

ARTICLE 600
“C-1” SUBURBAN COMMERCIAL DISTRICT

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600.01 PURPOSE

It is the intent of the C-1 Suburban Commercial District to provide for retail businesses and services that serve primarily the residents of suburban areas of the County. This district shall allow convenience and personal service establishments generally compatible, through proper site planning, with residential uses. By limiting the number of uses and intensity of development, the surrounding residential and commercial property values shall be enhanced by protecting them from excessive levels of noise, lighting, or other nuisances.

600.02 PERMITTED PRINCIPAL USES

Principal uses shall be limited to the following:

- A. Agriculture.
- B. Animal Veterinarian Clinic.
- C. Animal Veterinarian Hospital.
- D. Assembly Hall.
- E. Bed and Breakfast Establishment.
- F. Business or Professional Office.
- G. Child Care Center; see *Article 1700*.
- H. Club.
- I. Commercial Entertainment; Excluding Sexually Oriented Businesses; see *Article 1700*.
- J. Commercial Greenhouse.
- K. Commercial Recreational or Sports Facility.
- L. Duplex Dwelling.
- M. EDHO.
- N. Educational Institution.
- O. Family Restaurant.
- P. Farm Supplies Sales.
- Q. Fast Food Restaurant.
- R. Financial Institution.

- S. Funeral Home.
- T. Golf Course.
- U. Group Home.
- V. Kennel; see *Article 1700*.
- W. Lease Community.
- X. Medical Cannabis Dispensary; Limited to 20,000 square feet in floor area. (Amended 09-30-21)
- Y. Medical Cannabis Grower. (Amended 09-30-21)
- Z. Medical Cannabis Laboratory. (Amended 09-30-21)
- AA. Medical Cannabis Processor. (Amended 09-30-21)
- BB. Medical or Dental Clinic.
- CC. Mixed Uses.
- DD. Multi-Family Dwelling.
- EE. Multi-Tenant Development.
- FF. Nursing Home; see *Article 1700*.
- GG. Personal Services.
- HH. Professional Services.
- II. Public and Institutional Buildings.
- JJ. Public and Private Parks.
- KK. Public Utility Building.
- LL. Religious Place of Worship.
- MM. Restaurant; see *Article 1700*
- NN. Retail Business; Limited to 20,000 square feet in floor area.
- OO. Single Family Dwelling; Class A and B; see *Article 1700*.
- PP. Townhouse.

600.03 PERMITTED ACCESSORY USES

The following uses shall be permitted as accessory to a principal use:

- A. Agriculture.
- B. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.
- C. Detached Garage, Carport, Storage Building.
- D. Drive Through.
- E. Home Occupation; see *Article 1700*.

- F. Private Recreational Facility.
- G. Private Swimming Pool.
- H. Satellite Dish.
- I. Signs.

600.04 SPECIAL PERMIT USES

The following uses shall be permitted as regulated by *Article 1100* - Special Permit Uses:

- A. Automobile Repair, Including Body, and Paint Work.
- B. Automobile Service Station.
- C. Automobile Washing or Detailing
- D. Cemetery.
- E. Communication Tower; see *Article 1700*.
- F. Community Event Sign.
- G. Contractor and Building Supplies.
- H. Crematory
- I. Helipad or Heliport; see *Article 1700*.
- J. Light Manufacturing.
- K. Limousine Service.
- L. Medical Cannabis Dispensary; over 20,000 square feet in size. (Amended 09-30-21)
- M. Oil and Gas Operation, Exploration and Production; see *Article 1700*.
- N. Personal Storage Unit
- O. Recreational Vehicle (RV) Park.
- P. Retail Business; over 20,000 square feet in size.
- Q. Pawnshops: *as defined in Article 1700.17Q*. (Amended 09-30-21)

600.05 DEVELOPMENT STANDARDS

- A. Property Development Standards

The following development standards shall apply to properties located within the “C-1” Suburban Commercial District.

“C-1” Suburban Commercial District	
Minimum Lot Area	<ul style="list-style-type: none"> ▪ 6,600 square feet for single family dwelling. ▪ 4,500 square feet per dwelling unit for duplex dwelling; 9,000 square feet total. ▪ 3,300 square feet per dwelling unit for townhouse; maximum 10 dwelling units per acre. ▪ 2,000 square feet per dwelling unit for multi-family dwellings; maximum 16 dwelling units per acre. ▪ None for non-residential uses.
Minimum Lot Width at Building Setback Line	<ul style="list-style-type: none"> ▪ 60 feet for single family dwelling. ▪ 45 feet per dwelling unit for duplex; 90 feet total. ▪ 60 feet for non-residential uses.
Maximum Lot Coverage	<ul style="list-style-type: none"> ▪ 80% Impervious Surface Coverage
Maximum Height	<ul style="list-style-type: none"> ▪ 50 feet for principal structures (Excluding Agricultural Structures). ▪ 50 feet for accessory structures (Excluding Agricultural Structures).
Minimum Front Yard Setback	<ul style="list-style-type: none"> ▪ 20 Feet ▪ For a commercial use abutting a commercial use: if there are multiple frontages, then one (1) shall be the primary frontage with a setback of 20 feet, and the remainder shall be secondary frontage(s) with setback(s) of 10 feet. The Planning Officer shall determine the primary and secondary frontages.
Minimum Side Yard Setback	<ul style="list-style-type: none"> ▪ 5 Feet Principal Use* ▪ When a commercial use abuts a residential use, an additional 5 feet for each story over one story shall be provided. ▪ 5 Feet Accessory Use ▪ 0 Feet for a Commercial Use Abutting a Commercial Use. ▪ 25 Feet if a multi-family or lease community is abutting an R-1 district. ▪ If there is no access to the rear of the property by a public right-of-way, at least one side setback shall be a minimum of ten (10) feet for emergency access.
Minimum Rear Yard Setback	<ul style="list-style-type: none"> ▪ 20 Feet Principal Use ▪ 5 Feet Accessory Use

B. Modification of Side/Rear Setback Requirements

If the distance from the exterior wall to the property line is less than setback requirements, the applicant must show evidence of a maintenance easement from adjacent property owner(s) or if the structure shall be built on the property line, an attachment easement shall be obtained from adjacent property owner(s). For such a waiver, the alignment of the structure shall also be considered.

C. Minimum Off-Street Parking and Loading Standards

Article 1200 shall regulate minimum off-street parking and loading standards.

D. Landscaping and Screening Requirements

Article 1300 shall regulate landscaping and screening requirements.

E. Signage

Article 1400 shall regulate signage.

F. Open Space

Open space shall be required as an integral part of the multi-family and lease community development. Open space shall not include any impervious surfaces.

In a multi-family development for multi-family dwellings and townhouses, twenty percent (20%) of the parcel, not including the required yard setbacks, shall be dedicated as open space as part of the multi-family development and shall be maintained by the developer/owner/homeowner's association and shall be accessible to all residents of the development.

In a lease community for single-family and duplex dwellings, ten percent (10%) of the parcel, not including the required yard setbacks, shall be dedicated as open space as part of the lease community development and shall be maintained by the developer/owner/homeowner's association and shall be accessible to all residents of the development. A lease community with ten (10) or less single-family or five or less duplex dwellings shall be exempt from the open space requirement.

G. Substantial Expansion

Substantial expansion of an existing building or structure may trigger the site plan review process as established in Section 1150.02

600.06 STORM DRAINAGE MANAGEMENT *(Amended 10-11-22)*

1. Private Property owners are responsible for storm drainage flowing through their property.
2. Putnam County does not maintain drainage utility easements (including culverts, concrete channels, retention walls, retention ponds, detention ponds, etc.) located on privately owned property.
3. Private drainage and erosion issues, as well as ground water issues (i.e., natural springs), are the responsibility of the private property owner (and/or any applicable homeowner's association or maintenance association). Putnam County is not responsible for ensuring proper drainage on privately owned property. In general, the easement holder (property owner) has the duty to maintain the easement. This includes public drainage utility easements located on private property.
4. Driveways, and their associated culverts, bridges, or other appurtenances, that cross public drainage systems (i.e., ditches or streams) are also the private property owner's responsibility.
5. Drainage directed from gutters, French drains, downspouts, swimming pools, retention walls, or other private systems to neighboring properties is a civil matter between the private property owners. Moreover, private property owners that place obstructions, or fail to maintain property within public drainage easements (i.e., structures, sheds, buildings, curbs, retaining walls) may be subject to civil action from adjacent property owners.

