

**PUTNAM COUNTY ORDINANCE 2024 - 024**

**AN ORDINANCE OF PUTNAM COUNTY, FLORIDA, AMENDING PORTIONS OF ARTICLE 2 AND ARTICLE 3 OF THE LAND DEVELOPMENT CODE FOR UNINCORPORATED PUTNAM COUNTY (ORDINANCE 2024-12); AMENDING THE ZONING REGULATIONS GOVERNING SOLAR FARMS; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. (CASE # LDC24-000001)**

**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 November 13, 2024; and

**WHEREAS**, the Board of County Commissioners has held two hearings on this matter as prescribed by law; 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 2 Use Categories, Section 45-58-Agriculture: Intensive**

**Sec. 45-58. Agriculture: Intensive.**

- (a) This category includes all agricultural uses requiring a waste disposal permit from the Florida Department of Environmental Protection.
- (b) Examples:
  - Feedlots
  - High intensity dairies, hog farms, and poultry farms
  - Solar farms (Solar Energy Production and Solar Generation Stations)

**Land Development Code, Chapter 45, Article II Permitted Uses, Division 2 Use Categories, Section 45-59-Commercial: Agriculture-related**

**Sec. 45-59. Commercial: Agriculture-related.**

- (a) This category includes commercial uses directly related to agricultural production.
- (b) Examples:

Livestock auction  
Feed store  
Saw mill (where wood is from trees grown on the site of the saw mill)  
Slaughterhouse (where animals to be slaughtered are pastured on the site of the slaughterhouse)  
Veterinary facilities: Large or small animal  
Riding academy  
Airstrip for crop dusting  
Solar farms (Solar Energy Production and Solar Generation Stations)

**Land Development Code, Chapter 45, Article II Permitted Uses, Division 3 Uses Allowed  
Within Zoning Districts, Section 45-72-Agriculture**

**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
- (6) Solar farms (Solar Energy Production and Solar Generation Stations)

(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

**Land Development Code, Chapter 45, Article II Permitted Uses, Division 3 Uses Allowed Within Zoning Districts, Section 45-73- Agriculture Estate**

**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.*
  - (1) Residential—Single family. Except that allowed housing types shall be limited to site-built and modular detached single-family housing. Mobile Homes are prohibited.
  - (2) Agriculture—General
  - (3) Recreation: Resource-based
  - (4) Recreation: Activity-based
- (c) *Certain uses allowed in the AE district.*
  - (1) Artificial ponds, one acres or less in size
  - (2) Livestock, residential
  - (3) Solar farms (Solar Energy Production and Solar Generation Stations)
- (d) *Use categories that require a special use permit to locate in the AE district.*
  - (1) Essential public services
  - (2) Emergency services
- (e) *Certain uses that require a special use permit to locate in the AE district.*
  - (1) Bed and breakfast
  - (2) Religious facility
  - (3) Artificial ponds, more than one acre in size



- (4) Communication tower
- (5) Wildlife pets

**Land Development Code, Chapter 45, Article III Supplemental Use Regulations, Division 2  
Supplemental Standards, Section 45-201 Solar Farms; 45-202; 45-203; 45-204; 45-211**

**Sec. 45-201. Solar Farms (Solar Energy Production and Solar Generation Stations)**

The following provisions are intended to comply with Section 163.3205, Florida Statutes. Solar Facilities are permitted in all agricultural zoning districts and buffer and landscape requirements may not exceed the requirements of other facilities permitted in agricultural land use categories and zoning districts.

(a) Definition. A solar farm (Solar Energy Production and Solar Generation Stations) shall be defined as a production facility for electric power which uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed primarily offsite. A solar facility consists principally of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components. A solar facility may include accessory administration or data/maintenance buildings, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures.

(b) Standards.

- (1) Ground-mounted fixed-panel photovoltaic Solar Farms shall be considered an allowable use in Agriculture Intensive, Commercial Agriculture-related, Agriculture and Agriculture Estate.
- (2) Setbacks for solar panels shall be as follows: Front – 25 feet, side – 10 feet and rear – 10 feet.
- (3) There shall be a ten (10) foot landscape buffer with 75% opacity, within 36 months after planting adjacent to residential use or zoning.
- (4) Solar farms which increase all corresponding setbacks by increments of 10 feet may increase the allowed impervious surface by increments of 5% of the development of the site.
- (5) In addition to increased setback values, increasing the width of the vegetated buffer by increments of 10 feet may also allow an increase in impervious surface by 5%.
- (6) Internal pathways shall adhere to access width requirements established by the NFPA.

With the addition of section of 45-201, the following section numbers will need to change.

**Sec. 45-201~~2~~. Solid waste facilities.**

**Sec. 45-20~~23~~. Vehicular repair and vehicular service.**

**Secs. 45-20~~34~~—45-21~~011~~. Reserved.**

*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 10th day of December, 2024.

BOARD OF COUNTY COMMISSIONERS  
PUTNAM COUNTY, FLORIDA

By: 



ATTEST:



Matt Reynolds, Clerk of Court