Use Categories

LDC Section 45-42 — Residential — Single Family.

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 below.

Examples:

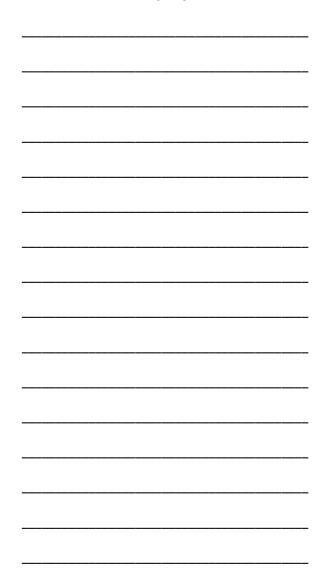
Conventional, Site Built Single-Family (attached or detached)

Accessory apartment

Modular home

MOBILE HOMES, CONSTRUCTED UNDER THE REQUIREMENTS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), ARE PROHIBITED IN R-1, R-1A, AND R-1HA ZONING DISTRICTS

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Putnam County
Planning & Development Services

2509 Crill Avenue, Suite 300 Palatka, FL 32178

Phone: 386-329-0316 Email: pzb@putnam-fl.gov



RESIDENTIAL 1 (R-1, R-1A, R-1HA)



View the Putnam County Land Development Code at <u>www.putnam-fl.com</u>

Informational purposes only.

Please refer to the Land Development Code

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

LC Section 45-75

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

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.

Use Category allowed in the Residential-1 districts.

Residential – Single Family. Except that allowed housing types shall be limited to site-built and modular detached single-family housing.

Mobile homes are prohibited.

Use Categories that require a Special Use Permit to locate in the Residential-1 districts:

Education Cultural

Recreation: Resource-Based Recreation: Activity Based **Essential Public Services**

Certain uses that require a Special Use Permit to locate in the Residential-1 districts:

Golf Course Bed and Breakfast Day Care Center

Group Residential Home

Religious Facility (less than 10,000 square feet of gross floor area).

This brochure is provided for informational purpose only and is not intended to be approval of a specific development or the issuance of a permit. Additional information may be found in the Putnam County Land Development Code (LDC) available online at http://www.putnam-fl.com or copies may be purchased from the Putnam County Department of Planning and Development Services.

R-1—Minimum setback requirements:

Front: 25 feet Rear: 20 feet Side: 10 feet

Corner side: 20 feet

Minimum lot requirements:

Lot Width: 100 feet

Lot Area: 15,000 square feet

Maximum Impervious Surface area: 35%

Maximum building height: 35 feet

* * * * *

R-1A—Minimum setback requirements:

Front: 25 feet Rear: 20 feet Side: 10 feet

Corner side: 20 feet

Minimum lot requirements:

Lot Width: 75 feet

Lot Area: 7,500 square feet

Maximum Impervious Surface area: 35%

Maximum building height: 35 feet

* * * * *

R-1HA—Minimum setback requirements:

Front: 25 feet Rear: 20 feet Side: 10 feet

Corner side: 20 feet

Minimum lot requirements:

Lot Width: 100 feet

Lot Area: 21,780 square feet (1/2 acre) **Maximum Impervious Surface area:** 35%

Maximum building height: 35 feet