders

2.02.10 -- Commercial Recreation and Entertainment--Outdoor

- a. This use category includes all uses where the primary activity is the provision of recreation or entertainment in an outdoor setting.
- b. Examples:

- Mini-Golf
- Go-Kart
- Drive-In Theater
- Amphitheater
- Outdoor Skating Rinks
- Skateboard Parks
- Paintball
- Golf Course
- Archery Range
- Waterpark
- Marina

2.02.11 -- Commercial Recreation and Entertainment--Indoor

- a. This use category includes all uses where the primary activity is the provision of recreation or entertainment in an indoor setting.
- b. Examples:

- Bowling Alley
- Amusement Arcade
- Theater
- Auditorium
- Indoor Skating Rinks

2.02.12 -- Lodging

- a. This use category includes all uses where the primary activity is the provision of short-term lodging.
- b. Examples:

- Hotel
- Motel
- Bed & Breakfast
- Boarding House/Tourist Home

2.02.13 -- Cultural

a. This use category includes uses where the primary activity is providing a personal service in the form of culture, fine arts displays, exhibits, and similar activities. Specifically not included in this category are theaters and auditoriums or other similar places of assembly.

b. Examples:

Libraries
Galleries
Museums

2.02.14 -- Civic

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

b. Examples:

Courthouse
Police Station
City Hall
County Administration Building

2.02.15 -- Highway Oriented

a. This use category includes all uses where the primary activity is the provision of goods or services requiring large indoor displays or large outdoor storage and/or circulation areas with immediate access to major collector roadways.

b. Examples:

Vehicle Sales, Rental, and Parking
Boat Sales, Repair, Storage, and Service
Heavy Vehicles Sales, Service and Storage
Manufactured Home Sales
Vehicular Repair
Vehicular Service
Tattoo Parlor
Truck Stop
Truck Terminal
Bus Terminal
Carwash
Mini-Warehouse
Portable Building Sales
Superstores
Malls and Shopping Centers

- c. Parking and storage of vehicles of any kind, including boats, under this Use Category means licensed and operable vehicles or vehicles that were brought to the premises by the actual owner of the vehicle for repairs or service. It does not include salvage yards.

2.02.16 -- Light Industrial

- a. 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.
- b. 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 ½ mile of an arterial roadway for all truck traffic, subject to the concurrency and capacity requirements of this Code and the Comprehensive Plan.

2.02.17 -- 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.

2.02.18 -- Agriculture: General

Agricultural uses are those related to the production, keeping, or maintenance, whether for sale or personal use, of plants and animals for food, forage, fiber, or ornamental purposes. Agricultural uses are characterized as predominantly outdoor activities, with structures covering a very small portion of the land, and include aquaculture activities. However, some specific production activities may require relatively large amounts of land coverage, such as greenhouses. Trip generation is very low; the number of employees per acre is very small.

2.02.19 -- Agriculture: Intensive

- a. This category includes all agricultural uses requiring a waste disposal permit from the Florida Department of Environmental Protection.
- b. Examples:
 - Feedlots
 - High intensity dairies, hog farms, and poultry farms

2.02.20 -- Commercial: Agriculture-Related

- a. This category includes commercial uses directly related to agricultural production.
- b. Examples:

- Stabling or Boarding of Farm Animals
- Roadside Stand
- Livestock Auction
- Feed Store
- Saw Mill (where wood is from trees grown on the site of the saw mill)
- Slaughterhouse (where animals to be slaughtered are pastured on the site of the slaughterhouse)
- Veterinary Facilities: Large Animal
- Riding Academy
- Airstrip for Crop Dusting

2.02.21 -- Recreation: Resource-Based

- a. This category includes public recreational uses that primarily rely on natural resources as the attraction.
- b. Examples:

- Public and Private Parks
- Public and Semi-Private Beaches

2.02.22 -- Recreation: Activity-Based

- a. This category includes public recreational uses that primarily rely on facilities sports and other active recreational activities as the attraction.
- b. Examples:

- Ballparks and fields
- Playgrounds
- Boat Ramps
- Public Docks/Boat Moorings

2.02.23 -- Essential Public Services

- a. This category includes small-scale public facilities and services that are typically and necessarily spread throughout the community. This category does not include structures or uses for commercial activities such as sales of related merchandise or collection of bills in districts in which such activities would otherwise be prohibited.
- b. Examples:

- Fire/Rescue Units
- Water Treatment Plants (with a capacity less than 500,000 gallons per day)
- Wastewater Treatment Plants (with a capacity of less than 500,000 gallons per day)

Natural Gas Pumping Stations
Telephone Equipment Installations
Electrical Substations
Microwave Relay Stations or Other Towers (not exceeding 25 feet in height)

SECTION 2.03 USES ALLOWED WITHIN ZONING DISTRICTS

2.03.01 Generally

- a. This section establishes the Use Categories allowed in each zoning district, either by right or by special use permit. Certain uses have unique characteristics that require the use to be identified separate from any Use Category. Where a specific use is listed, the regulations as they relate to the that specific use shall apply.
- b. Article 7 of this Code establishes the site design requirements for each zoning district, including setbacks, minimum lot sizes, lot widths, maximum lot coverage, maximum building heights, minimum road frontages etc.
- c. Article 3 of this Code establishes supplemental use regulations that may further define conditions that are particular to certain specified uses allowed in each zoning district listed below, including but not limited to the sale of alcoholic beverages, RV Parks, campgrounds, airports, kennels, landfills, borrow areas, mini-storage facilities, race track facilities, religious facilities, mobile homes, and salvage yards.
- d. Any Development proposed to establish an allowed use in a given zoning district, whether by right or by special use permit, is subject to development review as provided in Article 12 of this Code.

2.03.02 Agriculture

- a. Purpose

The primary purpose of the Agriculture zoning (AG) district is to implement the Agriculture I and Agriculture II land use classifications shown on the Putnam County Future Land Use Map. It also serves as a holding zone in certain other future land use categories, such as Urban Service, Urban Reserve, Rural Center and Rural Residential, which will allow the AG districts and certain agriculture uses to remain in place until development more consistent with future land use category are ready to locate.

- b. Use Categories allowed in the AG district:

1. Residential – Single Family
2. Agriculture: General.

- c. Specified uses allowed in the AG district

1. Artificial Ponds that are five (5) acres or less in size.
2. Livestock, Residential
3. Mobile Home

4. Primitive Campground
 5. Religious Facility (less than 10,000 square feet of gross floor area).
- d. Use Categories that require a Special Use Permit to locate in an AG district:
1. Agriculture: Intensive
 2. Commercial: Agriculture-Related
 3. Recreation: Resource-Based
 4. Recreation: Activity Based
 5. Essential Public Services
- e. Specified uses that require a Special Use Permit to locate in an AG district:
1. Bed and Breakfast
 2. Day Care Center
 3. Group Residential Home
 4. Religious Facility (equal to or greater than 10,000 square feet of gross floor area).
 5. Migrant Farm Labor Camp, which shall be defined herein as provided in Section 381.008, Florida Statutes.
 6. Borrow Areas greater than 1/8 of an acre.
 7. Kennel
 8. Raising, breeding and/or grooming of household pets or exotic animals other than livestock or poultry.
 9. Overnight Recreational Park
 10. Communication Tower and Personal Wire Service Facilities
 11. Cemeteries
 12. Aircraft Landing Facility, Private
 13. Outdoor shooting range, paintball, or archery range.
 14. Land application of treated septage and residuals from waste water treatment plants.
 15. Construction Trades
 16. Golf Course

2.03.03 Agriculture Estate (AE)

a. Purpose

The purpose of the Agriculture Estate zoning district is to implement the Agriculture I, Agriculture II and Rural Residential land use classifications shown on the Putnam County Future Land Use Map.

b. Use Categories allowed in the AE district:

1. Residential – Single Family: Except that allowed housing types shall be limited to site-built and modular detached single-family housing. Mobile homes are prohibited.

2. Agriculture – General

c. Specified uses allowed in the AE district:

1. Artificial Ponds, 1 acres or less in size.

2. Livestock, Residential

d. Use Categories that require a Special Use permit to locate in the AE district:

1. Recreation: Resource-Based

2. Recreation: Activity Based

3. Essential Public Services

e. Specified uses that require a Special Use Permit to locate in the AE district:

1. Bed & Breakfast

2. Religious Facility

3. Artificial Ponds, more than 1 acre in size.

4. Communication Tower and Personal Wire Service Facilities

2.03.04 Residential Estate (RE)

a. Purpose

The purpose of the Residential Estate zoning district is to establish a larger lot residential use district to implement the residential use policies of the Agriculture I, Agriculture II and Rural Residential land use classification shown on the Putnam County Future Land Use Map.

- b. Use Category allowed in the RE district:
 - 1. Residential – Single Family. Except that allowed housing types shall be limited to conventional, site-built and modular detached single-family housing. Mobile homes are prohibited.
- c. Uses Categories that require a Special Use Permit to locate in the RE district
 - 1. Recreation: Resource-Based
 - 2. Recreation: Activity Based
 - 3. Essential Public Services
- d. Specified uses that require a special use permit to locate in the RE district
 - 1. Artificial Ponds greater than 1/8 acre in size.
 - 2. Golf Course
 - 3. Bed and Breakfast
 - 4. Livestock, Residential

2.03.05 Residential-1 (R-1, R-1A, R-1HA)

- a. Purpose

The purpose of the Residential-1 (R-1, R-1A and R-1HA) zoning districts is to provide a residential zoning district for use primarily in the Rural Residential, Rural Center, Urban Service and Urban Reserve land use classifications shown on the Putnam County Future Land Use Map. It may also be used to implement the residential use policies of the Agriculture I and Agriculture II future land use categories.

- b. Use Category allowed in the Residential-1 districts.
 - 1. Residential – Single Family. Except that allowed housing types shall be limited to site-built and modular detached single-family housing. Mobile homes are prohibited.
- c. Use Categories that require a Special Use Permit to locate in the Residential-1 districts:
 - 1. Education
 - 2. Cultural
 - 3. Recreation: Resource-Based

4. Recreation: Activity Based
 5. Essential Public Services
- d. Specified uses that require a Special Use Permit to locate in the Residential-1 districts:
1. Golf Course
 2. Bed and Breakfast
 3. Day Care Center
 4. Group Residential Home
 5. Livestock, Residential
 6. Religious Facility (less than 10,000 square feet of gross floor area).

2.03.06 Residential-2 (R-2, R-2HA)

a. Purpose

The purpose of the Residential-2 (R-2 and R-2HA) zoning districts is to provide a residential zoning district that is inclusive of mobile homes for use in the Rural Residential, Rural Center, Urban Service and Urban Reserve land use classifications shown on the Putnam County Future Land Use Map. It may also be use to implement the residential use policies of the Agriculture I and Agriculture II future land use categories.

b. Use Category allowed in Residential-2 districts

1. Residential – Single Family

c. Use Categories that require a Special Use Permit to locate in the Residential-2 zoning districts

1. Education
2. Cultural
4. Recreation: Resource-Based
5. Recreation: Activity Based
6. Essential Public Services

d. Specified uses that require a Special Use Permit to locate in the Residential-2 district:

1. Golf Course
2. Bed and Breakfast

3. Day Care Center
4. Livestock, Residential
5. Mobile Home
6. Religious Facility (less than 10,000 square feet of gross floor area).
7. Group Residential Home

2.03.07 Residential-3, (R-3)

a. Purpose

The purpose of the R-3 zoning district is to provide a residential zoning district for use in the Rural Center, Urban Service and Urban Reserve land use classifications shown on the Putnam County Future Land Use Map.

b. Use Categories and specified uses allowed in the R-3 district:

1. Residential – Multi-Family. Except that the density shall not exceed six (6) dwelling units per acre.
2. Religious Facility (less than 10,000 square feet of gross floor area).

c. Uses Categories that require a Special Use Permit to locate in the R-3 district.

1. Residential – Single Family
2. Education
3. Club
3. Cultural
4. Essential Public Services

d. Specified uses that require a Special Use Permit to locate in the R-3 district:

1. Golf Course
2. Bed and Breakfast
3. Day Care Center
4. Group Residential Home
5. Group Residential Center
6. Group Treatment Home

7. Religious Facility (equal to or greater than 10,000 square feet of gross floor area).
8. Hospital
9. Boarding House/Tourist Home

2.03.08 Residential-4 (R-4)

a. 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.

b. Use Categories and specified uses allowed in the R-4 district

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

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

1. Residential – Single Family
2. Education
3. Club
4. Cultural
5. Essential Public Services

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

1. Golf Course
2. Bed and Breakfast
3. Day Care Center
4. Hospital
5. Boarding House/Tourist Home
6. Group Residential Home
7. Group Residential Center
8. Group Treatment Home

9. Religious Facility (equal to or greater than 10,000 square feet of gross floor area).

2.03.09 Residential–Manufactured Home Park (RMH)

a. Purpose

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

b. Use Categories and specified uses allowed in the RMH district:

1. Manufactured Home Park
2. Religious Facility (less than 10,000 square feet of gross floor area). Except that a mobile home shall not serve as a structure for such religious facility
3. Lodging
4. Mobile Home
5. Recreational Vehicle Site (up to a maximum of four within the Manufactured Home Park)

c. Use Categories that require a Special Use Permit to locate in the RMH district:

1. Residential – Multi-Family, provided the use will not exceed the density of the applicable future land use designation.
2. Education
3. Club
4. Cultural
5. Essential Public Services

d. The following specified uses require a Special Use Permit to locate in the RMH district:

1. Site-Built Home
2. Recreational Vehicle Site (greater than four within a Manufactured Home Park)
3. Golf Course
4. Bed and Breakfast
5. Day Care Center
6. Group Residential Home

7. Hospital
8. Boarding House/Tourist Home
9. Religious Facility (equal to or greater than 10,000 square feet of gross floor area).

2.03.10 Commercial Professional Office (CPO)

a. Purpose

The purpose of the Commercial Professional Office zoning district is provide a commercial zoning district for the professional office land use in the Rural Center, Urban Reserve, Urban Service and Commercial future land use classifications shown on the Putnam County Future Land Use Map.

b. Uses Categories and specified uses allowed in the CPO district

1. Office
2. Religious Facility
3. Cultural

c. Uses Categories that require a Special Use Permit to locate in the CPO district

1. Retail Sales -- General
2. Retail Sales -- Food
3. Services
4. Essential Public Service

d. Special Limitations

1. Except as provided in paragraph 2 below, structures housing the uses allowed in this district, whether by right or special use permit, shall not exceed 5000 square feet in size and shall not contain drive-through facilities.
2. The foregoing size limitation shall not apply to an Essential Public Service where a larger size is specifically authorized by the Special Use Permit.

2.03.11 Commercial, Neighborhood (C-1)

Purpose

- a. 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.

- b. Use Categories allowed in the C-1 district:
 - 1. Retail Sales–General
 - 2. Retail Sales–Food
 - 3. Services
 - 4. Office
 - 5. Cultural
- c. Use Categories that require a Special Use Permit to locate in the C-1 district:
 - 1. Clubs
 - 2. Essential Public Services
- d. Specified uses require a Special Use Permit to locate in the C-1 district:
 - 1. Sale of Alcoholic Beverages for On-site Consumption
 - 2. Day Care Center
 - 3. Religious Facility
 - 4. Construction Trades with outside storage
- e. Special Limitation

Structures housing the uses allowed in this district shall not exceed 5000 square feet in size, unless authorized by a Special Use Permit, and shall not contain drive-through facilities.

2.03.12 Commercial, Light (C-2)

a. Purpose

The purpose of the C-2 zoning district is to provide a commercial zoning district for light commercial land use in the Rural Center, Urban Service, Urban Reserve and Commercial future land use classifications shown on the Putnam County Future Land Use Map.

b. Use Categories and specified uses allowed in the C-2 district

1. Retail Sales–General
2. Retail Sales–Food
3. Services
4. Office
5. Commercial Recreation and Entertainment–Indoor, provided the structure(s) used to operate the use do not exceed 5,000 square feet.
6. Cultural
7. Civic
8. Religious Facility (less than 10,000 square feet of gross floor area).

c. Use Categories that require a Special Use Permit to locate in the C-2 district:

1. Education
2. Club
3. Lodging
4. Essential Public Services

d. Specified uses that require a Special Use Permit to locate in the C-2 district:

1. Sale of Alcoholic Beverages for Off-site Consumption
2. Sale of Alcoholic Beverages for On-site Consumption
3. Day Care Center
4. Group Residential Home
5. Group Residential Center

6. Group Treatment Home
7. Group Treatment Center
8. Religious Facility (equal to or greater than 10,000 square feet of gross floor area).
9. Hospital
10. Nightclub
11. Portable Building Sales
12. Mini-Warehouse
13. Vehicular Service
14. Heavy Vehicle Storage
15. Construction Trades with outside storage

2.03.13 Commercial, General (C-3)

a. Purpose

The purpose of the C-3 zoning district is to provide a general commercial zoning district for commercial uses that require immediate access to Major and Minor arterial roadways in the Rural Center, Urban Reserve, Urban Service and Commercial future land use categories shown on the Putnam County Future Land Use Map.

b. Use Categories and specified uses allowed in the C-3 district:

1. Retail Sales–General
2. Retail Sales–Food
3. Services
4. Office
5. Club
6. Commercial Recreation and Entertainment--Outdoor
7. Commercial Recreation and Entertainment–Indoor
8. Lodging
9. Cultural

10. Civic
 11. Religious Facility
 12. Highway Oriented
- c. Use Categories that require a Special Use Permit to locate in the C-3 district:
1. Educational
 2. Essential Public Services
- d. Specified uses that require a Special Use Permit to locate in the C-3 district:
1. Sale of Alcoholic Beverages (greater than 14% alcohol content) for Off-site Consumption
 2. Sale of Alcoholic Beverages for On-site Consumption
 3. Outdoor Auction
 4. Bulk Storage
 5. Day Care Center
 6. Group Residential Home
 7. Group Residential Center
 8. Group Treatment Home
 9. Group Treatment Center
 10. Flea Market
 11. Hospital
 12. Nightclub
 13. Kennel
 14. Communication Towers
 15. Overnight Recreational Park
 16. Heavy Equipment Sales, Service and Storage
 17. Construction Trades with outside storage

2.03.14 Commercial, Intensive (C-4)

- a. The purpose of the C-4 zoning district is to provide a general commercial zoning district for commercial uses that require immediate access to Major and Minor arterial roads.
- b. Use Categories and Specified Uses allowed in the C-4 district.
 1. Office
 2. Retail Sales – General
 3. Retail Sales – Food
 4. Services
 5. Recreation and Entertainment—Outdoor
 6. Recreation and Entertainment—Indoor
 7. Lodging
 8. Cultural
 9. Civic
 10. Highway Oriented
 11. Essential Public Services
 12. Religious Facilities
 13. Construction Trades with outside storage
- c. Use Categories that require a Special Use Permit to locate in the C-4 district
 1. Educational
 2. Light Industrial
- d. Specified uses that require a special use permit to locate in the C-4 district
 1. Sale of Alcoholic Beverages (greater than 14% alcohol content) for Off-site Consumption
 2. Sale of Alcoholic Beverages for On-site Consumption
 3. Outdoor Auction
 4. Bulk Storage
 5. Dry Dock

6. Flea Market
7. Hospital
8. Nightclub
9. Communications Towers
10. Group Residential Home
11. Group Residential Center
12. Group Treatment Home
13. Group Treatment Center

2.03.15 Industrial, Light (IL)

a. 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.

b. Use Categories allowed in the IL district

1. Highway Oriented
2. Light Industrial

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

1. Education
2. Essential Public Services
3. Retail Sales--General
4. Retail Sales--Food

d. Specified uses that require a Special Use Permit to locate in the IL district:

1. Outdoor Auction
2. Hospital
3. Communication Towers

2.03.16 Industrial, Heavy (IH)

a. 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.

b. Use Categories allowed in the IH district

1. Highway Oriented
2. Light Industrial
3. Heavy Industrial

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

1. Retail Sales – General
2. Retail Sales – Food
3. Agriculture – Intensive
4. Commercial – Agriculture Related
5. Essential Public Services

d. Specified uses that require a Special Use Permit to locate in the IH district:

1. Outdoor Auction
2. Bulk Storage: Acid, Flammable Liquids, Explosives, and other hazardous materials
3. Communications Tower or personal wire service facility
4. Dry Dock
5. Manufacturing of Explosives
6. Petroleum Refinery
7. Large Equipment Sales
8. Airport

2.03.17 Mining

a. Purpose

The purpose of Mining zoning district is to implement the Mining land use classification shown on the Putnam County Future Land Use Map.

- b. Use Categories and specified uses allowed in the Mining district
 - 1. Agriculture: General
 - 2. Mining
 - 3. Borrow Areas
- c. Specified uses that require a special use permit to locate in the Mining district:
 - 1. Communication Towers

2.03.18 Public Use, Light (P-1)

- a. Purpose

The purpose of the P-1 zoning district is provide a zoning district to implement the Public Buildings, Grounds future land use classification and other future land use classifications shown on the Putnam County Future Land Use Map that allow for certain lighter Public Facilities.

- b. Use Categories and specified uses allowed in the P-1 district:
 - 1. Educational
 - 2. Cultural
 - 3. Civic
 - 4. Recreation: Activity-Based
 - 5. Recreation: Resource-Based
 - 6. Essential Public Services
 - 7. Cemeteries
- c. Uses that require a special use permit to locate in the P-1 District
 - 1. Class III Landfills, construction debris landfills and compost/yard trash facilities.
 - 2. Communication Towers
 - 3. Land application of treated septage and residuals from a wastewater treatment plant

2.03.19 Public Use, Heavy (P-2)

- a. Purpose

The purpose of the P-2 zoning district is provide a zoning district to implement the Public Buildings, Grounds future land use classification and other future land use classifications that are shown on the Putnam County Future Land Use Map that allow for certain heavy Public Facilities.

b. Use Categories and uses allowed in the P-2 district

1. Educational
2. Cultural
3. Civic
4. Recreation: Activity-Based
5. Recreation: Resource-Based
6. Essential Public Services
7. Solid Waste Facilities
8. Land application of treated septage and residuals from a wastewater treatment plant
9. Communication Towers
10. Intense infrastructure facilities such as power plants, heavy equipment maintenance and storage yards, wastewater and water treatment plants with a capacity greater than 500,000 gallons per day, correctional facilities and other similar or related uses.

2.03.20 Conservation (CON)

a. Purpose

The purpose of the Conservation (CON) zoning district is to implement the Conservation future land use classification shown on the Putnam County Future Land Use Map.

b. Use Categories and specified uses allowed in the CON district

1. Residential – Single Family, which shall be limited as follows:
 - (a) On Public and Semi-Public Lands the residential use shall be limited to Caretaker/Security Residence only. All other residential uses prohibited.
 - (b) Privately-Owned Lands shall not be designated CON except by application of the landowner and in such case shall be limited to a maximum density of 1 dwelling unit per 30 acres.
2. Recreation: Resource Based, subject to paragraph c below.
3. Primitive Campgrounds

- c. Non-residential uses limited to public or private facilities required to provide for resource-based recreation and education shall be allowed in the CON district. Development shall be limited to 5 percent impervious surface area on the site. All new non-residential uses in the CON district shall be approved by a Special Use Permit, which shall not be issued unless the location, intensity, and all other aspects of the proposed use are found to be consistent with the Objectives and Policies for the Conservation land use classification in the Putnam County Comprehensive Plan.

SECTION 2.04 ACCESSORY USES AND STRUCTURES

2.04.01 Purpose

It is the purpose of this Section to regulate the installation, configuration, and use of accessory structures, and the conduct of accessory uses, in order to protect the health, safety and general welfare and to ensure that such structures and uses do not have a harmful physical or visual impact on residents and surrounding areas.

2.04.02 Relationship To Other Requirements Of This Code

- a. Unless otherwise provided for in this Code, the general regulations in this section apply to accessory uses and structures.
- b. The standards provided in other parts of this Code apply for height, location, set backs, lot coverage and floor area unless specifically addressed otherwise in this Article.

2.04.03 Consistency With Zoning Requirements

- a. Accessory uses and structures are permitted in the various zoning districts provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted principal use or structure. They are used to serve the principal use rather than support a separate and distinct land use.
- b. Accessory uses shall not involve or be used for operations or structures not in keeping with the character of the district.

2.04.04 Location of Uses and Structures

- a. Accessory uses and structures must be located on the same lot or parcel as the principal use, or a contiguous lot or parcel in the same ownership. Accessory uses or structures cannot be located on any parcel adjoining the parcel developed with the principal use unless the zoning of the adjoining parcel also allows the principal use.
- b. In order to place an accessory structure on a lot or parcel separated by a public or private street from the principal use or structure, the property owner must obtain a Variance from the Zoning Board of Adjustment following the requirements provided in section 9.04 of this Code.

2.04.05 Set Backs

- a. Set back distances for accessory structures will be measured from the exterior wall of the structure in accordance with section 7.02.03 of this Code.

- b. Where the Building Code specifies a specific setback requirement, the more restrictive of the Building Code or this Code shall apply.
- c. Accessory structures or uses located on waterfront are subject to the setback requirements for waterfront development in Section 6.03 of this Code.
- d. In residential, AG and AE zoning districts, accessory structures greater than 150 square feet that are not used for habitation shall meet the set back requirements for the zoning district in which the structure is located, as provided in Article 7 of this Code, and shall be set back 3 feet from any other structure.
- e. In residential, AG and AE zoning districts, accessory structures not used for habitation that are 150 square feet or less in size shall meet the front set back, waterfront set back and wetland setback requirements for the zoning district in which the structure is located as provided in Articles 6 and 7 of this Code; however, such a structure may be set 3 feet from any side or rear (non-waterfront) lot line, as measured from the furthest projection of the structure. It shall also be set back 3 feet from any other structure, with the following exceptions:
 - 1. Carports may be located directly adjacent to a principal structure, subject to any requirements of the Florida Building Code. However, a carport located less than 3 feet from a principal structure shall be required to meet standard setback requirements from the property line as provided in Article 7.
 - 2. Docks and unenclosed boathouses may be located in any required waterfront set back subject to the supplemental provisions provided in section 2.04.10 below
 - 3. A single, unenclosed gazebo may be located within the required waterfront setback provided that the gazebo is less than 150 square feet in area.
- f. In zoning districts other than residential, AG and AE, accessory structures which are not for habitation must meet the set back requirements from the front and side property lines for the zoning district in which the structure is located. In addition, a minimum set back of 5 feet must be maintained from the rear property line and from all other structures, and the waterfront and wetland setbacks set forth in section 6.03 shall apply. Exceptions are as provided in paragraph e.1 and 2 above.
- g. In all zoning districts accessory structures for habitation must meet the set back requirements of the zoning district in which the structure is located, and must be set back 10 feet from any other structure for habitation, and meet the requirements in paragraphs e. and f. above for setbacks from any structure which is not for habitation.
- h. Accessory structures are not allowed in a street right-of-way, unless expressly authorized by the owner of the right-of-way, and in any event, such structures shall be limited to structures that support authorized utilities or mail pick up and delivery.

2.04.06 Use of Structures

- a. A structure that is attached to a principal structure shall be considered part of the principal structure and shall not be considered an accessory structure.
- b. In residential zoning districts, an accessory structure may not be placed on the property and used prior to establishment of a principal use or structure unless the property owner has submitted a development permit

application that includes plans for the principal structure and a site plan showing the location of the proposed principle structure in relation to all property lines and other structures. This restriction does not apply to the following:

1. Docks
 2. Boat houses
 3. Placement of a single storage structure 150 square feet or less in size
- c. In commercial, industrial and agriculture zoning districts an accessory structure may be placed on the property and used prior to establishment of a principal structure on the lot.

2.04.07 Size of Structures

- a. **Generally:** In all zoning districts the size of structures is limited by the floor area ratio, impervious surface area ratio, lot coverage and height standards in Article 7.
- b. **Residential Zoning Districts:** Subject to paragraph a above, non-habitable accessory structures in residential zoning districts, and property in the agriculture zoning district on lots or parcels of less than 5-acres where the primary use is residential, may have a maximum floor area of 1,200 square feet without regard to the size of any principal structure. Non-habitable accessory structures may be larger than 1,200 square feet in area, provided the size of the structure does not exceed 75% of the size of the largest principal structure on the parcel or lot and does not violate the requirements of paragraph a, above.
- c. **Commercial and Industrial Zoning Districts:** Subject to paragraph a above, accessory structures in commercial and industrial zoning districts may be larger than the principal structure.
- d. **Agriculture Zoning Districts:** Subject to paragraph a above, accessory structures in the agriculture zoning districts may be larger than the principal use structure; except that lots or parcels that are less than 5-acres in size, which are not being used for a bona fide farm operation or the storage of an airplane in an lawful fly-in development, shall be subject to the size requirements in paragraph b above.

2.04.08 Permits Required - Building permits are required for accessory structures in accordance with the applicable Building Codes as adopted and implemented by the County.

2.04.09 Accessory Uses and Structures allowed in each Zoning District– Table 2.04A, below, provides a list of typical accessory uses and structures, and the zoning districts in which they are allowed. Accessory uses and structures allowed in the zoning districts are indicated by an X. Accessory uses and structures that may require a special use permit are indicated by an “SE”. Section 2.04.10, below defines each of the listed accessory uses and provides for supplemental regulations. Table 2.04A is not intended to be a complete list of all accessory uses and structures allowed. For accessory structures that are not listed, the Director will make a determination whether or not an accessory use or structure meets the requirements of section 2.04.03 and is consistent with the requirements of the applicable zoning district.

Table 2.04A – Table of Accessory Uses and Structures

	AE, AG, RE, Residential-1 Residential-2	R3, R4, RMH	CPO, C1, C2, C3	IL, M	IH
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A/C COMPRESSOR	X	X	X	X	X
ACCESSORY APARTMENT	SE				
BOATHOUSES/BOAT SHELTERS/ DOCKS	X	X	X	X	X
CARPORT	X	X	X	X	X
FENCES	X	X	X	X	X
GARAGE, PRIVATE	X	X	X	X	X
GARDEN AND GROVE, NON-COMM.	X	X	X	X	X
GAZEBO	X	X	X	X	X
GREENHOUSE, NON-COMMERCIAL	X	X			
GUEST HOUSE	X				
HOME OCCUPATION	SE	SE	X	X	X
PLANT NURSERY, NON-COMMERCIAL	X	X			
RESIDENTIAL DWELLING				X	X
SATELLITE DISH ANTENNA	X	X	X	X	X
SIGNS	See Article 8 of this Code				
STORAGE BUILDING	X	X	X	X	X
SWIMMING POOL (PRIVATE)	X	X	X	X	X
WELL OR PUMP HOUSE	X	X	X	X	X

2.04.10 Supplemental Regulations For Accessory Uses and Structures -- This section provides definitions and supplemental regulations for the accessory uses listed in the Table of Accessory Uses and Structures in section 2.04.09 above. These supplemental regulations should be read in conjunction with the site development standards found in Articles 2, 4, 6, 7, 8, and 9.

- a. AIR CONDITIONING COMPRESSOR - In all zoning districts, air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear set back, but no closer than 5 feet to any lot line. In the Commercial and Industrial zoning districts, additional screening and buffering may be required as per Section 7.03 of this Code.
- b. ACCESSORY APARTMENT – an accessory apartment, also known as a “mother-in-law suite”, may be allowed by special use permit in the Agricultural and Residential zoning districts, provided the Zoning Board of Adjustment makes the specific findings required under section 12.12.03 of this Code, subject to the following mandatory conditions:
 - 1. No more than one (1) accessory apartment is allowed to serve the primary residence or use.
 - 2. The primary residence must be constructed as a conventional, site built or modular structure.
 - 3. The accessory apartment must be a constructed as conventional, site built or modular housing. A mobile home or park model shall not be permitted to serve as an accessory apartment in any zoning district.

4. The accessory apartment shall be no smaller than 400 square feet and no greater than 1000 square feet, and in all cases shall be smaller in size and clearly subordinate to the primary residence.
5. Accessory apartments shall be limited to one bedroom.

c. BOATHOUSES AND DOCKS

1. The term boathouse means a structure where a personal, recreational watercraft is stored, and includes the term boat shelter. A dock is a boardwalk type structure that extends over water to allow direct access to the water for fishing, swimming or boating, and may include a boathouse.
2. A boathouse or dock cannot be enclosed or used as a habitable structure. The dock or boathouse must remain open on all sides.
3. The boathouse or dock structure, including any electrical or plumbing services, must be in compliance with all other regulatory agencies' requirements, including but not limited to Florida Department of Environmental Protection and Army Corps of Engineers permitting requirements.
4. The dock and/or boathouse cannot be used as a revenue generating or income related activity unless such activity is permitted in the zoning district in which the property is located.
5. The boathouse shall not exceed 600 square feet in area unless a special use permit is obtained.
6. The boathouse must be at least 10 feet from any principal structure.
7. There shall be only one boat house per lot or parcel unless a special use permit or development agreement approved by the Board of County Commissioners allows for more than one boat house.

d. FENCES are allowed to be located inside any required set back area subject to the requirements in section 7.04 of this Code. Privacy, buffer and decorative walls are considered fences for purposes of this section and section 7.04 of this Code. Section 7.04 of this Code establishes standards for the height and appropriate materials for fences and privacy/buffer walls

e. GARAGE, PRIVATE a private garage is an accessory structure designed or used for inside parking of private passenger vehicles by the occupants of the principal structure. A private garage attached to or a part of a principal structure is considered part of the principal structure. For purposes of this Code, attached shall include any structure within 3 feet of the principal structure. An unattached private garage is to be considered as an accessory structure.

f. GAZEBO means a free-standing, roofed, open-sided structure, sometimes known as a pavilion, which provides a shady resting place and is usually situated so as to command a view.

g. GUEST HOUSE

1. Definition: A guest house is a single-family dwelling located on the same lot as the principal residential structure which is separate from the principal residential structure and is intended and used only for intermittent or transient occupancy by guests on a non-fee basis.
2. A guest house shall not have kitchen facilities.

3. No more than one (1) guest house is allowed to serve the primary residence.
4. The primary residence must be constructed as a conventional, site built or modular residence.
5. The guest house must be a constructed as conventional, site built or modular housing. A mobile home or park model shall not be permitted to serve as a guest house in any zoning district.
6. The guest house shall be no smaller than 400 square feet and no greater than 800 square feet, and in all cases shall be smaller in size and clearly subordinate to the primary residence.
7. The guest house shall be limited to one bedroom. An additional bedroom for a guest house may be allowed if approved by a Special Use Permit from the Zoning Board of Adjustment. This does not apply to the Accessory Apartment, which in all cases shall be limited to one bedroom.

h. HOME OCCUPATION

1. Defined. A Home Occupation, also known as a home based business, is any activity carried out for financial gain by a resident conducted as an accessory use in the resident's dwelling unit.
2. Authorization Required
 - (a) Occupational License and Zoning Approval: All home occupations or home-based business, shall, at a minimum, be required to obtain and maintain an occupational license as long as the business operates. Prior to obtaining such an occupational license the applicant shall obtain a zoning compliance letter from the Department. The Department may take enforcement action as provided in Articles 11 and 12 of this Code for failure to abide by these regulations or any conditions of a home occupation approved as provided for in this section. Penalties may include a revocation of the occupational license and injunctive relief to prevent the continued operation of the business.
 - (b) Special Use Permit: With the exception of bone fide agricultural uses in Agriculture zoning districts, a special use permit shall be required for any home occupation that includes any one of the following conditions:
 - (1) The business employs any person or persons, other than a member of the family residing on the premises, to engage in the occupation on the premises.
 - (2) The business requires more than one commercial vehicle to be used, parked or stored outside at the premises.
 - (3) The business requires heavy equipment to be used, parked or stored outside at the premises.
 - (4) The business requires customers to come to the premises for goods or services.
3. Standard Conditions.
 - (a) Each Home Occupation, including those approved by Special Use Permit, shall include the following conditions:

- (1) The use of the premises shall be clearly incidental and subordinate to its use for residential purposes and shall, under no circumstance, change the residential character thereof.
- (2) There shall be no change in outside appearance of building or premises, or other visible evidence of the conduct of such home occupation, except that one non-illuminated sign, not exceeding two square feet in area, may be mounted flat against the wall of the building, at a position not more than two feet from the main entrance to the building.
- (3) No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood and any need for parking, generated by the conduct of such home occupation, shall be met off the street, in the front or at the side of the residence, and shall be setback in accord with the required front or side yard setbacks.
- (4) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses on or off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- (5) Permitted home occupation use shall not exceed twenty (20) percent of the total floor area of the principal dwelling.
- (6) A home occupation shall be subject to all applicable County occupational licenses and other business taxes.

(b) Additional conditions may be placed on a Home Occupation addressing the following:

- (1) Activities allowed outside the residence.
- (2) Parking.
- (3) Hours of operation.
- (4) Number of employees.
- (5) Storage of materials.
- (6) Conduct of retail sales.

4. Prohibited Uses. The following uses shall, in all circumstances, be prohibited as home occupations:

- (a) Mechanical, paint and body repair, and/or detailing services upon any motor vehicles, and trailers, including, but not limited to, automobiles, trucks, boats, motor homes, buses, tractors, heavy equipment, mobile homes, and travel trailers
- (b) Health salons, gyms, dance studios, aerobic exercise studios, massage and tattoo parlors.
- (c) Limousine service or taxi service where more than one limousine or taxi vehicle is kept on the premises.

(d) Medical or dental office or laboratory, or nursing home facility

(e) Private clubs

(f) Tow truck services or other trucking services.

(g) Veterinary Facility

(h) Gift shop or thrift store

5. Previously Approved Home Occupations. Home occupations, previously granted, shall be permitted to continue at that location, provided a valid occupational license is continually issued without interruption.

j. PLANT NURSERY means a place where such items as trees, shrubs, vines, flowers, or ferns are propagated for transplanting or for use as stock or grafting.

k. SATELLITE DISH ANTENNA

1. Definition: A satellite dish antenna is a device in the shape of a shallow dish, cone, horn, or cornucopia used to transmit and/or receive radio or electromagnetic waves.

2. Allowed in CPO and C-1 zoning districts subject to meeting the following set backs:

(a) The standard front set back for the zoning district.

(b) 5 feet from rear or side property line.

3. Allowed in C-2, C-3, IL and IH zoning districts subject to meeting the following set backs:

(a) 10 feet from front property line

(b) 3 feet from rear or side property line.

4. Allowed in Residential, AG, AE, and Public Use zoning districts subject to meeting the following:

(a) Only one freestanding unit per lot or parcel.

(b) Units over 36 inches in diameter must be installed as a freestanding unit.

(c) Any number of units with diameters of 36 inches or less and which are mounted on a building may be allowed.

(d) No unit shall be located so as to impair the vision of traffic.

(e) Units may not be located in the standard front or side set back area unless it can be demonstrated that it is necessary to locate the unit in that area.

(f) No portion of a unit shall be located closer than 3 feet from a side or rear property line.

(g) No unit shall exceed a height of 14 feet.

1. STORAGE BUILDING - A motor home, mobile home, truck body, shipping container, camper, or other similar unit, with or without wheels, may not be used as a permanent storage building.

m. SWIMMING POOL (PRIVATE)

1. Definition: In this article, "private swimming pool", means any body of water in an artificial or semi-artificial receptacle or other container located outdoors which is constructed in such a manner as to permit a water depth of 24 inches or more and is used or intended to be used for swimming or wading.
2. A private swimming pool shall be allowed as an accessory use only if it fully complies with the following conditions:
 - (a) The pool is intended and is to be used solely for the enjoyment of the occupants of the dwelling to which the pool is accessory, or to the bona fide guests thereof.
 - (b) The pool shall meet the required setbacks of the applicable zoning district as provided in section 7.02.03.c.7.
 - (c) The pool shall be constructed and enclosed in compliance with the requirements set forth in the applicable building code as adopted and amended by Putnam County.

SECTION 2.05 TEMPORARY USES

2.05.01 Generally. Certain temporary uses are allowed in zoning districts as set forth in Table 2.05A below, and are subject to the permitting requirements and supplemental regulations beginning with 2.05.03 below. Temporary uses are prohibited in established public or private rights-of-way.

2.05.02 Temporary Use Table. The following table identifies certain temporary uses permitted within the various zoning districts. The table also provides a cross reference to applicable supplemental regulations for each such temporary use.

TABLE 2.05A – TEMPORARY USE TABLE		
Temporary Uses	Zoning District	Supplemental Regulations
Carnivals, Fairs, Circuses, Midways	AG, C-2, C-3, C-4, P-1, P-2	2.05.06
Fund Raising	Property used for community services and all commercially zoned property.	2.05.07
Non-Residential Building	All Districts	2.05.08
Outdoor Music Festivals	AG, C-2, C-3, C-4, P-1, P-2	2.05.09

Outdoor Promotional Sales	C-2, C-3, C-4	2.05.10
Recreational Vehicle As Temporary Shelter	AG, AE, and all Residentially zoned property.	2.05.11
Sale of Produce and Seasonal Goods	AG (if produce is grown on same property), C-2, C-3, C-4	2.05.13
Secondary Living Unit	AG, AE, and all Residentially zoned property	2.05.14
Special Event Sales	C-2, C-3, C-4, Public Property	2.05.15
Mobile/Itinerant Vendors	[To be added.]	2.05.16
Tent Revival	AG, C-2, C-3	2.05.17
Yard Sale	Residential Properties in All Districts	2.05.18

2.05.03 Temporary Use Permits.

- a. Unless expressly exempt by this section, a Temporary Use Permit must be obtained from the Director of Planning & Development Services, or designee, prior to establishment of a temporary use.
- b. The Director may issue a Temporary Use Permit for a temporary use within the zoning districts as indicated in Table 2.05A above, provided the following conditions and requirements are met:
 1. The application shall be accompanied by (a) a site plan showing location and dimensions of the use, the access to the use, the parking that will serve the use, the number, type, location and dimensions of any proposed signage, and other necessary facilities, (b) an affidavit of written permission by the property owner or property manager of record when the applicant is not the owner, (c) copy of the recorded deed, and (d) the applicable fee, if any.
 2. Prior to granting the Temporary Use Permit, the Director may require that other appropriate County or State agencies review the application to ensure the protection of the public health, safety, and general welfare. In addition, particular attention shall be given to traffic flow and control, automobile and pedestrian safety, and the effect that such use and activity will have on surrounding uses, particularly where the adjoining use is residential. The temporary sale shall not create a traffic hazard, or other hazard to the public. The Director may place appropriate conditions upon the permit to ensure the protection of the public health, safety, and general welfare. If there is clear and convincing evidence that no conditions can be attached to the permit that will ensure the public safety, the Director may deny the Temporary Use Permit.
 3. The applicant shall provide all required information on an application and provide the information as required by this part in order to be considered for a Temporary Use Permit.
 4. A temporary use shall not continue beyond the time limits established for the use in the sections below. Provided, however, that the Director may allow reasonable additional time for setting up and/or break down the temporary use. Such additional set up or break down time shall be set forth in writing as a condition of the permit and may extend up to 72 hours prior to and after the event.

5. Any party granted a permit under this subsection shall also comply with all other applicable federal, state, or local regulatory or statutory requirements.
 6. The applicant must provide proof of occupational license or demonstrate that such a license is not required.
 7. The applicant must provide proof that Health Department and handicapped requirements for bathrooms are met.
 8. The applicant must provide a Florida sales tax identification number or exemption certificate.
 9. When in the opinion of the Director it is deemed necessary, the applicant may be required to post a bond or otherwise provide adequate assurance that the site of the temporary activity will be returned to its original or an improved state when the selling activity has ceased.
- c. The conditions of the permit shall be stated in the permit documents, and shall include, at minimum, the type of use allowed under the permit, the hours of operation, the duration of the use and a site plan on 8.5" by 11" paper depicting the location of the use, access, parking, signage, and other necessary facilities.
 - d. The permit documents shall be kept at the site of the temporary use and immediately made available upon request by a Putnam County Code Enforcement Officer or Officer of the Putnam County Sheriff's Office. Failure to produce the permit documents upon request shall be deemed a violation subject to enforcement action under Section 2.05.05 below.
 - e. Any decision of the Director or other administrative official with reference to the provisions of this subsection may be appealed to the Zoning Board of Adjustment in the manner prescribed in Article 12 of the Land Development Code.

2.05.04 Signs. Signs for any temporary uses authorized by this section shall be limited to two (2) signs located within the property for which the permit is issued, and shall not exceed twenty-four (24) square feet in surface area for each sign. All temporary use signs shall otherwise meet all applicable standards of the County's sign regulations. Signs shall not be placed in any road right-of-way and shall not be placed so as to create a traffic hazard of any kind. Signs shall be removed when the permit expires. Failure to adhere to the requirements of this Section, including the timely removal of the signs, shall be deemed a violation subject to enforcement action under Section 2.05.05, below.

2.05.05 Violations and Enforcement.

- a. A Code Enforcement Officer or an Officer of the Putnam County Sheriff's Office, finding probable cause that a person has committed an act in violation of this temporary use section, may issue that person a citation as provided in Article 12 of this Code.
- b. A property owner that allows a temporary use to operate on his or her property shall be deemed to have violated this ordinance when the temporary user operates in violation of this ordinance and may be issued a written notice of violation from the Codes Enforcement Officer.
- c. A violation by the property owner shall be subject to the code enforcement procedures provided in Article 11 and 12 of this Code.

2.05.06 Carnivals, Fairs, Circuses, Midways.

- a. Carnivals, fairs, circuses, and midways may be allowed without need of a temporary use permit in P-1 and P-2 districts. Nothing herein shall be read to obviate the authority of the Board of County Commissioners or the Fair Board to establish such policies, rules or contracts as they deem appropriate to further restrict the temporary use of lands in the P-1 and P-2 districts
- b. Carnivals, fairs, circuses, and midways may be allowed by temporary use permit in AG, C-2, C-3 and C-4 districts subject to the following: the duration of the permit shall not exceed fourteen days.

2.05.07 Fund Raising. If the temporary use is for the sole purpose of raising funds to support a community service organization or public charity supported by such an organization, the use may take place on the property normally used for community services without need of a permit. Such a temporary use for fund raising may also take place on any commercially zoned property without need of a permit, subject to the following conditions:

- a. The temporary use must take place in an area that will not impede the normal flow of vehicular and customer traffic for the existing stationary use so as to create a traffic hazard, or other hazard to the public.
- b. The organization has the permission of the landowner or the owner/operator of the existing stationary use.
- c. The duration of a sale shall not exceed 72 hours. Except that (1) a fund raiser that is associated with holiday seasonal sales (i.e. Christmas trees at Christmas, fireworks at the 4th of July or pumpkins at Halloween) shall be allowed for duration of forty-five (45) days ending the day following the applicable holiday; or (2) a fund raiser that takes place inside the building envelope of the stationary commercial use shall not be subject to a specified duration.

Community service organizations, as used herein, shall be read to mean not-for-profit clubs or organizations that are registered and approved as 501(c)(3) corporations by the Internal Revenue Service and organizations affiliated with a local school.

2.05.08 Non-Residential Building. Temporary placement of a manufactured home or other manufactured building, or trailer, for non-residential use may be allowed by temporary use permit as provided below:

- a. It is allowed by the zoning district under Table 2C above.
- b. As a temporary sales office or construction office incidental to construction or development of the premises upon which the temporary structure is located. The temporary use permit for such a temporary structure shall provide that the structure may remain on the site so long as appropriate permits for the associated construction have been issued and the construction is being diligently pursued. If, however, the temporary structure will remain on the site for more than three years, a Special Use Permit shall be required for the structure. The temporary structure shall be removed within one month of the completion of construction on the site.
- c. For a temporary office for a public purposes by any agency of local, municipal, State or federal government.

2.05.09 Outdoor Music Festivals. Outdoor music festivals may be allowed subject to the following:

- a. Outdoor music festivals may be allowed without need of a temporary use permit in P-1 and P-2 districts. Nothing herein shall be read to obviate the authority of the Board of County Commissioners or the Fair Board to establish such policies, rules or contracts as they deem appropriate to further restrict the temporary use of lands in the P-1 and P-2 districts.
- b. Outdoor music festivals require a temporary use permit to locate in AG, C-2, C-3 and C-4 districts, subject to the following: the duration of the permit shall not exceed 72 hours (i.e. 3 days).
- c. In all cases, a waiver of the noise ordinance for the duration of the festival must be obtained from the Board of County Commissioners.

2.05.10 Outdoor Promotional Sales. Outdoor promotional sales shall be read to include all types of temporary sales of goods or services that are not considered sales of produce, special event sales, yard sales, fund raisers, mobile food and beverage vendors or on-site temporary promotional sales by a lawful, permanent business. In addition to the general criteria and conditions of this section, a temporary use permit for outdoor promotional sales shall be subject to the following:

- a. The duration of the permit shall be limited to seventy-two hours.
- b. No more than four (4) temporary use permits per location shall be issued in any given calendar year.
- c. With regard to temporary uses in C-2, the proposed temporary use must otherwise be permitted by right or special exception as a permanent use in the C-2 zoning category.
- d. On-site temporary promotional sales by a lawful, permanent business are exempt from permitting requirements; however, such on-site sales shall not exceed a duration of 72 hours; shall not take place in the public right-of-way; shall not impede the normal flow of vehicular and customer traffic for the existing stationary use so as to create a traffic hazard, or other hazard to the public; and shall comply with the County's sign regulations.

2.05.11 Recreational Vehicle as Temporary Shelter – This section describes when a recreational vehicle may be allowed as a temporary shelter on property other than a lawfully established RV Park. Article 3 of this Code regulates the use of RVs in an RV Park.

- a. **Permit Required.** In the AG, AE and residential zoning districts (RE, R-1, R-1A, R-1HA, R-2, R-2HA and RMH), the temporary use of RVs for shelter may be allowed by temporary use permit as follows:
 - 1. Pursuant to a temporary use permit during land clearing of the site where the recreational vehicle is to be located. The maximum duration of the temporary use permit for this purpose shall be sixty days. The recreational vehicle shall be self-contained and shall not be connected to an outside source of electrical power, potable water, or sewage disposal. All waste water and solid waste shall be disposed of properly at a licensed facility.
 - 2. Pursuant to temporary use permit for use during construction of a home subject to the following:
 - (a) All building and construction related permits for the principal dwelling have been secured, and construction will commence within ninety (90) days.

- (b) Payment of the permit fee for the electrical and plumbing inspections, in addition to the application fee is required.
 - (c) All units must be hooked up to sanitary facilities (septic tank).
 - (d) The temporary use permit shall have a duration limited to 6 months from time approval of the set up of the RV is received, subject to an extension of time of up to 6 months if the County Planner finds that construction of the principle residence is diligently proceeding. Maximum time allowed for set-up is 12 months. Use of the RV as shelter shall discontinue within 30 days of final inspection of the principal dwelling.
3. For use during demonstrated extreme hardship situations such as a medical emergency, the destruction of a principle home by fire, flood, or other calamity, subject to the following:
- (a) The permit shall have a maximum duration of six months.
 - (b) The recreational vehicle shall be self-contained or shall be lawfully connected to an outside source of electrical power, potable water, and sewage disposal.

b. Permit Not Required – Residential Zoning Districts. RVs may be used for temporary shelter in the residential zoning districts without need of a temporary use permit under the following conditions:

- 1. The use is for temporary visits on a non-fee basis by the property owner or by friends and family members of the owner or occupant of the property, with permission of the property owner.
- 2. The RV is self-contained.
- 3. The extent of the stay in the RV does not exceed 14 consecutive days or 120 non-consecutive days in a given calendar year.
- 4. The RV is not parked inside any of the required setbacks for the zoning district.
- 5. There is no more than one RV on the premises at any one time.

c. Permits Not Required – Agriculture Zoning Districts. RVs may be used for temporary shelter in the AG and AE zoning districts without need of a temporary use permit under the following conditions:

- 1. For lots or parcels that are 1-acre or less in size or for lots less than 5-acres in size that are part of a vested subdivision plan, use of an RV as a temporary shelter shall be as provided in paragraph b above.
- 2. For all other lots or parcels in the AG or AE districts, RVs may be use for temporary shelter subject to the following conditions:
 - a. The use is for temporary visits on a non-fee basis from the property owner or from friends and family members with the express permission of the property owner.
 - b. The RVs are self-contained or they are hooked up to appropriate electrical service, a potable well and sewer or septic facilities that have been installed pursuant to permits issued by the Health Department and the Planning & Development Services Department, where required.

- c. The extent of the stay in the RV does not exceed ninety (90) consecutive days or 180 non-consecutive days in a given calendar year.
 - d. The RV is not parked inside any of the required setbacks for the zoning district.
 - e. There is no more than one RV per acre of land on the premises at any one time, with a maximum of ten (10) RVs regardless of the acreage.
- d. **Permit Not Required – Religious Facilities.** It is hereby recognized that the temporary use of RVs for visiting pastors, speakers or choral groups, as well as for temporary evangelical gatherings where allowed, is common practice for Religious Facilities. As a result, RVs may be used for temporary shelter without need of a temporary use permit when used in connection with a lawfully established Religious Facility, subject to the following conditions:
- 1. The use is for temporary visits on a non-fee basis for matters directly related to the Religious Facility.
 - 2. The Religious Facility is allowed in the applicable zoning district by right or by an approved special use permit.
 - 3. The RVs are self-contained or they are hooked up to appropriate electrical, well and sewer/septic facilities that have been installed pursuant to permits issued by the Health Department and the Planning & Development Services Department, where required.
 - 4. The extent of the stay in the RV does not exceed 14 consecutive days or 120 non-consecutive days in a given calendar year.
 - 5. The RV is not parked inside any of the required setbacks for the zoning district.
 - 6. The lot or parcel is at least one (1) acre in size and there is no more than one RV per acre of land on the premises at any one time, with a maximum of ten (10) RVs regardless of the acreage.
 - 7. Nothing contained in this section shall limit property used for Religious Facilities from using RVs for temporary shelter as provided in paragraphs a. through c. above.
- e. Under no circumstances will an RV be permitted to serve as a permanent shelter or housing solution.

2.05.12 Reserved.

2.05.13 Sale of Produce and Seasonal Goods. Temporary sale of produce and seasonal goods may be allowed by temporary use permit subject to the following:

- a. The produce may only be sold during the harvest season for such produce and the duration of the temporary use permit shall for up to but not more than forty-five (45) days.
- b. The sale may be located on AG, C-2, C-3 or C-4 zoned property. In all cases, the applicant must have lawful access (i.e. a permitted driveway) and adequate off street parking areas so as to not create a traffic hazard, or other hazard to the public.

- c. No more than two (2) temporary use permits per applicant per location shall be issued in any given twelve (12) month period, with a minimum two week hiatus between issuance of such permits.
- d. The provision of shade or shelter that exceeds 150 square feet in size, in the aggregate, must be a permitted structure.
- e. The seller of the produce must be the owner of the property or have express written permission to be on the property for the purpose of selling produce.
- f. Customers must have access to handicap accessible bathroom facilities within 500 feet of the temporary use. This requirement may be waived if the Director of Planning & Development Services or his designee determines that: (1) the operator does not have any employees working at the produce stand, and (2) the nature of the use is such that it will result brief stops (i.e. the operator is selling one or two types of produce), and (3) the operator will bring the goods to the customer's vehicle if a disability prevents them from accessing the goods directly. Such a waiver shall only apply to the temporary sale event.
- g. Sale of produce that exceeds a forty-five day (45) time period shall be treated as a permanent land use and should only take place in appropriate zoning district that allows for Retail Sales -- General and shall be subject to the same development and building code standards as any other land use classified as Retail Sales – General, including but not limited to square footage limitations of the zoning district, enclosure and facility requirements, parking, landscaping, buffering, accessibility, fire safety, building code etc.

2.05.14 Secondary Living Unit. A secondary living unit may be allowed by temporary use permit in cases of medical hardship subject to the following:

- a. The applicant shall provide proof that the secondary living unit is necessary to house one or more immediate family members of the property owner who are receiving care by the property owner. An immediate family member includes only the following: Grandfather, grandmother, father, father-in-law, mother, mother-in-law, son, son-in-law, daughter, daughter-in-law, brother, brother-in-law, sister and sister-in-law.
- b. The applicant shall provide a written certification from a licensed physician that a medical hardship requires constant or recurring physical care and assistance.
- c. A secondary living unit must be constructed or erected in manner that is consistent with the zoning district.
- d. A site plan shall be submitted showing the location of the secondary living unit and the manner in which all setbacks and building separation requirements are met.
- e. The property on which a secondary living unit is placed shall not be subdivided so as to create two lots unless all requirements in this Code for the subdivision of land, including minimum lot size, are met.
- f. Once the medical hardship ends, one of the living units must be removed within 90 days.
- g. A temporary use permit for a secondary living unit shall be limited in duration to one year. The permit may be renewed based on a showing by the applicant that all requirements of this section have been and will be complied with, and the provision by the applicant of an updated certification from a licensed physician as required in b above.

2.05.15 Special Events Sales. A special event sale is a temporary sale held in conjunction with a sporting event, parade, festival or other such event. Special events sales may be allowed by temporary use permit. The duration of the permit shall not exceed the period approved for the associated special event.

2.05.16 Mobile/Itinerant Vendors

Reserved.

2.05.17 Tent Revival . A tent revival may be allowed by temporary use permit subject to the following:

- a. The duration of the permit shall not exceed 14 days.
- b. No permit is required when the revival is held on a site where a Religious Facility has been lawfully constructed and previously approved for outdoor revival meetings.

2.05.18 Yard Sale. A yard sale is a sale of household merchandise by the property owner and includes the term garage sale. A yard sale may be allowed without a temporary use permit subject to the following:

- a. The sale must take place on a property used for residential purposes.
- b. No more than two sales within any twelve-month period may take place on a given residential property.
- c. The duration of a sale shall not exceed 72 hours.