

TABLE 7.02B – FLOOR AREA RATIO AND IMPERVIOUS SURFACE COVERAGE				
FUTURE LAND USE CATEGORIES	Floor Area Ratio Non-Residential	Impervious Surface Coverage Non-Residential	Floor Area Ratio Residential	Impervious Surface Coverage Residential
Urban Service (US)	1:1	85%	0.7:1	50%
Urban Reserve (UR)	0.85:1	80%	0.5:1	50%
Residential Low Density (RL)	0.5:1	70%	0.5:1	50%
Rural Center (RC)	0.7:1	75%	0.5:1	50%
Rural Residential (RR)	0.4:1	70%	0.4:1	40%
Commercial (CR)	1:1	85%	NA	NA
Industrial (IN)	1:1	85%	NA	NA
Mining (MI)	NA	NA	NA	NA
Public Facilities (PF)	0.5:1	70%	NA	NA
Agricultural I (A1)	See Zoning District	85%	0.4:1	50%
Agricultural II (A2)	See Zoning District	85%	0.4:1	50%
Conservation (CN)	NA	10%	NA	10%

For the definition of uses that require a Special Use Permit, or for full text definitions of the provided terms, please consult the Putnam County Land Development Code on the Putnam County Planning and Development Services website at [pds.putnam-fl.com](http://pds.putnam-fl.com).

For additional information on the Putnam County Land Development Code, please visit our website at [www.pds.putnam-fl.com](http://www.pds.putnam-fl.com)



**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:** 10 feet; providing that no setback is required if the developer is constructing two (2) or more buildings in 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 ordinance.

**Maximum Floor Area Ratio:** Refer to the Future Land Use Element of the Putnam County Comprehensive Plan: Goals, Objectives, and Procedures (GOPS)


**Maximum Impervious Surface area:** The Maximum Impervious Surface Area depends on the future land use category of the property. Please reference table 7.02B of the Land Development Code located on this brochure.

**Maximum building height:** 45 feet. Structure may extend as high as 105 feet, subject to increased setbacks.

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

# Commercial, General (C-3)

Putnam County  
 Planning and Development Services  
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Use Categories 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. Overnight Recreation
16. Recreational Vehicle and Boat sales and service
17. Portable Building display and sales
18. Mini-warehouses
19. Hospital
20. Overnight Recreational Park

Use Categories that require a Special Use

Permit to locate in the C-3 District:

1. Education
2. Essential Public Services

Certain Uses that Require a Special Use Permit to locate in the C-3 District:

1. Outdoor Auction
2. Auto body repair shops
3. Group Residential Homes
4. Nursing Homes
5. Assisted Living Facilities
6. Heavy Vehicle sales, rental, and service
7. Flea Market
8. Nightclub
9. Kennel
10. Communication Towers
11. Heavy Equipment sales and service



### 2.02.04 Retail Sales– General

This category includes all uses where the primary activity is the sale of goods to the public. This use category includes the sale of packaged food, sale of non-alcoholic beverages, and the sale of alcoholic beverages for off-site consumption

**Examples:**

- |                      |                 |
|----------------------|-----------------|
| Antique Shop         | Fruit Market    |
| Art Gallery          | Grocery Store   |
| Auto Parts Store     | Hardware Store  |
| Bait and Tackle Shop | Hobby Supplies  |
| Camera Supplies      | Jewelry Store   |
| Convenience Store    | Office Supplies |
| Craft Supplies       | Pet Shop        |
| Drug Store           | Souvenir Shop   |
| Florist              | Toy Store       |
| Vegetable Market     |                 |

### 2.02.05 Retail Sales—Food

This use category includes all uses where the primary activity is the preparation of food to be served to the public for on-site consumption, for take-out by the public, or for delivery to the public.

**Examples:**

- |                  |             |
|------------------|-------------|
| Restaurant       | Candy Store |
| Delicatessen     | Bakery      |
| Ice Cream Parlor |             |

### 2.02.06 Services

This use category includes all uses where the primary activity is the provision of services to the public.

**Examples:**

- |   |                      |
|---|----------------------|
| Banking   | Fitness Center       |
| Hair Stylist  | Palmist and Psychic  |
| Barbers   | Photography Studio   |
| Tattoo Parlor   | Copy Centers         |
| Advertising   | Publishing           |
| Laundry: Retail   | Clinics              |
| Employment Agency                                       | Dance/ Music Studios |
| Funeral Home  |                      |
| Printing of Stationary, Cards, Envelopes, Posters, etc. |                      |
| Veterinary Facilities: Small Animal                     |                      |
| Repair of Appliances, Shoes, Furniture, Clothing, and   |                      |
| Other Non-Automotive Consumer Goods                     |                      |



### 2.02.07 Office

This use category includes all uses where the primary activity is the provision of office space for professional, administrative, or clerical activities. It does not include the retail sales of merchandise related to the office use (i.e. pharmaceutical sales or frames for glasses).

**Examples:**

- |                          |                         |
|--------------------------|-------------------------|
| Physician (not a clinic) | Graphic Artist          |
| Attorney                 | Insurance Agent         |
| Accountant               | Real Estate Agent       |
| Chiropractor             | Model Home              |
| Opticians                | Construction Office (No |
| Architect/ Engineer      | Outdoor Storage)        |