

PUTNAM COUNTY ORDINANCE 2025 - 012

AN ORDINANCE OF PUTNAM COUNTY, FLORIDA, AMENDING ARTICLES II, III, VI, VII, IX, XI, XII, AND XIII OF THE PUTNAM COUNTY LAND DEVELOPMENT CODE FOR UNINCORPORATED PUTNAM COUNTY (ORDINANCE 2024-12); AMENDING AND CLARIFYING EXISTING ZONING REGULATIONS; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. (CASE # LDC25-000001).

WHEREAS, Florida Statutes require the County to have a Land Development Code to help implement the Comprehensive plan and control growth; and

WHEREAS, from time to time the need arises to amend the Land Development Code to better deal with growth management; and

WHEREAS, the Board of County Commissioners has determined that regulations in the County need to be reviewed and possibly revised; and

WHEREAS, the Planning Commission has held a public hearing on this issue on March 12, 2025; and

WHEREAS, the Board of County Commissioners has held two hearings on this matter as prescribed by Florida Statutes; now

THEREFORE BE IT ORDAINED THAT THE PUTNAM COUNTY BOARD OF COUNTY COMMISSIONERS AMEND THE PUTNAM COUNTY LAND DEVELOPMENT CODE AS FOLLOWS:

Land Development Code, Chapter 45, Article II Permitted Uses, Division 3 Uses Allowed Within Zoning Districts

Sec. 45-80. 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 certain uses allowed in the CPO district.*
 - (1) Office
 - (2) Religious facility
 - (3) Cultural
 - (4) Hospitals
 - (5) Nursing homes
 - (6) Assisted living facilities

- (7) Child and adult Day Care Centers
- (8) Emergency Services
- (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, except that tattoo parlors shall be prohibited
 - (4) Essential public service
 - (5) Any drive-through facility
 - (6) Accessory Dwelling Unit occupied by owner/tenant of existing commercial use

Sec. 45-81. Commercial, neighborhood (C-1).

- (a) *Purpose.* 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, except tattoo parlors
 - (4) Office
 - (5) Child and adult Day Care Center
 - (6) Emergency Services
- (c) *Use categories that require a special Use permit to locate in the C-1 district.*
 - (1) Clubs
 - (2) Essential public services
 - (3) Cultural
- (d) *Certain uses that require a special Use permit to locate in the C-1 district.*
 - (1) Religious facility
 - (2) Any drive-through facility
 - (3) Accessory Dwelling Unit occupied by owner/tenant of existing commercial use

Sec. 45-82. Commercial, retail (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 certain 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
- (6) Cultural
- (7) Civic
- (8) Religious facility
- (9) Child and adult Day Care Centers
- (10) Nursing home
- (11) Hospital
- (12) Assisted living facility
- (13) Passenger vehicle service limited to tire, battery and oil changes
- (14) Lodging
- (15) Emergency services
- (16) Carwash
- (17) Drive-through facilities
- (18) Club

(c) *Use categories that require a special Use permit to locate in the C-2 district.*

- (1) Education
- (2) Essential public services
- (3) Accessory Dwelling Unit occupied by owner/tenant of existing commercial use

(d) *Certain uses that require a special Use permit to locate in the C-2 district.*

- (1) Nightclub
- (2) Portable building sales
- (3) Mini-warehouse

Sec. 45-83. Commercial, general (C-3).

- (a) *Purpose.* The purpose of the C-3 zoning district is to provide a general commercial zoning district for a mixture of light and medium intensity Commercial Uses that require immediate access to 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 certain 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) Emergency services
- (13) Child and adult Day Care Center
- (14) Passenger vehicle sales, rental and service (excluding auto body repair shops)
- (15) Recreational vehicle and boat sales and service
- (16) Portable building display and sales
- (17) Mini-warehouses
- (18) Hospital

(c) *Use categories that require a special Use permit to locate in the C-3 district.*

- (1) Educational
- (2) Essential public services
- (3) Accessory Dwelling Unit occupied by owner/tenant of existing commercial use

(d) *Certain uses that require a special Use permit to locate in the C-3 district.*

- (1) Outdoor auction
- (2) Auto body repair shops
- (3) Child and adult Day Care Center
- (4) Group Residential Home
- (5) Nursing home
- (6) Assisted living facility
- (7) Heavy vehicle sales, rental and service
- (8) Flea market
- (9) Nightclub

- (10) Kennel
- (11) Communication towers
- (12) Heavy Equipment sales and service

Sec. 45-84. Commercial, intensive (C-4).

- (a) *Purpose.* The purpose of the C-4 zoning district is to provide a general commercial zoning district for intensive Commercial Uses that require immediate access to arterial roads.
- (b) *Use categories and certain 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) Emergency services
 - (11) Essential public services
 - (12) Religious facilities
 - (13) Manufactured housing sales and service
 - (14) Auto body repair shop
 - (15) Truck Stop
 - (16) Passenger vehicle sales, service and repair
 - (17) Recreational vehicle and boat sales, service and repair
 - (18) Heavy vehicle sales, service and repair
 - (19) Heavy Equipment sales, service and repair
 - (20) Mini-warehouses
- (c) *Use categories that require a special Use permit to locate in the C-4 district.*
 - (1) Educational
 - (2) Light industrial
 - (3) Accessory Dwelling Unit occupied by owner/tenant of existing commercial use

(d) *Certain uses that require a special Use permit to locate in the C-4 district.*

- (1) Outdoor auction
- (2) Bulk storage of toxic or hazardous materials
- (3) Dry Dock
- (4) Flea market
- (5) Hospital
- (6) Nightclub
- (7) Communications towers
- (8) Construction trades with outdoor storage

Land Development Code, Chapter 45, Article II Permitted Uses, Division 4 Accessory Uses and Structures

Sec. 45-106. 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) Non-residential farm buildings for bonafide farms
- (c) In commercial and industrial zoning districts an accessory Structure may be placed on the property and used prior to establishment of a principal Structure on the Lot.
- (d) In the agricultural general (AG) zoning district, an accessory Structure may be placed on the property prior to a principal Structure as follows:
 - (1) Parcels five acres or larger, or bonafide farms, may place an accessory Structure on a Lot prior to the establishment of a principal Use Structure with proper permits.
 - (2) Parcels between two acres and 4.99 acres may place one accessory Structure 2500 square feet or less with proper permits.
 - (3) Parcels less than two acres must have a main Use Structure, or Building Permits issued for a main Use Structure and the proposed accessory Structure, prior to having an accessory Structure placed on them.
 - (4) An Owner may apply for an administrative deviation to the standards in this subparagraph (d) pursuant to Section 45-836 or may apply for a variance to the standards in this subparagraph (d) pursuant to Section 45- 832.

Sec. 45-109. 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 "SUP." Section 45-110, 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 45-103 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, C4	IL, IH, M
A/C Compressor, Propane Tanks, Solar Panels, Generators	X	X	X	X
Accessory Dwelling Unit	X; SUP may apply (see supplemental regulations for accessory Dwelling Units)		SUP with conforming commercial use	
Boathouses/Boat Shelters/Docks	X	X	X	X
Carport	X	X	X	X
Fences	X	X	X	X
Garage, Private	X	X	X	X
Garden and Grove, Non-Comm.	X	X	X	X
Gazebo	X	X	X	X
Greenhouse, Non-Commercial	X	X		
Home Occupation	X	X		
Plant Nursery, Non-Commercial	X	X		
Residential Dwelling	X	X		
Satellite Dish Antenna	X	X	X	X
Storage Building	X	X	X	X
Swimming Pool (Private)	X	X	X	X
Well or Pump House	X	X	X	X

Sec. 45-110. 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 45-109 above. These supplemental regulations should be read in conjunction with the site development standards found in articles II, IV, VI, VII, VIII, and IX.

(1) Accessory equipment. In all zoning districts, equipment designed to serve the main Structure, including air conditioning compressors, solar panels, propane tanks, water softeners, generators and other similar equipment may be located in any required side or rear set back, but no closer than five feet to any Lot line. No such equipment shall be located within the required front setback. Well or pump houses which are less than sixty square feet and less than eight feet in height are permitted in any setback provided the structure is at least three feet from any given property line. In all cases, a site plan shall be submitted demonstrating compliance with this section. Any storage of propane which equals or exceeds a total of 2,000 gallons shall be deemed to be bulk storage of a toxic and/or flammable substance and require a special Use permit where allowable. In the commercial and industrial zoning districts, additional screening and buffering may be required as per article VII, division 3 of this Code.

(2) Boathouses and Docks.

- a. The term "boathouse" means a Structure where a Personal, recreational watercraft is stored, and includes the term boat shelter. A Dock, or pier, 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.
- b. A boathouse or Dock cannot be enclosed or used as a habitable Structure. The Dock or boathouse must remain open on all sides.
- c. 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.
- d. 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.
- e. Up to 600 square feet of boat slip areas, including the footprint of the roof covering the slip(s) plus the footprint of any portions of the catwalk that extends beyond the roof line may be covered. The roof may be constructed over catwalks or accessory platforms that are adjacent to the boat slip(s). Portions of the roof that overhang the access pier or terminal platform are not included in the 600 square foot limitation. The boathouse shall not exceed 600 square feet in area unless a special Use permit is obtained.
- f. The main access pier shall not exceed five feet in width.
- g. Catwalks shall not exceed three feet in width.

- h. The boathouse must be at least ten feet from any principal Structure.
 - i. 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.
- (3) Fences are allowed to be located inside any required setback area subject to the requirements in article VII, division 4 of this Code. Privacy, buffer and decorative walls are considered fences for purposes of this section and article VII, division 4 of this Code. Article VII, division 4 of this Code establishes standards for the height and appropriate materials for fences and privacy/buffer walls.
- (4) 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 three feet of the principal Structure. An unattached private garage is to be considered as an accessory Structure.
- (5) "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.
- (6) Accessory Dwelling Unit.
- a. Definition. An "accessory Dwelling Unit" is a Dwelling Unit located on the same Lot as the principal residential Structure which may be separate from the principal residential Structure or contained within it. Accessory Dwelling Unit shall be an allowed use in all single-family residential zoning districts, including Agriculture and Agriculture Estate, subject to the provisions listed below. Accessory Dwelling Units shall not be counted as an additional residential unit for purposes of the overall Density limitations for the property.
 - b. The accessory Dwelling Unit is intended to be used only for Occupancy by guests or family members on a non-fee basis and shall not be sold separately from the main Use Structure unless a Lot split is approved by Putnam County.
 - c. The Parcel must be a minimum of one-half acre in size and all requirements of the Florida Department of Health must be met. The one-half acre minimum Lot size shall not apply if the Parcel is served by central water and sewer and the proposed accessory Dwelling Unit conforms to the dimensional requirements of the subject zoning district in which the accessory Dwelling Unit is located.
 - d. No more than one accessory Dwelling Unit is allowed to serve the primary residence.
 - e. The primary residence must be constructed as a conventional, site built or modular residence.
 - f. The accessory Dwelling Unit must be 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.
 - g. The accessory Dwelling Unit may have a kitchen, in addition to other typical

amenities, such as a living area, bathroom, and bedroom(s).

- h. The accessory Dwelling Unit shall be no smaller than 375 square feet and no larger than 75% of the enclosed square footage of the primary residence, not to exceed 2,000 square feet of enclosed living space. In all cases, accessory Dwelling Units shall be smaller in size and, and clearly subordinate to the primary residence.
- i. The accessory Dwelling Unit shall be limited to two (2) bedrooms. A maximum of one (1) additional bedroom for an accessory Dwelling Unit may be allowed if approved by a special use permit from the Zoning Board of Adjustment. Under no circumstance will an accessory Dwelling Unit be permitted to have four (4) or more bedrooms.

(7) Home occupation.

- a. *Defined.* A "home occupation," also known as a "home based business," is a business, profession, occupation or trade conducted entirely within a residential building or Structure accessory thereto, which is clearly accessory, incidental and secondary to the use of the building for dwelling purposes and does not change the residential character or appearance of such building and property.
- b. *Authorization required.*
 - 1. All home occupations or home-based businesses located on property Occupied for residential use and within residentially or agriculturally zoned property meeting the following criteria shall be allowed by right.
 - i. The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling;
 - ii. Parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted;
 - iii. For residentially zoned property, heavy vehicles shall not be parked or stored on the property. For agriculturally zoned property, no more than one heavy vehicle shall be parked or stored on the property;
 - iv. For residentially zoned property, Heavy Equipment shall not be stored or used in the conduct of the business on the property;
 - v. External modifications made to a residential dwelling to accommodate a home based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a Structure other than the residential dwelling.

- vi. No equipment or process shall be used in such home occupation which creates noise, vibration, heat, smoke, dust, glare, fumes, noxious 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.
 - vii. All business activities shall comply with any relevant State and Federal regulations with respect to the Use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.
2. *Special Use permit.* With the exception of bona fide agricultural uses in agriculture zoning districts, a special Use permit shall be required for any home occupation that exceeds any one of the following standards:
- i. The business employs three (3) or more Persons or independent contractors, other than Persons residing on the Premises, to engage in the occupation on the Premises.
 - ii. For residentially zoned property, the business requires one or more heavy vehicle(s) to be used, parked or stored outside at the Premises. For agriculturally zoned property, the business requires two (2) or more heavy vehicles.
 - iii. For residentially zoned property, the business requires Heavy Equipment to be used, parked or stored outside at the Premises.
- c. *Standard conditions.*
1. Each home occupation, including those approved by special Use permit, shall include the following conditions:
- i. 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.
 - ii. 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 (2) square feet in area, may be mounted flat against the wall of the building, at a position not more than two (2) feet from the main entrance to the building.
 - iii. 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.

- iv. No equipment or process shall be used in such home occupation which creates noise, vibration, heat, smoke, dust, glare, fumes, noxious 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.
 - v. Prior to commencing the proposed Use, the Applicant will submit written confirmation that the proposed site and Use have been reviewed for compliance with applicable rules and regulations concerning sewage disposal by the Florida Department of Health, Environmental Health Unit for Putnam County with no objections.
 - 2. Additional conditions may be placed on a home occupation including, but not limited to, conditions addressing the following:
 - i. Activities allowed outside the residence
 - ii. Parking
 - iii. Hours of operation
 - iv. Number of employees
 - v. Storage of materials
 - vi. Conduct of retail sales
 - d. *Prohibited uses.* The following uses shall, in all circumstances, be prohibited as home occupations:
 - 1. 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;
 - 2. Health salons, gyms, dance studios, aerobic exercise studios, massage and tattoo parlors;
 - 3. Limousine service or taxi service where more than one limousine or taxi vehicle is kept on the Premises;
 - 4. Medical or dental office or laboratory, or nursing home facility;
 - 5. Private clubs;
 - 6. Tow truck services or other trucking services;
 - 7. Veterinary facility;
 - 8. Gift shop or thrift store.
- (8) "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.

(9) Satellite dish antenna.

- a. 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.
- b. Allowed in CPO and C-1 zoning districts subject to meeting the following setbacks:
 1. The standard front setback for the zoning district.
 2. Five feet from rear or side property line.
- c. Allowed in C-2, C-3, IL and IH zoning districts subject to meeting the following setbacks:
 1. Ten feet from front property line.
 2. Three feet from rear or side property line.
- d. Allowed in residential, AG, AE, and public Use zoning districts subject to meeting the following:
 1. Only one freestanding unit per Lot or Parcel.
 2. Units over 36 inches in diameter must be installed as a freestanding unit.
 3. Any number of units with diameters of 36 inches or less and which are mounted on a building may be allowed.
 4. No unit shall be located so as to impair the vision of traffic.
 5. 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.
 6. No portion of a unit shall be located closer than three feet from a side or rear property line.
 7. No unit shall exceed a height of 14 feet.

(10) Storage building. A motor home, Mobile Home, truck body, camper, or other similar unit, with or without wheels, may not be used as a permanent storage building. Cargo shipping containers may be permitted as a permanent storage building provided they are:

- a. Installed in accordance with the Florida Building Code, as determined by the building official;
- b. Used only in the AG or AE zoning districts;
- c. Visually buffered from view from adjoining Parcels by a type "A" buffer five feet in width or an acceptable alternative approved by the director.

(11) Swimming pool (private).

- a. 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.

- b. A private swimming pool shall be allowed as an accessory Use only if it fully complies with the following conditions:
 - 1. 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.
 - 2. The pool shall meet the required setbacks of the applicable zoning district as provided in subsection 45-503(c)(7).
 - 3. 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.

Land Development Code, Chapter 45, Article III Supplemental Use Regulations, Division 2 Supplemental Standards

Sec. 45-165. Artificial pond.

- (a) *Definition.* "Artificial pond" means a manmade excavated or impounded body of water. If the excavated material is to be removed from the site, the site must be permitted as a borrow area or as a mine and shall not be considered an artificial pond for purposes of this section.
- (b) *Exemptions.*
 - (1) Ponds established for bona fide agricultural purposes in AG, AE or M zoning districts and which meet the natural resource and conservation service design standards and approved by the Putnam Soil and Water Conservation District, are exempt from this subsection.
 - (2) Ponds created to comply with stormwater management requirements shall be subject to the permitting requirements of article XII of this Code and design requirements of article VII, division 8 of this Code, and thus exempt from this subsection.
- (c) *Supplemental regulations.*
 - (1) Property on which an artificial pond is to be dug must have sufficient area to meet all setback and fencing requirements of this section.
 - (2) A Development Permit must be obtained from the Public Works Director or his designee.
 - (3) The property must be fenced.
 - (4) Setbacks. The pond must be set back a minimum of 25 feet from all property lines. Unless approved by a Variance, existing and proposed residential structures and accessory structures shall conform the waterfront principal building setbacks of the applicable zoning district as measured from the top of the bank of the artificial pond. A permit cannot be issued if the pond is over ten feet in depth and within 100 feet of an adjoining property Owner's well, or, if the pond is over 25 feet in depth, and within

200 feet of an existing property Owner's well.

- (5) The slope of the sides. The area beginning at the Mean High Water Line to a point six feet below the low water line shall be designed with a slope not to exceed six feet horizontal and one-foot vertical.
 - (6) The pond shall be subject a minimum of one final inspection to ensure compliance with the approved design. Construction of the pond must be completed within 180 days of the issuance of the permit; however the Applicant may request for a maximum of two 180-day extensions, which may be granted by the Administrative Deviation Committee if the Applicant is showing reasonable diligence in completing the pond.
- (d) *Application.* A Site Work Permit application for an artificial pond shall, at a minimum, include the following information:
- (1) Proof of permit or a letter of no action from the St. Johns River Water Management District and the Florida Department of Environmental Protection.
 - (2) A site plan drawn to scale showing the dimensions of the pond and the setbacks from all property lines and any existing structures on the site.
 - (3) A cross-section of the pond showing depth and slopes of the pond and the depth of the water table.

Sec. 45-186. Manufactured Home Parks.

- (a) *Definition.* "Manufactured Home Park" is a Parcel of land set aside and rented by any Person for the parking and accommodation of Mobile Homes and/or Modular Homes which are to be Occupied for sleeping or eating in exchange for consideration or benefit to the Owner of the Mobile Home Park, and includes all land, buildings, structures or facilities used by occupants of homes on such Premises.
- (b) *Supplementary regulations.*
 - (1) Manufactured home parks are permitted in RMH zoning only and are allowed to contain accessory and support facilities customarily incidental to the operation of the Manufactured Home Park as approved on the site plan. Such facilities shall include recreational, maintenance and laundry facilities for use by park residents.
 - (2) Minimum site requirements for a Manufactured Home Park.
 - a. One hundred feet wide at ingress and egress points.
 - b. Two hundred feet wide at the portion of the site used for Mobile Home lots.
 - c. Five-acre minimum total site area.
 - d. Internal separation between structures/units shall not be less than 20 feet, except that one accessory building 150 square feet or less in size may be placed no closer than three feet to the unit being served and six feet from any other units or accessory buildings.
 - (3) Each home space in a Manufactured Home Park in the RMH district shall be

provided with a paved patio with a minimum of 120 square feet.

- (4) Each Manufactured Home Park must have a Park and recreational area having a minimum area of 200 square feet per home space. Any such area must contain a minimum of 500 square feet.
- (5) Internal streets must be a minimum of 20 feet wide and meet the standards for construction and drainage in article VII of this Code. Sidewalks shall meet the standards of Sections 45-618 and 45-656 of this Code.
- (6) Each home space shall be clearly defined by means of concrete, steel or iron pipe markers placed at all corners.
- (7) Each Manufactured Home Park shall be provided with a management office and such service buildings as are necessary to provide facilities for mail distribution, and storage space for supplies and maintenance materials.
- (8) A landscaped buffer at least five feet wide with an opaque screen at least six feet high, shall be maintained along the perimeter of each Manufactured Home Park. Standards for buffer and screening are provided in article VII of this Code.
- (9) A drainage plan for the Manufactured Home Park which meets the requirements of article VII of this Code.
- (10) All homes shall be set back at least 15 feet from the boundaries of the Park. Accessory structures need not meet this setback requirement.
- (11) Central water and sewer systems shall be provided for parks with home spaces that are less than one-half acre in size.
- (12) Existing Manufactured Home Parks shall comply with the requirements at section 45-813 of this Code.
- (13) Manufactured home parks are only allowed in RMH zoning.
- (14) Up to four recreational vehicle (RV) sites may be allowed in a Manufactured Home Park without need of a special use permit. Whether allowed by right or by special use permit, each RV site in a Manufactured Home Park shall comply with the dimensional requirements for a standard home space and the RV itself shall be licensed and operable to travel over the public roadways. Carports, screen rooms, storage sheds or other permanent structures may be located on the RV site as provided herein, however, such Structure shall not be attached or affixed in any fashion to the RV itself. The use of the RV shall be subject to the temporary Occupancy requirements established for overnight recreational parks in section 45-196 of this article.

Land Development Code, Chapter 45, Article VI Resource Protection Standards, Division 3 Waterfront Development

Sec. 45-401. Purpose and intent.

In order to maintain surface water quality and reduce nutrient loading in canals, lakes, rivers, creeks, streams and estuaries (hereinafter referred to collectively as "water body"), this section is enacted as a measure to protect the public health and welfare by requiring that new structures be setback a reasonable distance from surface waters, and by requiring retention of vegetated Shorelines.

Land Development Code, Chapter 45, Article VII Development Design and Improvement Standards, Division 2 Dimensional Requirements

Sec. 45-501. Generally.

Table 7.02A contains the basic dimensional requirements for all development subject to the requirements of this Code. Supplemental requirements that further clarify or limit the dimensional requirements in Table 7.02A are contained in section 45-503 below, and should be consulted before making development decisions under the requirements of Table 7.02A. Note that minimum Lot area for each zoning category may be further limited upon application of subsection 45-503(e) below, as well as the Density limitations under the Future Land Use element of the Comprehensive Plan and article II of this Code.

Table 7.02A—Dimensional Requirements

Zoning District	Dimensional Requirements
RE	Minimum setback requirements: Front: 40 feet Rear: 20 feet Side: 20 feet Corner Side: 30 feet Minimum Lot requirements: Lot Width: 150 feet Lot Area: 43,560 square feet (1 acre) Maximum impervious surface area: 50% Maximum building height: 35 feet
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: 50% 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: 50% 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 (½ acre) Maximum impervious surface area: 50% Maximum building height: 35 feet
R-2	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 Maximum impervious surface area: 50% Maximum building height: 35 feet
R-2HA	Minimum setback requirements: Front: 25 feet Rear: 10 feet Side: 10 feet Corner side: 20 feet Minimum Lot requirements: Width: 100 feet Area: 21,780 square feet Maximum impervious surface area: 50% Maximum building height: 35 feet
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 Gross Density shall not exceed six Dwelling Units per acre. Maximum impervious surface area: 70% Maximum building height: 35 feet
R-4	Minimum setback requirements: Front: 35 feet (add 1' for every 2' of building height over 45') Rear: 10 feet (add 1' for every 2' of building height over 45') Side: 10 feet (add 1' for every 2' of building height over 45') Corner side: 20 feet (add 5' for every 5' of building height over 45') Minimum Lot requirements: Lot Width: 75 feet

	Lot Area: 7,500 square feet Maximum impervious surface area: Depends on future land Use category as outlined in Table 7.02B below Maximum building height: 45 feet. Structure may extend as high as 105 feet, subject to increased setbacks.
RMH* <i>*See article II and article III for RMH zoning and special Mobile Home park development requirements.</i>	Minimum setback requirements: Property line setbacks: Front: 25 feet Rear: 10 feet Side: 10 feet Corner side: 25 feet Internal separation between structures/units: 20 feet, except that one accessory building 150 square feet or less in size may be placed no closer than three feet the unit being served and six feet from any other units or accessory buildings. Minimum Lot requirements: Mobile Home park width: 1. 100 feet at ingress and egress points. 2. 200 feet at the portion of the site used for Mobile Home lots. Lot area for Mobile Home park: 5 acres Maximum gross Density: 8 Dwelling Units per acre. Maximum impervious surface area: Depends upon Future Land Use category as outlined in Table 7.02B below. Maximum building height: 35 feet
CPO	Minimum setback requirements: Front: 25 feet Rear: 15 feet Side: 10 feet Corner side: 20 feet Minimum Lot requirements: The minimum Lot size needed by the various uses in the CPO district will be determined by the space requirements dictated by the proposed Use, the required setbacks and parking, and any other applicable provisions of this article. Maximum impervious surface area: Depends upon Future Land Use category as outlined in Table 7.02B below. Maximum building height: 35 feet
C-1	Minimum setback requirements: Front: 35 feet Rear: 15 feet Side: 10 feet; provided that no side setback is required if the developer is constructing two or more buildings on contiguous lots; however, a ten-foot access way from the front of the buildings to their rear setbacks must be provided. Corner side: 20 feet Minimum Lot requirements: The minimum Lot size needed by the various uses in the C-1 district will be determined by the space requirements dictated by the proposed Use, the required setbacks and parking, and any other applicable provisions of this article. Maximum impervious surface area: Depends upon Future Land Use category as outlined in Table 7.02B below. Maximum building height: 35 feet
C-2	Minimum setback requirements: Front: 35 feet

	Rear: 15 feet Side: 10 feet Corner side: 20 feet Minimum Lot requirements: The minimum Lot size needed by the various uses in the C-2 district will be determined by the space requirements dictated by the proposed Use, the required setbacks and the number of parking spaces required by this article. Maximum impervious surface area: Depends on Future Land Use category as outlined in Table 7.02B below Maximum building height: 35 feet
C-3	Minimum setback requirements: Front: 35 feet (add 1' for every 2' of building height over 45') Rear: 10 feet (add 1' for every 2' of building height over 45') Side: 10 feet; provided that no side setback is required if the developer is constructing two or more buildings on contiguous lots; however, a ten-foot access way from the front of the buildings to their rear setbacks must be provided. (add 1' for every 2' of building height over 45') Corner side: 20 feet Minimum Lot requirements: The minimum Lot size needed by the various uses in the C-3 district will be determined by the space requirements dictated by the proposed Use, the required setbacks and parking, and any other applicable provisions of this article. Maximum impervious surface area: Depends on Future Land Use category as outlined in Table 7.02B below Maximum building height: 45 feet. Structure may extend as high as 105 feet, subject to increased setbacks.
C-4	Minimum setback requirements: Front: 35 feet (add 1' for every 2' of building height over 45') Rear: 10 feet (add 1' for every 2' of building height over 45') Side: 10 feet; provided that no side setback is required if the developer is constructing two or more buildings on contiguous lots; however, a ten-foot access way from the front of the buildings to their rear setbacks must be provided. (add 1' for every 2' of building height over 45') Corner side: 20 feet Minimum Lot requirements: The minimum Lot size needed by the various uses in the C-4 district will be determined by the space requirements dictated by the proposed Use, the required setbacks and parking, and any other applicable provisions of this article. Maximum impervious surface area: Depends on Future Land Use category as outlined in Table 7.02B below Maximum building height: 45 feet. Structure may extend as high as 105 feet, subject to increased setbacks.
IL	Minimum setback requirements: Front: 35 feet (add 1' for every 2' of building height over 45') Rear: 15 feet (add 1' for every 2' of building height over 45') Side: 15 feet (add 1' for every 2' of building height over 45') Corner side: 25 feet (add 1' for every 2' of building height over 45') Minimum Lot requirements: The minimum Lot size needed by the various uses in the IL district will be determined by the space requirements dictated by the proposed Use, the required setbacks and parking, and any other applicable provisions of this article. Maximum impervious surface area: Depends on Future Land Use category as outlined in Table 7.02B below

	Maximum building height: 45 feet. Structure may extend as high as 105 feet, subject to increased setbacks.
IH	Minimum setback requirements: Front: 50 feet (add 1' for every 2' of building height over 45') Rear: 25 feet (add 1' for every 2' of building height over 45') Side: 20 feet (add 1' for every 2' of building height over 45') Corner side: 30 feet (add 1' for every 2' of building height over 45') Minimum Lot requirements: The minimum Lot size needed by the various uses in the IH district will be determined by the space requirements dictated by the proposed Use, the required setbacks and parking, and any other applicable provisions of this article. Maximum impervious surface area: Depends on Future Land Use category as outlined in Table 7.02B below Maximum building height: 45 feet. Structure may extend as high as 105 feet, subject to increased setbacks.
Mining	Minimum Lot requirements: Area: 5 acres Distance from water body: As determined in the master mining plan approved by the Board of County Commissioners.
AE	Minimum setback requirements: Front: 40 feet Rear: 20 feet Side: 20 feet Corner side: 30 feet Minimum Lot requirements: Single-family dwellings or churches: Lot Width: 150 feet Lot Area: 43,560 square feet (1 acre) Other: For other uses not specifically listed here, the Lot area will be determined by the space requirements dictated by the proposed Use, the required setbacks, and any other applicable provisions of this article. Maximum impervious surface area: 50% Maximum building height: 35 feet
A	Minimum setback requirements: Front: 25 feet Rear: 10 feet Side: 10 feet Corner side: 20 feet Minimum Lot requirements: Single-family dwellings and Mobile Homes on individual lots: Lot Width: 150 feet; maximum reduction by variance to 100 feet Lot Area: 43,560 square feet (1 acre) Other: For other uses not specifically listed here, the Lot area will be determined by the space requirements dictated by the proposed Use, the required setbacks, and any other applicable provisions of this article. Maximum impervious surface area: 50% Maximum building height: 35 feet
P1 and P2	The Lot area and setbacks shall be determined by the space requirements dictated by the proposed Use and any other applicable provisions of this article as determined by the planning and development services director.

PUD	Minimum Lot area requirements: No minimum All other dimensional requirements depend upon the terms of the PUD rezoning ordinance, a Development Agreement, if any and the limitations of land development code and the Comprehensive Plan
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Land Development Code, Chapter 45, Article VII Development Design and Improvement Standards, Division 10 Roadways and Sidewalks

Sec. 45-611. Generally.

- (a) *New roadways.* All new roadways shall be paved in accordance with approved design and construction plans prepared to or exceeding the design standards established in this section.
- (b) *Previously platted roadways.* Previously platted roadways that have not been constructed are subject to the requirements of this section, unless bonds have been received and accepted on construction of such roadways.
- (c) *FDOT standards.* The design and specifications for major and minor collectors shall comply, at a minimum, with the Florida Department of Transportation (FDOT) "Roadway and Traffic Design Standards" (Standards), "Manual of Uniform Standards for Design, Construction and Maintenance for Streets and Highways" (Green Book), and the "Manual of Uniform Traffic Control Devices" (MUTCD), unless specifically revised by this Code. Material specifications and construction procedures shall comply to the FDOT "Standard Specifications for Road and Bridge Construction" (Specifications). Any roads, including local roads, developed to the FDOT design standards and specifications referenced in this paragraph shall be considered to be in compliance with this section.
- (d) *Roadway classifications.*
 - (1) Arterial roads are roadways providing service that is relatively continuous and of relatively high traffic volumes, long trip lengths and higher operating speeds. Examples in Putnam County include SR 19, SR 20, SR 26, SR 100, SR 207 and US 17.
 - (2) Collector roads are roadways providing service for relatively moderate traffic volumes, moderate trip lengths and moderate operating speeds. Collector roads collect and distribute traffic between local roads and arterial roads. Examples in Putnam County include CR 21, CR 20A, CR 209, CR 216, CR 219, CR 308, CR 309, CR 310 and CR 315.
 - (3) Local roads are roadways providing service for low traffic volumes, short average trip lengths or minimal through traffic. A local road may be privately or publicly owned. For purposes of this Code, any privately owned road shall be presumed to be a local road. Any newly constructed local road shall be required to meet, at a minimum, the design requirements of this section. The Public Works Department may establish supplemental minimum design standards for local roads that are in place prior to the date of adoption of this article, which may be used when such existing local roads are considered in need of repair or Improvements for any reason.

Sec. 45-616. Roadway drainage.

(a) Open channels.

- (1) The design of open channels shall be in accordance with FDOT design standards, using standards for the 25-year/24-hour storm event as the minimum.
- (2) Provision for on-site and off-site retention of stormwater shall be in accordance with St. John's River Water Management District.
- (3) The design of open channels shall consider the need for channel linings. Standard treatment for roadside Swales shall be seeded and mulched and/or hydro-mulched where flow velocities are less than velocities permitted for bare soil conditions. Sodding shall be used when the design flow velocity exceeds values permitted for bare soil conditions, but do not exceed four feet per second or where side slopes exceed a steepness of three feet horizontal to one foot vertical (3:1). Sodding shall be staggered, to avoid continuous seams in the direction of flow. For flow velocities greater than four feet per second, flexible or rigid linings shall be used. Flexible linings may include use of geotextile grids, rock rip-rap, and interlocking concrete grids. Rigid linings shall include concrete pavement. Table 7.10H below sets forth guidelines for lining types based on various design factors that include open channel gradient, side slopes, and velocity ranges. Subject to applicability to site conditions, manufacturer's recommendations and approval from the Public Works Director, alternative channel linings may be acceptable.

Table 7.10H—Guidelines for Lining Types			
Gradient (%)	Side Slopes	Velocity Range (fps)	Protective Lining
0.75% and Less	Flatter than 3:1	Less than 2.0	Grass with Mulch
0.75% to 2.00%	3:1 to 2:1	2.0 to 4.0	Sod
Greater than 2.00%	Steeper than 2:1	Greater than 4.0	Flexible/Rigid Lining

Note: Channel velocities greater than six feet per second shall require energy dissipation.

- (4) For open channels where positive flow conditions are required, a minimum physical slope of 0.1 foot per 100 feet (0.1 percent) or the slope to provide for conveyance of the design flow, whichever is greater, shall be used.
 - (5) The design of all open channels and roadside Swales shall consider ease of maintenance and accessibility. Side slopes for roadside Swales shall be in general conformance with the roadway typical sections. Side slopes for other facilities requiring regular maintenance shall not be greater than three feet horizontal to one foot vertical (3:1).
- (b) Cross-drains.**
- (1) Cross-drains shall be sized and designed to handle run-off for a 50-year/24-hour storm event.
 - (2) All cross-drain pipes shall be constructed of reinforced concrete or high performance polypropylene, unless otherwise approved by the Public Works Director.

- (3) The minimum allowable pipe diameter for cross drains shall be 15 inches or the equivalent section for arch or elliptical pipe.
 - (4) The minimum length of pipe to be used, including the end treatment, shall be the length necessary to provide for the required roadway shoulder width and adequate clear zone requirements.
 - (5) All construction drawings submitted for review shall include a schedule showing the size, type, and invert elevation of the side-drain needed to provide access to each subdivided Lot.
 - (6) Unless otherwise approved, minimum pipe cover shall be 12 inches measured from the outside top of pipe to the top of the roadway base at any point in the roadway cross-section.
 - (7) Culverts under intersecting side roads shall be considered as cross drains and shall be designed using cross drain criteria.
 - (8) Cross-drains shall be installed with County approved end treatments. End treatments shall include mitered ends and "U" type mitered end walls. Headwalls may be allowed where placement meets clear zone requirements.
- (c) *Side-drains (Driveway culverts).*
- (1) Side-drains shall be designed to handle run-off for a 50-year/24-hour storm event.
 - (2) The minimum allowable pipe diameter for side drains shall be 15 inches or the equivalent section for arch or elliptical pipe.
 - (3) All construction drawings submitted for review shall include a schedule showing the size, type, and invert elevation of the side-drain needed to provide access to each subdivided Lot.
 - (4) Side-drains shall be installed with County approved end treatments. End treatments shall be mitered ends and "U" type mitered end walls.
 - (5) Side drains shall be set at an elevation that conforms to the ditch grade.
 - (6) Standard pipe length including shoulder for side-drains with ditches less than five feet in depth shall be based on the following:

Table 7.10I—Driveway Culvert Pipe Length Requirements		
Driveway Type	Maximum Pipe Length*	Minimum Pipe Length*
<i>Residential Driveways</i>	Driveway width plus four feet each side	Driveway width plus 2 feet each side
<i>Non-Residential Driveways</i>	Driveway width plus 8 feet each side	Driveway width plus 4 feet each side

* Pipe length does not include the length of end treatment or slope length. For ditches greater than five feet in depth, the pipe length shall be reviewed for approval by the Public Works Director on a case-by-case basis pursuant to FDOT standards.

- (d) *Curb, Gutter and inlets.*

- (1) The FDOT standards and American Association of State Highway and Transportation Officials (AASHTO) Standard Specifications shall be used as a guideline for selection of drainage Structure types and hydraulic capacities.
 - (2) Selection of Curb, Gutter, and inlet type, location, and spacing shall consider roadway geometry; width of spread (flow); inlet geometry and intake capacity; maximum pipe length without maintenance access; potential for flooding of off-site property; and pedestrian and bicycle safety. Maximum spacing for Curb inlets shall be based on the width of spread. Width of spread shall not exceed one-half of the travel lane adjacent to the Gutter for a rainfall intensity of four inches per hour. In general, maximum spacing for inlets shall be 500 feet. Longer spacing may be allowed upon demonstration that the width of spread meets requirements set forth above.
 - (3) Inlets shall be placed at all low points in the Gutter grade, and as appropriate at intersections, median breaks, and on side streets where drainage could adversely affect the safety of vehicular or pedestrian movements within the roadway intersection.
 - (4) Curb inlets shall not be located within drop Curb locations.
 - (5) The minimum allowable Gutter grade shall be 0.3 percent.
- (e) *Pipe material and specifications.*
- (1) The FDOT standard specifications for road and bridge construction shall be used as a guideline for specifications on pipe material, placement, bedding, and backfill requirements.
 - (2) Pipe material shall be selected based on durability, structural capacity, and hydraulic capacity. The design service life of the facility shall be based on the following:

Table 7.10J—Minimum Service Life Requirements for Pipe Material	
Facility Type	Service Life
Stormwater Systems	50 or 100 years*
Cross-Drains	50 years*
Side-Drains	25 years

*Note: Where more than one service life is given, the lower value shall be used for locations on local and minor collector roadways, and the higher value shall be used for locations on major collectors and in urban areas.

- (3) In estimating the projected durability of a material, consideration shall be given to actual performance of the material in nearby similar environmental conditions, its theoretical corrosion rate, the potential for abrasion, and other appropriate site factors. To avoid unnecessary site-specific testing, generalized soil maps such as the soil conservation service soil survey for Putnam County area may be used to delete unsuitable materials from consideration. In the event testing is necessary, tests shall be based on FDOT approved test procedures. The potential for future land use changes which may change soil and water corrosion indicators shall also be considered to the extent practical. Backfill material shall not be more corrosive than that which is required to provide the design service life.

- (4) All gravity flow pipe installations shall have a soil tight joint performance unless site-specific factors warrant watertight joint performance.
- (5) The approved pipe materials are listed in Table 7.10K. Prior to any aluminum pipe installation, test reports on the soil pH shall be submitted with a certification that the material furnished will provide sufficient resistance to corrosion to maintain the design service life.

Table 7.10K—Approved Pipe Material

Galvanized Corrugated Steel Pipe or Arch Reinforced Concrete Reinforced Concrete Elliptical Pipe

Aluminum Pipe Corrugated High Density Polyethylene Pipe (side drain only) Corrugated High Performance Polypropylene

(f) *Other drainage structures.*

- (1) The FDOT roadway and traffic design standards shall be used as a guideline for selection and construction of all drainage structures, including, but not limited to: manholes, inlets, pipe end treatment, and box culverts.
- (2) Bridges shall be designed and constructed in accordance with the FDOT standards and specifications, FDOT structures design guidelines, and American Association of State Highway and Transportation Officials (AASHTO) Standard Specifications for Highway Bridges.
- (3) Bulkheads and/or retaining walls shall be designed by a professional engineer holding an active license in the State of Florida.

Land Development Code, Chapter 45, Article VII Development Design and Improvement Standards, Division 11 Access Management

Sec. 45-636. Use of easements for driveway access.

- (a) A recorded easement may be used for shared Driveway access serving up to two residential Dwelling Units, provided the Driveway meets the following minimum standards:
 - (1) The minimum width of the easement shall be 30 feet.
 - (2) A minimum 20-foot wide stabilized surface with LBR 40 material to a depth of eight inches. Native materials below the stabilized surface shall not contain significant amounts of unsuitable materials (i.e. muck, clay, organics, etc.).
 - (3) A 40-foot radius stabilized turnaround or equivalent turnaround area (i.e. a "T" section).
 - (4) Any such easement and turning radius created shall extend into or onto any property or properties taking access from the easement a distance sufficient for such Lots to meet the Lot Frontage requirement of this Code.

- (b) Recorded easements for access serving unmanned sites (e.g. Antenna towers, relay stations and similar facilities) shall meet the following minimum standards:
 - (1) The minimum width of the recorded easement shall be 30 feet.
 - (2) There shall be a minimum 16-foot wide stabilized surface with LBR 40 material to a depth of eight inches.
 - (3) There shall be a 40-foot radius stabilized turnaround or equivalent turnaround area (i.e. a "T" section).
- (c) *Restriction.* In any event, when three or more residential units are accessed by easement, the access shall conform to design standards for private roads as stipulated by Article VII, Division 10.

Land Development Code, Chapter 45, Article IX Vesting Determinations, Nonconformities and Variances, Division 2 Lot of Record and Vesting Determinations for Nonconforming Developments or Development Plans

Sec. 45-797. Previously approved development.

- (a) The Putnam County Comprehensive Plan provides that development that has been issued a final local Development Order and has commenced and is continuing in good faith may be completed notwithstanding inconsistency with the Comprehensive Plan. The residential developments described in paragraphs (b), (c) and (d) below are hereby deemed to have been approved by a final Development Order and to have commenced and continued in good faith.
- (b) Recorded subdivision. Lots in a recorded subdivision within which all required Improvements (e.g. roads and drainage) have been installed by the deadline established by the plat approval or, if no deadline was established, by February 1, 2003, or ten years after the preliminary plat approval, whichever is latest, shall be eligible for permits if the following criteria are met:
 - (1) Improvements installed pursuant to applicable design standards. If the plat does not set forth what Improvements are required, and no standards for such Improvements had been adopted by Putnam County at the time of plat approval, then the minimum roadway and drainage standards in appendix IX shall apply.
 - (2) Lots meet the minimum size requirements. Unless served by an off-site, centralized water or sewer disposal system, each individual Lot within such a subdivision must be a minimum of 0.5 acres in size, or meet the Lot size of the applicable zoning district, whichever is greater. Platted lots may be combined to meet this Lot size requirement. Where a centralized water or sewer system is available, the Lot size for the applicable zoning district shall be met.
 - (3) Other applicable land use regulations are followed. Each eligible Lot shall otherwise be developed in accord with applicable land development regulations, including, but not limited to, the dimensional requirements of the applicable zoning district and the limitations on waterfront development and development in an area of special flood hazard.
- (c) Unrecorded subdivisions. Lots in an unrecorded subdivision plan depicted on a signed, sealed and dated survey or engineered drawing created prior to

September 27, 1983 and in the records of the Property Appraiser, the Clerk of Courts or Planning and Development Services, shall be eligible for permits if the following criteria are met:

- (1) Improvements installed pursuant to applicable design standards. The roads and drainage Improvements must be installed as of February 1, 2003, in accordance with the minimum roadway and drainage standards in appendix IX of this Code. Where a minimum roadway and drainage standard was not established pursuant to a formal County approval of a subdivision plat and when minimum standards for such Improvements were not established by ordinance at the time the subdivision was created, roadway and drainage shall be in accord with Illustration 9.1. The Director of Public Works may, after a field inspection of the applicable Rights-of-way, adjust any of the dimensional requirements shown in Illustration 9.1, in accordance with the best possible engineering under the conditions of a given roadway, but in no case, will the Director of Public Works be able to approve a Right-of-way that is less than 30 feet in width, unless the development served by that Right-of-way is specifically vested by the Board of County Commissioners under section 45-801 of this Code.
- (2) Lots meet the minimum size requirements. Unless served by an off-site, centralized water or sewer disposal system, each individual Lot within such a subdivision must be a minimum of 0.5 acres in size, or meet the Lot size of the applicable zoning district, whichever is greater.
- (3) Prior vested subdivisions. Lots in a recorded or unrecorded subdivision that the County has previously vested under the policies and regulations in place prior to the effective date of this section may be issued Building Permits in accord with any conditions placed on the vesting determination, provided that the vesting determination has not lapsed pursuant to subsection 45-802(h).

Land Development Code, Chapter 45, Article IX Vesting Determinations, Nonconformities and Variances, Division 4 Variances

Sec. 45-836. Administrative deviations.

The Administrative Deviation Committee shall be authorized to grant administrative deviations to the following:

- (1) Minimum dimensional standards of this Code such as, but not limited to, minimum Lot area, minimum Lot width, Frontage, and required Yards.
- (2) Landscaping, buffering and screening requirements.
- (3) Maximum Lot Coverage.
- (4) Maximum Height of structures and fences.
- (5) Variations in Development Design and Improvement Standards not otherwise allowed to be reviewed and approved by the Public Works Director.
- (6) The Committee may, at its discretion, hear and act upon any applications for a Special Use Permit, Variance or Vesting Determination, provided that the notice requirements of Article XII Division 6 are followed.
- (7) The Committee may, at its discretion, hear and act upon any applications for

a nonconforming use determination following the notice requirements below in paragraph (8)

Applications for administrative deviations shall be in writing on the forms prescribed by the Department, and filed with the Department together with the required supporting information and attachments. Upon receipt of the application, the Department shall determine whether the application is complete within five working days. If it is determined that the application is not complete, written notice shall be provided to the Applicant specifying the deficiencies. The Department shall take no further action on the application until the deficiencies are remedied. When the application is determined to be complete, all fees must be paid. The Department shall schedule the application for a meeting of the Administrative Deviation Committee within 30 days after the completed application has been filed. Upon establishment of the meeting date, notice of the meeting shall be given as follows:

- (8) The Owners of any land abutting the subject property shall be notified in writing by certified U.S. mail of the proposed administrative deviation at least 14 days prior to making a final determination on the proposed reduction. The notice shall advise the abutting landowner(s) of the date of determination and that objections or concerns with the proposed administrative deviation must be submitted in writing prior to the determination date. Additionally, notice shall be posted on the subject property at least 14 days prior to the final determination on the administrative deviation.
- (9) In order to authorize an administrative deviation, the Committee must determine whether the need for the proposed deviation arises out of the physical surroundings, shape, topographic conditions or other physical or environmental conditions that are limited to the specific property involved. The Committee shall not grant an administrative deviation unless a positive finding is made on each of the following criteria:
 - a. There are practical or economic difficulties in carrying out the strict letter of the regulation;
 - b. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees;
 - c. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;
 - d. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;
 - e. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

- (10) In granting a development approval involving an administrative deviation, the

Committee may impose such conditions and restrictions upon the Premises benefited by a deviation as may be necessary to allow a positive finding to be made on any of the foregoing criteria, or to minimize the injurious effect of the deviation. When granting a deviation, the Committee may also attach appropriate conditions and safeguards, as deemed necessary, in order to protect the public health, safety and general welfare of County residents. Violation of any terms or conditions of the deviation constitutes a violation of this article and the Department may initiate proceedings to revoke a deviation not meeting the terms and conditions of approval.

- (11) The Committee may establish a reasonable time limit within which the activity necessary to initiate the deviation shall be started and completed. Failure to meet these time limits shall render the deviation null and void. If the Committee, during the granting of the administrative deviation, does not designate a time limit, and the Applicant has not begun the granted Use within 12 months of the date of approval of the administrative deviation, the administrative deviation becomes null and void.
- (12) Decisions of the Committee may be appealed to the Zoning Board of Adjustment within 30 days of the decision. However, at any time before the Zoning Board of Adjustment hears and decides such an appeal, any County Commissioner may elect to transfer the appeal to the Board of County Commissioners, which shall then hear and decide the appeal. Appeals of decisions of the Committee shall be de novo.
- (13) Administrative deviations to required setbacks shall not reduce the required setback by more than the following maximums unless the Lot is a Nonconforming Lot subject to the administrative deviation allowed under section 45-836:
 - a. Front Yard reductions up to 20 feet so long as 10 foot of separation is maintained between the structure and property line.
 - b. Side Yard reductions up to 15 feet so long as 3 foot of separation is maintained between the structure and property line.
 - c. Rear Yard reductions up to 15 feet so long as 3 foot of separation is maintained between the structure and property line and there is no Water Body.
 - d. Waterfront setbacks may be reduced by up to five feet subject to the requirements of article VI, division 3 of this Code.
- (14) The Administrative Deviation Committee may choose to refer any administrative deviation request to the Zoning Board of Adjustment. The applicant will be responsible for paying the difference between the fee for administrative deviation and the applicable fee for a variance heard by the Zoning Board of Adjustment.

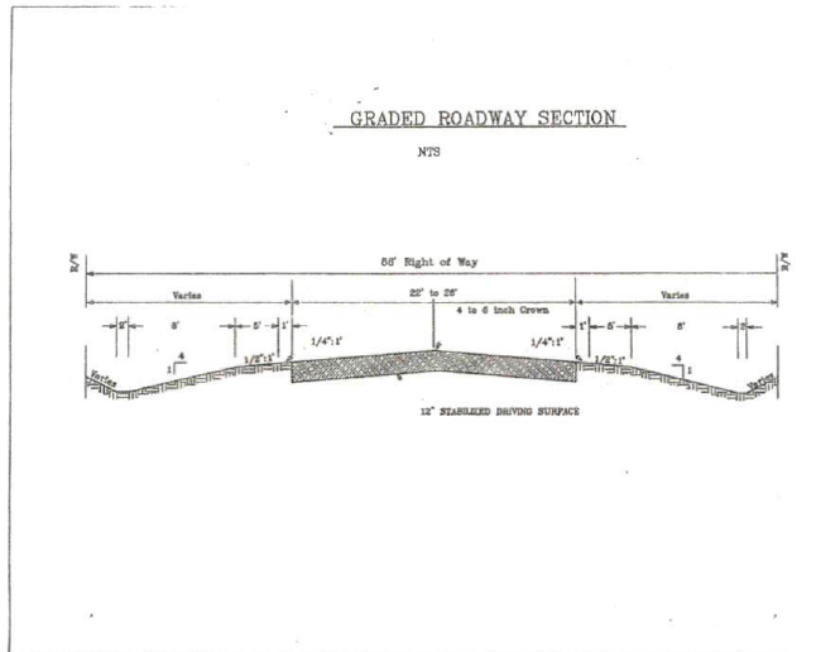
Secs. 45-837—45-850. Reserved.

APPENDIX IX

Where a minimum roadway and drainage standard was not established pursuant to a formal County approval of a subdivision plat and when minimum standards for such improvements were not established by ordinance at the time the subdivision was created, roadway and drainage shall be in accord with Illustration 9.1 below. The director of public works may, after a field inspection of the

applicable rights-of-way, adjust any of the dimensional requirements shown in Illustration 9.1, in accordance with the best possible engineering under the conditions of a given roadway, but in no case, will the director of public works be able to approve a Right-of-way for ingress and egress access that is less than 30 feet in width, unless the development served by that Right-of-way is specifically vested by the Board of County Commissioners under section 45-801 of this Code. In all cases in which a new access Right-of-way is proposed, such Right-of-way shall conform to Article VII, Division 10

Illustration 9.1—Standard Graded Roadway and Drainage Section



Land Development Code, Chapter 45, Article XI Development Review and Enforcement Boards, Division 2 Development Review Committee

Sec. 45-886. Membership.

- (a) Voting. The voting membership of the committee shall be composed of an employee assigned by the appropriate supervisor from each of the following county departments:
- (1) Planning
 - (2) Building
 - (3) Public Works
 - (4) Sheriff
 - (5) Emergency Services
 - (6) Recreation
 - (7) Property Appraiser

- (8) Putnam County School District
 - (9) Putnam County Fire Marshal
 - (10) Putnam County E911 Addressing
- (b) Non-voting. Representatives of the following shall be non-voting ex officio members of the committee:
- (1) Department of the Navy, Naval Air Station Jacksonville
 - (2) County Forester
 - (3) All applicable utility providers (e.g. gas, electric, cable television, telephone, sewer, water)
 - (4) St. Johns River Water Management District
 - (5) Suwannee River Water Management District
 - (6) Florida Department of Transportation
 - (7) Florida Department of Health
 - (8) Florida Department of Environmental Protection
 - (9) Agricultural Center
 - (10) Natural Resource Conservation Service
 - (11) Army Corp of Engineers

Land Development Code, Chapter 45, Article XII Administration and Enforcement, Division 1 Purpose and Definitions

Sec. 45-961. Purpose.

This article provides the requirements for the following procedures: obtaining development approvals and certain types of permits; as well as procedures for rezoning property, seeking a special use permit, appealing decisions, seeking legislative action to amend this Code and the Comprehensive Plan, and enforcing this Code.

Land Development Code, Chapter 45, Article XII Administration and Enforcement, Division 5 Requires Contents of Submittals for Development Review

Sec. 45-1001. Application for development review.

Applications for development review shall be available from the Department. The completed application shall be signed by all Owners of the subject property, or their authorized agent(s), and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the Owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation, and documentation showing authorization to act for the corporation. All applications shall comply with the following submittal requirements unless deemed unnecessary by the Department or as otherwise provided for in the Development Review

Manual:

- (1) The application shall include, but not be limited to the following:
 - a. Name, address and telephone number of Owner.
 - b. Description of intended Use.
 - c. Description of proposed development activities.
 - d. Location and linear dimensions and size of Parcel.
 - e. Legal description of property involved.
 - f. A site plan drawn to scale showing dimensions of existing and proposed structures, with the setbacks from each other and the property line, the Lot coverage, proposed parking including aisles direction of flow and dimensions, landscaping, and a north arrow.
- (2) Where applicable to the development activity proposed, the Department may require the following to be submitted as part of the application:
 - a. Building, Structure, sidewalk and pavement location, Height and setback.
 - b. Location, length, width and composition of proposed Driveways including Driveway alignment with Driveways on surrounding land.
 - c. A map of vegetative cover including the location and identity by common name of all protected trees. Groups of protected trees may be designated as "clusters" with the estimated total number noted.
 - d. Floor plan for existing and proposed structures.
 - e. A detailed landscape plan meeting or exceeding the requirements of this Code for all new or existing uses.
 - f. Sign plans, including the location of signs on the site; dimensions of all signs, including maximum square footage, Height and width; and distance from the ground to the bottom of the sign display area (including borders).
 - g. Survey of property.
 - h. Construction plans for all proposed development activities. This is not required for Minor Subdivisions and may be waived by the Department for certain Minor Developments.

**Land Development Code, Chapter 45, Article XII Administration and Enforcement, Division 8
Procedures for Review of Subdivisions**

Sec. 45-1032. Scope of section.

A subdivision of land within the unincorporated limits of the County is the division of a parent tract of land into two or more lots, Parcels, tracts, tiers, blocks, sites, units, or any other division of land. A Type I subdivision must first receive the approval of the Board of County Commissioners pursuant to the procedures set forth herein. Developments such as, but not limited to, condominiums and Mobile Homes parks with a gross Density of six or

more units per acre shall meet the requirements of a Type I subdivision. A subdivision created pursuant to any Density exception in the Comprehensive Plan shall meet the requirements of a Type I subdivision if three or more lots are to be created unless determined to be a Type IV subdivision pursuant to Section 45-1033 below. A "parent tract," for purposes of article XII, division 8 and 9, shall mean the Lot of record (defined as being created prior to December 19, 1991) or legally conforming Parcel that existed as of July 1, 2024. Unless otherwise exempt under the provisions of this Code, any Parcels, lots, tracts, tiers, blocks or units of land created after July 1, 2024 shall be counted in determining whether a subdivision has or will be created under this section, regardless of ownership.

Sec. 45-1033. Classifications of subdivisions.

There shall be six kinds of subdivisions as follows:

- (1) Type I subdivisions, which shall be those subdivisions other than Type II, Type III, or Type IV subdivisions in which the streets and drainage are dedicated to the public or to the Board of County Commissioners.
- (2) Type II subdivisions, which shall be limited to large Lot subdivisions in agriculturally zoned areas as described in section 45-1035.
- (3) Type III subdivisions, which shall be limited to family subdivision in agriculturally zoned areas as described in section 45-1036.
- (4) Type IV subdivisions, which shall be limited to residentially zoned areas where up to ten (10) newly- created Lots resulting from the division shall have Frontage on and direct access to a County- maintained paved road as described in section 45-1037.
- (5) Boundary Line Adjustment, which may include any of the following upon determination by the Director of Planning and Development Services:
 - a. Any conveyance of an illegal or nonconforming Parcel(s), as determined by the Department, to adjust or settle a common boundary line between adjoining property Owners in accordance with the following conditions:
 1. The purpose of the conveyance is to settle boundary disputes, correct encroachments, or otherwise resolve conditions which are illegal, nonconforming or deemed by the Director of Planning and Development Services to be undesirable under this Code;
 2. A deed, or other conveyance instrument, shall be recorded in the Official Records of Putnam County;
 3. The grantee of the conveyance shall combine the conveyed Parcel with their original Parcel under a single Parcel identification number in the records of the Putnam County Property Appraiser; and
 4. Upon completion of the conveyance transaction, the resulting Parcels shall conform to all dimensional and Frontage requirements of this Code, or shall result in greater conformance with this Code, as determined by the Director of Planning and Development Services.
 - b. Any division of land for the purpose of conveyance to any Federal, State

or local government entity or public utility provided the instrument is accepted by the grantee and recorded in the Official Records of Putnam County;

- c. Any conveyance (i.e. corrective deed) necessary to correct an error made in the language used in an earlier conveyance for the purpose of resolving land title issues;
- d. Any division of land by order of a court of competent jurisdiction; and
- e. Any Parcel that contains 30 acres or greater and not intended for development with permanent structures as defined in the Florida Building Code. No permanent structures may be erected on the Parcel unless the access roads and drainage are determined to be acceptable by the Public Works Director. No such creation of a Lot 30 acres or greater in size shall be exempt under this section if it results in the remainder of the Parcel being subdivided having less than 30 acres.
- f. The combination or recombination of portions of previously platted lots or Parcels where the total number of lots or Parcels is not increased and the resultant lots comply with the Density limitations of the Comprehensive Plan and the dimensional standards of the applicable zoning district(s);
- g. Development of commercial centers or industrial parks where no new streets are being established, provided however, that such commercial or industrial development shall be subject to design and engineering review and approval by the Public Works Director or designee.
- h. Any lands which, in the opinion of the Public Works Director, should not be subject to the terms of this section.

(6) Any Lot split done according to the requirements of article XII, division 9 of this Code.

Sec. 45-1045. Completion and maintenance of improvements.

- (a) When improvements are completed in a Type I subdivision, final inspection shall be conducted and corrections, if any, shall be completed before final acceptance is recommended by the Director of Public Works. A recommendation for final acceptance shall be made upon receipt of a certification of project completion and one copy of an as-built survey.
- (b) As required improvements are completed and accepted, the Developer may apply for release of all or a portion of the security.
- (c) A maintenance agreement and security shall be provided to assure the County that all required improvements shall be maintained by the Developer according to the following requirements:
 - (1) The period of maintenance shall be a minimum of one year.
 - (2) The maintenance period shall begin with the acceptance by the County of the improvements.
 - (3) The security shall be in the amount of 15 percent of the construction cost of the

improvements.

- (4) The original agreement shall be maintained by the Director of Public Works.
- (5) Upon satisfactory completion of the one-year improvements maintenance period, the maintenance of streets, sidewalks, and any other conveyed improvements shall become the responsibility of the County.
- (d) For those subdivisions where a surety bond or letter of credit is used as collateral, the bond or letter of credit shall be released by the clerk of the circuit court upon notification from the Public Works Department that satisfactory completion of the one-year improvements maintenance period has been achieved.
- (e) For those subdivisions where an interest bearing escrow account is used as collateral, the funds including interest shall be returned to the Developer in increments upon the completion of construction within each scheduled time limit established by the Board of County Commissioners. The amount of each incremental return of escrowed funds shall be based upon the percentage by cost of the work accomplished within each scheduled time limit and shall be set by the Clerk of the Circuit Court.

Sec. 45-1047. Remedies for illegally subdivided and unbuildable lands.

- (a) In cases where land has been divided in violation of the Putnam County Comprehensive Plan and the Land Development Code or has been determined by the Department to be unbuildable, the following remedies may, upon the determination of the director, be available remedies to correct the violation and create a buildable Parcel:
 - (1) The Owner(s) may petition the Board of County Commissioners to vacate the unauthorized subdivision, pursuant to the process in section 45-1046, including any access roads or easements included therein; or
 - (2) The Owner(s) may execute and record in the Public Records of Putnam County a unity of title form, supplied by the Department, which shall permanently combine the Parcels unless subsequently approved for Lot split of subdivision in accordance with the current Comprehensive Plan and land development code; or
 - (3) The Owner(s) may apply for an after-the-fact lot split, or other subdivision, as applicable.
- (b) No permits shall otherwise be issued on such illegal or unbuildable Parcels of land except to repair and maintain a legally existing Structure.
- (c) Vesting Determination by the Board of County Commissioners or Administrative Deviation Committee.

**Land Development Code, Chapter 45, Article XII Administration and Enforcement, Division 9
Procedure for Obtaining a Lot Split**

Sec. 45-1051. Review by the planning and development services department.

- (a) *Authorization.* The Department may approve a Lot split in the following circumstances:
 - (1) The division of a single platted Lot or other Parcel into two Parcels (including the

- creation of two lots pursuant to a Density exception in the Comprehensive Plan); or
- (2) Any conveyance of an illegal or nonconforming Parcel(s), as determined by the Department, to adjust or settle a common boundary line between adjoining property Owners in accordance with the following conditions:
 - a. The purpose of the conveyance is to settle boundary disputes, correct encroachments, or otherwise resolve conditions which are illegal, nonconforming or deemed by the Director of Planning and Development Services to be undesirable under this Code;
 - b. A deed, or other conveyance instrument, shall be recorded in the Official Records of Putnam County;
 - c. The grantee of the conveyance shall combine the conveyed Parcel with their original Parcel under a single Parcel identification number in the records of the Putnam County Property Appraiser; and
 - d. Upon completion of the conveyance transaction, the resulting adjoining Parcels shall conform to all dimensional and Frontage requirements of this Code, or shall result in greater conformance with this Code, as determined by the Director of Planning and Development Services.
 - (3) Any division of land for the purpose of conveyance to any Federal, State or local government entity or public utility provided the instrument is accepted by the grantee and recorded in the Official Records of Putnam County;
 - (4) Any conveyance (i.e. corrective deed) necessary to correct an error made in the language used in an earlier conveyance for the purpose of resolving land title issues;
 - (5) Any division of land by order of a court of competent jurisdiction; and
 - (6) Any Lot split done according to the requirements of article XII, division 8 of this Code.
 - (7) Any Parcel that contains 30 acres or greater and not intended for development with permanent structures as defined in the Florida Building Code. No permanent structures may be erected on the Parcel unless the access roads and drainage are determined to be acceptable by the Public Works Director. No such creation of a Lot 30 acres or greater in size shall be exempt under this section if it results in the remainder of the Parcel being subdivided having less than 30 acres.
- (b) *Submittals.* The Department shall consider a proposed Lot split upon the submittal of the following materials:
- (1) An application form provided by the Department;
 - (2) A Lot inquiry letter issued by the Department indicating that the parent Parcel is eligible for a Lot split;
 - (3) Five paper copies of the proposed Lot split;
 - (4) A statement indicating whether water and/or sanitary sewer service is available to the property; and
 - (5) Land descriptions and acreage or square footage of the original and proposed Parcels and a scaled drawing showing the intended division signed and sealed by a Florida licensed surveyor in accordance with minimal technical standards. The survey shall clearly describe the affected platted lots or Parcels of land and any existing principal or

accessory structures. The planning and development services director may waive the requirement that the parent Parcel be surveyed in its entirety when such Parcel is of such size as to make a survey cost-prohibitive. The survey shall contain a notation in not less than 14 point type as follows: "Pursuant to County regulations, no further division of a Parcel created by the Lot split procedure is allowed unless a Type II, III or IV subdivision is approved, or a Type I subdivision is approved by the Board of County Commissioners."

(c) *Review procedure.*

(1) The Department shall transmit a copy of the proposed Lot split to the property appraiser, County surveyor, the health department and any other divisions of the State or local government deemed by the Department to be pertinent to the issues raised in the review and comments on the proposed split.

a. At the time of submittal, except for Type I subdivisions subject to F.S. ch. 177, any application for a type of subdivision may include a signed document from any professional surveyor and mapper certified in the state of Florida, other than the surveyor – or surveying firm – that prepared the survey depicting the proposed subdivision, verifying that the survey map and legal descriptions are correct.

(2) If the proposed Lot split meets the conditions of section 45-1052 below and otherwise complies with all applicable laws and ordinances, the Department shall approve the Lot split in writing.

(d) *Records.* Upon approval of the Lot split, the Department shall maintain an original signed and sealed survey of the division in the subdivision records maintained by the Department. Reference to the Lot split shall be noted in the property appraiser's legal description data.

Sec. 45-1052. Standards and restrictions.

(a) *Standards.* All Lot splits shall conform to the following standards:

(1) Each new Parcel shall conform to the requirements of this Code, including the applicable zoning district regulations.

(2) Each new Parcel shall abut a public or private street (except as may be otherwise provided by this Code) for the required minimum Lot width. If the original Parcel has sufficient Frontage on a road to provide the minimum Frontage and Lot width for two lots, both new Parcels shall take access from that road, unless otherwise approved by the Public Works Director.

(3) If any new Parcel abuts a street Right-of-way that does not conform to the design specifications provided in this Code, the Owner shall be required to dedicate to the County one-half the Right-of-way width necessary to meet the minimum design requirements unless otherwise waived by the Public Works Director.

(4) The division shall not increase the Density of the subdivision, unless it results in a Density that is allowed under the applicable future land Use designation or the division is done through a valid and previously approved Density exception.

(b) *Restriction.* No further division of a Parcel created legally by a Lot split shall be permitted under this section unless one of the listed subdivisions in Article XII,

Division 8 is approved by staff, or a Type I subdivision is approved by the Board of County Commissioners.

- (c) Defacto. A Parcel separated by a street, railway, body of water or a parcel in different ownership will be considered defacto and exempt from Section 45-1052 as long as both lots meet the minimum lot size for the respective zoning district.
 - (1) Submittal of a Lot Inquiry application and receipt of a Lot Inquiry Response Letter is required before a defacto lot split can be processed in order to provide staff an opportunity to review the proposed division to ensure compliance with the Land Development Code and to ensure the split is processed in accordance with this section.

Land Development Code, Chapter 45, Article XIII Definitions

For purposes of this Code, the following terms, words, phrases and their derivations, as listed in alphabetical order herein, shall have the meanings contained below, unless the context indicates otherwise. Words or terms not defined have their ordinarily accepted meaning or such meaning as the context may imply.

Aggrieved Person means the Applicant or any Person whose interests will be adversely affected by the decision to a degree that 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 such as airplanes, seaplanes, ultra lights or helicopters, 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 garages are hereby deemed to be "Buildings."

Building Permit means an official document or certificate issued by the County authorizing the commencement of construction of any Structure.

Canal means a natural or manmade portion of submerged lands which connect to a navigable waterway, provide a habitat for protected species, and are permanent in the sense that massive improvements are required to restore canals to unsubmerged lands.

Capital Improvements means land acquisition, site development, equipment or other facilities, used to provide Public Facilities.

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 may 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.

Comprehensive Plan means the Putnam County Comprehensive Plan, adopted pursuant to the "Community Planning Act", Chapter 163.3161 et. seq., Florida Statutes, as amended.

County means Putnam County, Florida.

County Road or *County Road System* means all roads designated as County Roads by F.S. ch. 336, including access easements.

Curb means a concrete or asphalt border forming part of Gutter along the edge of pavement.

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 Family Day Care Home, or the number of adults served exceeds seven.

Defacto Lot Split means a Parcel separated by a street, railway, body of water or a parcel in different ownership and is exempt from Lot Split regulations prescribed in Sections 45-1051 and 45-1052 as long as both lots meet the minimum lot size for the respective zoning district.

Deferred Tax Liability means an amount equal to the difference between the total amount of taxes which would have been due in March in each of the previous years in which the covenant was in effect if the property had been assessed under the provisions of F.S. § 193.011 and the total amount of taxes actually paid in those years when the property was assessed under the provisions of this subsection, plus six percent interest per year on the amount so established.

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, as defined in Article XIII of this Code, from the total acreage of a Parcel of land.

Department means Planning and Development Services.

Developer means any Person undertaking any Development or Subdivision of land.

Use or appearance of any Structure or and, or the dividing of land into three or more Parcels.

Development, also referred to as *Development activity*, means the carrying out of any building activity or mining operation, the making of any material change in the Use or appearance of any Structure or land or other modifications of the natural landscape above and below ground or water on a particular site. It includes the division of land into two or more Parcels, the construction, reconstruction, conversion, Structural Alteration, relocation, or enlargement of any Structure; any mining, excavation, Landfill, or land disturbance; and any Use or extension of the Use of land. Subparagraphs (1) and (2) provide more specific examples of what is and what is not "Development" for purposes of this Code. Reference to particular activities, Uses or operations is not intended to limit the generality of this subsection.

- a. The following activities or Uses shall be taken for the purposes of this act to involve "Development:"
 1. Any construction, reconstruction, Alteration of the size, or material change in the external appearance of a Structure on newly developed or existing Parcels.
 2. A change in the intensity of Use of Land, such as an increase in the number of Dwelling Units in a Structure or on Land or a material increase in the number of businesses, manufacturing establishments, offices, or Dwelling Units in a Structure or on Land.
 3. Alteration of a wetland or the shore or bank of a river, stream, lake, pond, or canal.
 4. Commencement of drilling, except to obtain soil samples, mining, or excavation on a Parcel of land.
 5. Demolition of a Structure.
 6. Deposit of refuse, solid or liquid waste, or fill on a Parcel of land.
 7. Construction, filling, excavating, grading, paving, dredging, mining, drilling or related activities that otherwise significantly disturb the soil of a site.
 8. Building, installing, enlarging, replacing or substantially restoring an Impervious Surface, or water management system, and including the long-term storage of materials.
 9. Subdividing land into two or more Parcels.
 10. Erection of a permanent Sign unless expressly exempted by article VIII of this Code.
 11. Alteration of a historic property for which authorization is required under this Code.
 12. Changing the Use of a site so that the need for parking is increased.
 13. Construction, elimination or Alteration of a Driveway and/or culvert, or other drainage structure, onto a public street, or any Alteration of an existing Driveway connection a roadway to existing property included in subsection (1)

above.

- b. The following operations or Uses shall not be taken for the purpose of this act to involve "Development:"
1. Work by a highway or road agency or railroad company for the maintenance or Improvement of a road or railroad track, if the work is carried out on Land within the boundaries of the Right-of-way.
 2. Work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks or the like.
 3. Work for the maintenance, renewal, Improvement, or Alteration of any Structure, if the work affects only the interior or the color of the Structure or the decoration of the exterior of the Structure, except to the extent that such Alterations are regulated on a Structure designated as historic under article IV of this Code.
 4. The Use of any land for the purpose of growing plants, crops, trees, and other Agricultural or forestry products; raising livestock, or for other Agricultural purposes. Provided, however, that agriculture activities and agriculture related uses that may require a special Use permit or a commercial or industrial zoning shall be considered development. Examples of these types of uses may include commercial feedlots, concentrated dairy farms, rendering plants, livestock auction facilities and saw mills.
 5. A change in Use of Land or Structure from a Use within a class specified in an ordinance or rule to another Use in the same class, unless the original Use is the subject of a special Use permit, a PUD zoning or Development Agreement and the change in Use will represent a deviation from the conditions of the special use permit, the PUD or the Development Agreement.
 6. A change in the ownership or form of ownership of any existing Parcel (i.e. does not involve the division of land into two or more Parcels) or existing Structure.
 7. The creation or termination of riparian rights and private covenants concerning Development of land or other rights in land.
 8. Clearing vegetation without altering the topography of a single Lot or Parcel for purposes of building a single family home. All such clearing shall be in accord with the site design requirements and limitations in article VI of this Code.

Development Agreement means any agreement entered into by the County with any Person having a legal or equitable interest in real property located within its jurisdiction that may include, but is not limited to, Development Agreements created pursuant to article X

of this Code, or an agreement or Development Order pursuant to F.S. ch. 163.3220-163.3243, as may be amended from time to time.

Development Order means an order granting, denying, or granting with conditions an application for approval of a Development project or activity. A distinction is made between Development Order, which encompasses all orders and permits, and three distinct types of Development Orders—Preliminary Development Order, Final Development Order, and Development Permit, which are defined as follows:

- a. *Preliminary Development Order* means any preliminary approval that does not authorize actual construction, mining, or alterations to land and/or structures. A Preliminary Development Order may authorize a change in the allowable Use of Land or a Building, and may include conceptual and conditional approvals where a series of sequential approvals are required before the action authorizes commencement of construction or land Alteration. For purposes of this Code, Preliminary Development Orders include Future Land Use Map amendments, Comprehensive Plan amendments that affect Land Use or Development standards, Conceptual Plan approval, and master plan approval.
- b. *Final Development Order* means the final authorization of a development project; the authorization of which must be granted prior to issuance of a Development Permit as defined for purposes of this Code. The Final Development Order authorizes the project, whereas the Development Permit authorizes specific components of the project, such as building construction, parking lot installation, landscaping, and the like. For purposes of this Code, the Final Development Plan approval is the Final Development Order.
- c. *Development Permit* means, for purposes of this Code, an official County document which authorizes the commencement of construction or land Alteration without need for further application and approval. Development Permits include, but are not limited to: all types of construction permits (plumbing, electrical, foundation, mechanical, and so forth, in addition to the Building Permit itself), grading permits, septic tank permits, sign permits, etc.

Dock or Docking Facility means a fixed or floating Structure within a Water Body, including mooring pilings, tie poles, dolphins, boat lift, and other accessory structures, which has as its purpose the berthing of buoyant vessels or providing access to the water for the use or enjoyment of the Water Body.

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

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.

Fair Share means the cost of Public Facilities needed to serve a proposed Development based on the impact of the Development to the Public Facilities. The Fair Share shall first be determined by the Director of the County Department responsible for maintaining the facilities and set forth in a Final Development Order or a separate Fair Share assessment contract. The property Owner or Developer may provide his own analysis of what should constitute a Fair Share cost, provided that such analysis is based on generally accepted

criteria in this State for Fair Share assessments.

Family Day Care Home shall be as defined in F.S. § 402.302.

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 attached Buildings.

Floor Area Ratio means the ratio of Gross Floor Area of all Buildings on the Lot or Parcel to the total area of the Lot or Parcel.

Frontage means the length of the property line of any one Premises parallel to and along each public Right- of-Way it borders.

Future Land Use Map shall mean the Future Land Use Map series of the Putnam County Comprehensive Plan.

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 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 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 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 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 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.

Gutter means a man-made channel for draining of stormwater at the edge of a pavement.

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 and 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 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. See also Section 45-503(d) for measuring Building or Structure Height.

Highest Adjacent Grade means the highest natural elevation of the ground surface adjacent to the proposed walls of a Structure.

Historic District 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.

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 24 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 [a] 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 F.S. 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.

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.

Level of Service means an indicator of the extent or degree of service provided by or proposed to be provided by a public facility based on and related to the operational characteristics of the public facility.

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.

Lot of record means a lot, which is part of a subdivision, the plat of which has been recorded in the public records of Putnam County, Florida, or any parcel of land described by metes and bounds, the description of which has been recorded in the public records of Putnam County, Florida, provided such lot met the minimum lot requirements of the zoning district in which it was located at the time of recording and was recorded on or before December 19, 1991.

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 F.S. § 553.36.

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 F.S. § 553.36.

Necessary Public Facilities means public facilities that may be required to maintain 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 45-163.

Nonconforming Lot or Parcel is a Lot or Parcel that fails to meet the dimension requirements (i.e. area, width, depth and Frontage) of this Code, but was lawfully created prior to the effective date of this Code or any amendments thereto and has been determined to be vested to the Comprehensive Plan and this Code pursuant to article IX, division 2 of this Code.

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 Treatment and 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.

Open Space means vegetated, pervious surface areas of Land set aside for Parks, Outdoor Recreation, Green Space or viable Agriculture, as these terms are defined herein. *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.

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.

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 circumvent the requirements of this Code, a "Parcel" may be as designated for a particular site by the director.

Park, Outdoor Recreational or Green Space Uses includes boating, fishing, hunting, primitive camping, swimming, horseback riding, and historical, archaeological, scenic, or scientific sites.

Perpetual Covenant means a permanent recorded covenant running with the Land and acts as an encumbrance upon the title. *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.

Present Use means the manner in which the Land is utilized on January 1 of the year in which the assessment is made.

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

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.

Public Facilities means all sanitary sewer, solid waste, drainage, potable water, park, recreation and road facilities described in the Putnam County Comprehensive Plan.

Public Works Department means the Director of Public Works of Putnam County or his designated representative.

Residential Project Fence means a wall or fence erected around a residential subdivision (but not individual lots) or development of five or more Dwelling Units.

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, planning, 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.

Shoreline means the Land or water along the edge of a body of water that is 50 feet upland from the Ordinary High Water Line.

Shoreline Vegetation means vegetation that grows within the Shoreline area; included are terrestrial and aquatic plants associated with wetlands and both emergent (plants growing above the water surface) and non-emergent (vegetation below the water surface).

Sign, for purposes of this Code, a Sign is any illuminated or non-illuminated identification, description, illustration or device which is visible from any public space or is located on private property and exposed to the public and directs attention to a product, service, place, activity, Person, institution, business, cause or solicitation, including any permanently installed or situated merchandise; or any emblem, painting, banner, pennant, placard or Temporary Sign designed to advertise, identify, or convey information, with the exception of window displays and national flags. For purposes of removal, Signs shall also include all sign structures.

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, means an improvement constructed or erected on the ground, attached to something having location on the ground or requiring construction or erection on the ground.

Successor Homeowners Association means an entity established for the purpose of coordinating the collection and expenditure of funds for the maintenance of certain designated Improvements or lands within a subdivision. For the purposes of this subsection, a Successor Homeowners Association may raise funds through the imposition of dues or other fund-raising, but may not charge a fee for the use of lands subject to a covenant.

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 convenience stores, sleeping and shower facilities for drivers, restaurants, snack bars and facilities to repair, wash and maintain commercial trucks and tractor-trailers.

Under Canopy or Marquee Sign means a sign suspended below the ceiling or roof of a canopy or marquee.

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 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 Body is defined to include canals, rivers, lakes, creeks or pond beds and any other permanently or historically water-covered Land that occurs naturally at the intended site, up to the Mean High Water level. Maintained drainage ditches and retention ponds are not considered water bodies.

Wildlife Pets means animals classified as Class I or Class II wildlife as defined by State Law (currently Section 68A-6.002, F.A.C), which are kept as pets and not for breeding or other commercial purposes.

Yard means a required Open Space unoccupied and unobstructed by any Structure or portion of a Structure from 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.

The remainder of the text in this section is unchanged.

1. **Severability:** If any portion of this ordinance is for any reason held or declared to be unconstitutional inoperable or void, such holding shall not affect the remaining portions of this ordinance. If this ordinance, or any portion thereof, shall be held to be inapplicable to a person or circumstance, such holding shall not affect its applicability to any other person, property or circumstance.
2. **Effective Date:** This ordinance shall become effective upon Putnam County's receipt of acknowledgement of filing by the Florida Secretary of State.

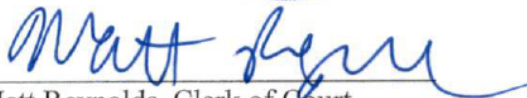
DONE, ORDERED AND ADOPTED by the Putnam County Board of County Commissioners this 22nd day of July 2025.

BOARD OF COUNTY COMMISSIONERS
PUTNAM COUNTY, FLORIDA

By: 
Chair, Board of County Commissioners

ATTEST:




Matt Reynolds, Clerk of Court

Wm. H. H. H.



Wm. H. H. H.