
Sec. 45-71. Generally.

- (a) This section establishes the Use categories allowed in each zoning district, either by right or by special Use permit. Certain uses have unique characteristics that require the Use to be identified separate from any Use category. Where a certain Use is listed, the regulations as they relate to that certain Use shall apply.
- (b) Article VII of this Code establishes the site design requirements for each zoning district, including setbacks, minimum Lot sizes, Lot widths, maximum Lot coverage, maximum building Heights, minimum road Frontages etc.
- (c) Article III of this Code establishes supplemental Use regulations that may further define conditions that are particular to certain uses allowed in each zoning district.
- (d) Any development proposed to establish an allowed Use in a given zoning district, whether by right or by special Use permit, is subject to development review as provided in article XII of this Code.
- (e) The Use provisions in the various zoning districts are exclusive, and any Use category or specified Land Use not listed as a permitted Use or a Use allowed by special Use permit in the zoning district under this section or elsewhere in this Code shall be prohibited unless otherwise determined by the director. Nothing herein shall alter the director's authority to interpret whether a given Land Use type fits under a Use category as defined and described under article II, division 2 of this Code.
- (f) Uses not specifically listed as allowable by right or special Use permit within a zoning district may be allowable when determined by the director or his/her designee to be:
 - (1) Appropriate by reasonable implication and intent of the district;
 - (2) Similar to other uses explicitly allowable by right or special Use permit; and
 - (3) Not specifically prohibited within the district.

Any determination by the director under this provision may be appealed pursuant to article XII, division 13 of this Code.



Sec. 45-72. Agriculture.

- (a) *Purpose.* The primary purpose of the Agriculture zoning (AG) district is to implement the Agriculture Land Use classification shown on the Putnam County Future Land Use Map. It also serves as a holding zone in certain other future land use categories, such as urban service, urban reserve, rural center and rural residential, which will allow the AG districts and certain Agriculture Uses to remain in place until development more consistent with future land use category are ready to locate.
- (b) *Use categories allowed in the AG district.*
 - (1) Residential—Single family
 - (2) Agriculture: General
 - (3) Recreation: Resource-based
 - (4) Recreation: Activity-based (excluding motor sports facility)
 - (5) Educational
- (c) *Certain uses allowed in the AG district.*
 - (1) Artificial ponds that are five acres or less in size
 - (2) Livestock, residential

-
- (3) Mobile Home
 - (4) Religious facility (less than 10,000 square feet of Gross Floor Area) on a "minor collector" or higher roadway functional classification
 - (5) Community residential homes having six or less residents
 - (d) *Use categories that require a special Use permit to locate in an AG district.*
 - (1) Agriculture: Intensive
 - (2) Commercial: Agriculture-related
 - (3) Essential public services
 - (4) Emergency services
 - (e) *Certain uses that require a special Use permit to locate in an AG district.*
 - (1) Bed and breakfast
 - (2) Child and adult day care
 - (3) Group home having seven or more residents
 - (4) Religious facility (equal to or greater than 10,000 square feet of Gross Floor Area)
 - (5) Religious facility (less than 10,000 square feet of Gross Floor Area) on a County Road that is not a "minor collector" or higher roadway functional classification
 - (6) Migrant farm labor camp, which shall be defined herein as provided in F.S. § 381.008
 - (7) Borrow areas greater than one-eighth of an acre
 - (8) Kennel
 - (9) Raising, breeding and/or grooming of Household Pets or exotic animals other than livestock or Poultry
 - (10) Communication tower
 - (11) Cemeteries
 - (12) Aircraft landing facility, private
 - (13) Outdoor shooting range, paintball, or archery range
 - (14) Land application of treated septage and residuals from waste water treatment plants in accordance with chapter 18, article VI, Putnam County Code
 - (15) Construction trades
 - (16) Golf course
 - (17) Primitive campground
 - (18) Wildlife Pets
 - (19) Construction and demolition debris (CDD) and land Clearing debris (LCD) Landfills

Sec. 45-73. Agriculture estate (AE).

- (a) *Purpose.* The purpose of the Agriculture estate zoning district is to implement the Agriculture Land Use classification shown on the Putnam County Future Land Use Map.
- (b) *Use categories allowed in the AE district.*