

Use Categories

NOTES:

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



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



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

Informational purposes only.

Please refer to the Land Development Code

Putnam County
 Planning & Development Services

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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).

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

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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

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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

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.