

Use Categories

NOTES:

LDC Section 45-43 - Residential – Multi-Family

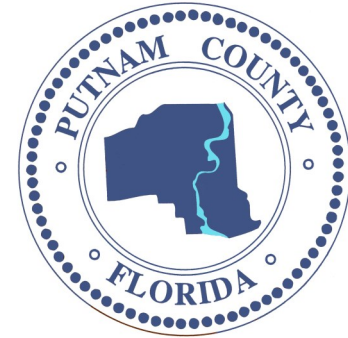
a. Residential – Multi-Family: A use that provides dwellings or structures intended for housekeeping for two or more family units as defined by the Florida Building Code, and may, depending on the particular zoning district, include any one of the dwelling units listed as examples in paragraph b, below.

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.



RESIDENTIAL 3 (R-3)



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

Informational purposes only.

Please refer to the Land Development Code

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LDC Section 45-77 Residential-3, (R-3)

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.

Use Categories and certain uses allowed in the R-3 district:

- Residential – Multi-Family. Except the density shall not exceed 9 dwelling units per acre.
- Religious Facility (less than 10,000 square feet of gross floor area).

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

- Residential – Single Family
- Education
- Club
- Cultural
- Essential Public Services

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

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

R-3

Minimum setback requirements:

- Front: 25 feet
- Rear: 10 feet
- Side: 10 feet
- Corner side: 20 feet

Minimum lot requirements:

- Lot Width:** 75 feet
- Lot Area:** 7,500 square feet for the first dwelling unit plus 4,325 square feet for each additional dwelling unit (gross density of not more than 9 units per acre)

Maximum Impervious Surface area: 45%

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.