

**DRAFT PUTNAM COUNTY
LAND DEVELOPMENT CODE
GLOSSARY**

The following words and phrases have the meanings respectively assigned to them by this Glossary, unless the context indicates otherwise. Words or terms not defined have their ordinarily accepted meaning or such meaning as the context may imply.

ABUTTING OR ADJACENT means to physically touch or border upon or to share a common property line, which shall include real property separated from such a common border by a right-of-way, alley or easement.

ADVERSE EFFECTS (on “shoreline protection zone”) means any modifications, alterations, or effects on waters, associated wetlands, or shore lands, including their quality, quantity, hydrology, surface area, species composition, or usefulness for human or natural uses which are or may potentially be harmful or injurious to human health, welfare, safety or property, to biological productivity, diversity, or stability or which unreasonably interfere with the reasonable use of property, including outdoor recreation. The term includes secondary and cumulative as well as direct impacts.

AGGRIEVED PERSON means the applicant or any person whose interests will be negatively affected by the decision to a degree that substantially exceeds that of the general public.

AGRICULTURE means the use of land for agricultural purposes, including farming, dairying, pasturage agriculture, silviculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating, or storing of produce.

AIRPORT means any runway, land area or other facility designed and used, either publicly or privately, by any persons, for the landing and taking off of aircraft, including all necessary taxi-ways, aircraft storage and tie-down areas, hangars, and other necessary buildings and open spaces.

ALLEY means a public or private right-of-way which affords only a secondary means of access to abutting property and is not intended for general traffic circulation.

ALTERATION, unless otherwise defined in context of a specific regulation, means any change in size, shape, character or use of a building or structure or land.

ANTENNA means any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building or structure.

APPLICANT means the owner, or his authorized representative, of a tract of land which is the subject of a request for a change in zoning classification, development approval, a variance, a special exception, an appeal, or other land use approval.

BUILDING means any structure designed or built for support, enclosure, shelter or protection of persons, animals, chattels or property of any kind. "Building" does not include a temporary structure

such as a tent. It means a structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, or similar structure. Buildings may refer to a historically or architecturally related complex, such as a courthouse and jail, or a house and barn. Parking lots and garages are hereby deemed to be "buildings."

BUILDING HEIGHT means the vertical distance measured from the average ground elevation adjoining the front wall of the building to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof surface of a flat roof, to the deck line of a mansard roof, or to the average height between the eaves and ridge of a gable, hip or gambrel roof.

BUILDING LINE means an imaginary line at the rear edge of the required front yard on which the front wall of the building may be constructed.

BUILDING PERMIT means an official document or certificate issued by the County authorizing the commencement of construction of any structure.

CLEARING means the removal of trees, brush or any other vegetation from the land, not including the ordinary mowing of grass.

CLINIC means a medical facility which holds itself out to the public as a place where sick or injured persons are invited to come to the facility for medical care without an appointment.

COMMERCIAL USE means an occupation, employment or enterprise associated with the sale, rental or distribution of products, or performance of service.

COUNTY means Putnam County, Florida.

COUNTY ROAD or **COUNTY ROAD SYSTEM** means all roads designated as County roads by Florida Statutes, Chapter 336, including access easements.

DAY CARE HOME means a day care home shall be as defined in Section 402.302, Florida Statutes, or a day care facility for seven or fewer adult clients.

DAY CARE CENTER means a day care facility where the number of children cared for on a fee basis exceeds the number allowed in a Day Care Home, or the number of adults served exceeds seven.

DENSITY for the purpose of residential density means an objective measurement of the number of residential units allowed per net acre of land. Net acreage is determined by subtracting the acreage of Surface Water Bodies from the total acreage of a parcel of land. ~~means the number of residential dwelling or commercial units permitted per acre of land, excluding land for street right-of-ways, drainage ditches, etc.~~

[New definition is from the comprehensive plan.]

DEPARTMENT: Unless otherwise defined in the Code, the term Department as used in this Code means the Planning, Zoning and Building Department.

DEVELOPER means any person, including a governmental agency, undertaking any development or subdivision of land.

DEVELOPMENT AGREEMENT means an enforceable development agreement that may include, but is not limited to, development agreements created pursuant to Article 10 of this Code, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

DISTRICT (historic) means a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, objects, or areas, which are united historically or aesthetically by plan or physical development. A district may be comprised of individual resources which are separated geographically but are linked by association or history.

DOCK OR DOCKING FACILITY means a fixed or floating structure within waters of the County, including mooring pilings, tie poles, dolphins, boat lift, and other accessory structures, which has as its purpose the berthing of buoyant vessels.

DRIVEWAY means a prepared path for a vehicle giving ingress or egress from a roadway to an abutting property line.

DWELLING UNIT means a single housing unit providing complete, independent living facilities for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking and sanitation.

FLOOR AREA means the sum of the gross horizontal areas of all floors in a building, measured from exterior faces of exterior walls or from the centerline of walls separating two (2) attached buildings.

FRONTAGE means the length of the property line of any one (1) premise parallel to and along each public right-of-way it borders.

GROSS FLOOR AREA means the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two (2) buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

GROUNDWATER means water occurring in the ground within the zone of saturation (the zone within which permeable soil and rock materials are saturated with water under hydrostatic pressure, Meinzer, 1949).

GROUP RESIDENTIAL HOME means a residential facility where the primary purpose of the facility is to provide living quarters for seven or fewer persons who reside in the facility due to neglect, disability or age.

GROUP RESIDENTIAL CENTER means a residential facility where the primary purpose of the facility is to provide living quarters for eight or more persons who reside in the facility due to neglect, disability or age.

GROUP TREATMENT CENTER means a residential or non-residential facility where the primary purpose of the facility is to provide treatment or other services to eight or more persons who reside in or use the facility due to drug use, past incarceration, mental illness, or the like.

GROUP TREATMENT HOME means a residential facility where the primary purpose of the facility is to provide treatment or other services to seven or fewer persons who reside in the facility due to drug use, past incarceration, mental illness, or the like.

HABITAT means the place or type of site where a species naturally or normally nests, feeds, resides, or migrates, including for example, characteristic topography, soils, and vegetative cover.

HAZARDOUS SUBSTANCES means hazardous substances listed in Chapter 38F-41 of the Florida Administrative Code, sections 261 and 302.4 of Title 40 of the Code of Federal Regulations, and Part 355 Appendix A & B of Title 50 of the Code of Federal Regulations, including updates or amendments thereto. A hazardous substance, as defined herein, includes any solution, mixture, or formulation containing such materials, and also includes any material which, due to its chemical or physical characteristics as determined by the Director upon the advice of the Putnam County Environmental Services Director, poses a substantial threat to the life, health, or safety of persons or property or to the environment.

~~HEAVY EQUIPMENT SALES AND SERVICE~~ means trucks with greater than six wheels and all off-road construction, mining, industrial, or farm vehicles or equipment.

HEIGHT, unless otherwise defined in this Code, means the vertical distance of a structure measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the structure.

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface adjacent to the proposed walls of a structure.

HOMEOWNERS ASSOCIATION means a formally constituted, private, non-profit association or corporation made up of the property owners and/or residents for the purpose of owning, operating and maintaining various common properties.

HOSPITAL means an establishment that offers medical care and facilities and beds for use beyond twenty-four hours for individuals requiring diagnosis, treatment or cure for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy and which regularly makes available at least clinical laboratory services, diagnostic x-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. The term hospital shall include the buildings themselves and any accessory uses such as hospital maintenance and storage facilities, helistops for hospital emergency services, parking and emergency facilities, related teaching and training activities, accessory indoor auditoriums/conference rooms, accessory indoor minor retail, miscellaneous service, and personal service uses, and incidental publishing and printing of hospital related information.

ILLUMINATED SIGN means sign which contains a source of light or which is designed or arranged to reflect light from an artificial source including indirect lighting, neon, incandescent lights, back-

lighting, and shall also include signs with reflectors that depend upon automobile headlights for an image.

IMPERVIOUS SURFACE means a surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes, but is not limited to, semi-impervious surfaces such as compacted clay, as well as most conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

IMPROVEMENT means any man-made, immovable item which becomes part of, is placed upon, or is affixed to real estate.

LAND means the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

LAND SURVEYOR means a land surveyor registered under Florida Statutes Ch. 472 who is in good standing with the state board of land surveyors.

LANDFILL means a land site used primarily for the disposal by dumping, burial, burning, or other means and for whatever purposes, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles, or parts thereof, and other waste, scrap or discarded material of any kind.

LARGE-SCALE RETAIL/SERVICE means any single retail or service use, or combination of retail and/or service uses, in a single building, shopping center or mall with a gross floor area of 10,000 square feet or greater.

LAUNDRY, RETAIL means a business that provides either home-type clothes washing, drying or ironing machines and/or dry cleaning for hire to be used by customers on the premises, or that provides clothes washing, dry cleaning, drying, and/or ironing for individual customers who leave their clothes for cleaning.

LOADING SPACE, OFF-STREET means a designated space within, adjacent to, or in close proximity to the main building to be used expressly for loading and unloading cargo from trucks or other motor vehicles.

LOCAL STREET means a street which is used to serve adjacent properties by providing the initial access to collector and arterial streets.

LOT means the least fractional part of subdivided lands having limited fixed boundaries, and an assigned number, letter, or other name through which it may be identified.

MANUFACTURED HOME means a modular home or mobile home.

MEAN HIGH WATER LINE (SEE ALSO ORDINARY HIGH WATER LINE) means the jurisdictional line on the shore of tidal waters between privately owned lands and sovereignty lands established by a statistical average of the high tides over a period of many years. Precise determination of the line is established by survey with reference to the available tidal datum, preferably averaged

over a period of 18.6 years; apparent shoreline is determined by reference to physical markings, lines of vegetation, or changes in type of vegetation.

MOBILE HOME means a manufactured home that does not fall within the definition of “manufactured building” at Section 553.36, Florida Statutes.

MOBILE SIGN means any sign which is manifestly designed to be transported by trailer or on its own wheels, including such signs even though the wheels may be removed and the remaining chassis or support structure converted to an A or T frame sign and attached temporarily to the ground.

MODULAR HOME means a manufactured home that falls within the definition of “manufactured building” at Section 553.36, Florida Statutes.

NECESSARY PUBLIC FACILITIES - Public facilities required to be maintained at a Level of Service established in the Putnam County Comprehensive Plan.

NIGHTCLUB means a restaurant, dining room, bar or other similar establishment serving alcoholic beverages, in which paid floor shows, music or other forms of entertainment, other than adult entertainment as defined by Ordinance 2002-30, are provided for customers as a part of the commercial enterprise. Nightclubs selling alcoholic beverages are subject to the supplemental provisions governing the sale of alcoholic beverages for on-site consumption found in section 3.02.03.

OCCUPIED or OCCUPANCY means the use of a building or land for any purpose, including occupancy for residential, commercial, industrial and public use. "Occupied" include the use of land or buildings for manufacturing and storing facilities. "Occupied" includes arranged, designed, built, altered, converted or intended to be used or occupied.

ONSITE SEWAGE DISPOSAL SYSTEM means any domestic sewage treatment and disposal facility, including standard subsurface systems, gray water systems, laundry wastewater systems, alternative systems of experimental systems, installed or proposed to be installed on land of the owner or on other land to which the owner has the legal right to install a system.

ORDINARY HIGH WATER LINE (SEE ALSO MEAN HIGH WATER LINE) means the line on the shore established by the fluctuations of water and indicated by physical characteristics such as the clear natural line impressed on the bank, shelving changes in the character of soil, destruction of the terrestrial vegetation, the presence of litter and debris or other appropriate means that consider the characteristics of the surrounding areas.

ORDINARY HIGH WATER MARK (NONTIDAL) means the intersection of the land with the water surface of a lake, river, stream, canal or other nontidal body of water at the elevation of ordinary high water. This mark may be determined by examining the bed and banks and ascertaining where the presence and action of the water is so common and usual and so long continued in all ordinary years, as to mark upon the soil of the bed of the water body a character distinct from that of the upland banks, with respect to vegetation as well as to the nature of the soil itself. Additional determination will be made utilizing county base maps.

OWNER means a person who, or entity which, alone, jointly or severally with others, or in a

representative capacity (including without limitation, an authorized agent, attorney, executor, personal representative or trustee) has legal or equitable title to any property in question, or a tenant, if the tenancy is chargeable under his lease for the maintenance of the property.

PARAPET means that portion of a building wall that rises above the roof level.

PARCEL means a unit of land within legally established property lines. If, however, the property lines are such as to defeat the purposes of this Code or lead to absurd results, a "parcel" may be as designated for a particular site by the Director.

PERSON means any individual, partnership, general or limited, firm, association, joint venture, estate, trust, business trust, syndicate, fiduciary, corporation, and all other groups or combinations. "Person" includes the state and any public body.

PET, HOUSEHOLD means any domestic animal normally owned or kept as a pet including any cat, dog, rabbit, parrot, pigeon, or other animal deemed by the Director to be appropriate as a domestic pet, provided such animal is confined to the limits of the residential property occupied by the owner of such pet and does not constitute a public nuisance

POULTRY means chickens, turkeys, ducks, geese, guineas, or other fowl.

POINT OF COMPOUND CURVATURE OR P.C.C. means the point where two (2) circular curves have a common point of tangency, the curves lying on the same side of the common tangent.

POINT OF CURVATURE OR P.C. means the point where a tangent circular curve begins.

POINT OF REVERSE CURVATURE OR P.R.C. means the point where two (2) circular curves have a common point of tangency, the curves lying on opposite sides of the common tangent.

POINT OF TANGENCY OR P.T. means the point where a tangent circular curve ends and becomes tangent.

PREMISES means an area of land with its appurtenances and buildings with a unity of use.

PRINCIPAL BUILDING OR USE means a main use of land, as distinguished from an accessory use, or the building housing the main or principal use of the lot or parcel.

PRIVATE WELL means a source of water which is used only by individual family living units including private homes, duplexes, and multiple-family-type buildings of four (4) family units or less.

PUBLIC WORKS DEPARTMENT means the Director of Public Works of Putnam County or his designated representative.

RIGHT-OF-WAY means land dedicated, deeded, used, or to be used, for a street, alley, walkway, boulevard, drainage facility, access for ingress or egress, or other purpose by the public, certain designated individuals, or governing bodies.

SAWMILL means a facility for the cutting, planing, shredding, or otherwise processing raw logs into lumber, mulch, or other unfinished wood products. This shall not be deemed to include the cutting, sanding or otherwise working with wood or lumber where such is part of the on-site process of creating a finished wood product such as furniture, cabinets, or the like.

STATE means the State of Florida.

STRUCTURAL ALTERATION means any change, except for repair or replacement, in the supporting members of a structure, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

STRUCTURE, which includes a building, is a thing constructed or erected on the ground, attached to something having location on the ground or requiring construction or erection on the ground.

SWALE means a natural or man-made, open drainage depression in which stormwater may flow.

TEMPORARY SIGN means a sign that is designed, constructed, and intended to be used on a short-term basis.

TRUCK STOP means an establishment principally used for refueling and servicing trucks and tractor-trailer rigs. A truck stop may include restaurants and snack bars and facilities for repair and maintenance of trucks and tractor-trailers.

UNDER CANOPY OR MARQUEE SIGN means a sign suspended below the ceiling or roof of a canopy or marquee.

UNLAWFUL SIGN means a sign which contravenes this Code or which the enforcement officer may declare as unlawful if it becomes dangerous to public safety by reason of dilapidation or abandonment, or a nonconforming sign for which a permit required under a previous ordinance was not obtained.

USE means the purpose for which land or water or a structure thereon is designated, arranged, or intended to be occupied or used or for which it is occupied, used or maintained.

VETERINARY FACILITIES: LARGE ANIMAL means any commercial use providing veterinary services exclusively for domesticated animals customarily raised on farms, including cows, horses, ponies, mules, donkeys, swine, goats, sheep, and the like.

VETERINARY FACILITIES: SMALL ANIMAL means any commercial use providing veterinary services exclusively for small domesticated animals customarily kept as pets such as dogs, cats, birds, reptiles, monkeys, rabbits, and the like. The term shall not include uses where veterinary services are provided for large farm animals such as cows, horses, ponies, mules, donkeys, swine, goats, sheep, and the like.

WATER WELL means a well constructed for the purpose of acquiring groundwater for human consumption, bathing, cooking and sanitation including but not necessarily limited to wells constructed for single-family and multifamily domestic supply purposes and/or public-supply purposes.

YARD means a required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above the general ground level of the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.