

**R-2 Minimum setback requirements:**

**Front:** 25 feet

**Rear:** 10 feet

**Side:** 10 feet

**Corner side:** 20 feet

**Minimum lot requirements:** 7,500 sqft

**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:** 35%

**Maximum building height:** 35 feet

**Minimum Lot Width:** 75 feet

**R-2 HA Minimum setback requirements:**

**Front:** 25 feet

**Rear:** 10 feet

**Side:** 10 feet

**Corner side:** 20 feet

**Minimum lot requirements:** 21,780 sqft (1/2 acre)

**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:** 35%

**Maximum building height:** 35 feet

**Minimum Lot Width:** 100 feet



*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)



*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.*

## Residential-2 (R-2, R-2HA)



Putnam County  
*Planning and Development Services*

2509 Crill Avenue, Suite 300

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*Use Categories allowed in the R-2 district:*

1. Residential—Single Family
2. Mobile Homes
3. Community Residential Homes having 6 or less residents

*Certain Uses allowed in the R-1 district:*

1. Education
2. Cultural
3. Recreation: Resource-Based
4. Recreation: Activity-Based
5. Essential Public Services
6. Emergency Services

*Use Categories that require a Special Use Permit to locate in the R-1 District:*

1. Golf Course
2. Bed and Breakfast
3. Child Day Care
4. Religious Facility—Less than 10,000 sqft
5. Group Homes having 7 or more residents
6. Wildlife Pets
7. Keeping of a Horse



### 2.02.02 Residential—Single Family

A use that provides dwellings or structures intended for housekeeping for a single family unit as defined by the Florida Building Code, and may, depending on the particular zoning district

**Examples:**

Conventional— Site Built Single-Family	Modular Home
Accessory Dwelling	Mobile Home

### 3.02.13 Community Residential Homes

Community Residential Home shall be defined as a dwelling unit licensed under Ch. 419 F.S. to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for up to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents.

Any such home having six or fewer residents shall be allowed in any residential or agricultural zoning district provided that no such facility may be located closer than 1000 feet from another Community Residential Home having six or fewer residents or 1200 feet from another Community Residential Home regardless of the number of residents.

### 2.02.08 Education

This use category includes all uses where the primary activity is the provision of teaching and classroom facilities.

**Examples:**

Public and Private Schools	Technical Schools
Colleges	Vocational Schools
Business Schools	

### 2.02.20 Recreation: Resource-Based

This category includes public recreational uses that primarily rely on natural resources as the attraction.

**Examples:**

Parks	Beaches
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### 3.02.01 Essential Public Services

This category includes small-scale public facilities and services that are typically and necessarily spread throughout the community. This category does not include structures or uses for commercial activities such as sales of related merchandise or collection of bills in districts in which such activities would otherwise be prohibited.

**Examples:**

Waste Water Treatment Plant	Water Treatment Plant
Natural Gas Pumping Stations	Electrical Substations
Microwave Relay Station	Other Towers

### 2.02.23 Emergency Services

This category includes government activities or government-sponsored activities that are necessary for adequate response to the public in case of emergency.

**Examples:**

County Fire Department	EMS Rescue Units
Volunteer Fire Department	County Emergency Ops



### 2.02.21 Recreation: Activity-Based

This category includes public recreational uses that primarily rely on facilities sports and other active recreational activities as the attraction.

**Examples:**

Ballparks	Boat Ramps
Playgrounds	Public Docks/ Moorings