ARTICLE 300
"R-C" RURAL COUNTY DISTRICT

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300.01 PURPOSE

It is the intent of the "R-C" Rural County District to permit for a mix of residential, commercial, and industrial uses in the most rural parts of the County subject to zoning.

300.02 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. Attached Apartment Dwelling.

F. Automobile Repair; Including Body and Paint Work.

G. Automobile Sales and Service of Vehicles, Boats, and Recreational Vehicles.

H. Automobile Service Station.

I. Automobile Washing or Detailing.

J. Bed and Breakfast Establishment.

K. Business or Professional Office.

L. Child Care Center; see *Article 1700.*

M. Club.

N. Commercial Entertainment; Excluding Sexually Oriented Businesses; see *Article 1700.*

O. Commercial Greenhouse.

P. Commercial Recreational or Sports Facility.

Q. Commercial Stable.

R. Communication Tower; see *Article 1700.*

S. Contractor and Building Supplies.

T. Duplex Dwelling.

U. EDHO; see *Article 1700.*

V. Educational Institution.

W. Family Restaurant.

X. Farm Supplies.

Y. Fast Food Restaurant.

Z. Financial Institution.

AA. Funeral Home.

BB. Golf Course.

CC. Group Home.

DD. Hotel/Motel.

EE. Hospital.

FF. Kennel; see *Article 1700.*

GG. Lease Community; see *Article 1700.*

HH. Light Manufacturing.

II. Medical Cannabis Grower (Amended 09-30-21)

JJ. Medical Cannabis Laboratory (Amended 09-30-21)

KK. Medical Cannabis Processor (Amended 09-30-21)

LL. Medical or Dental Clinic.

MM. Mixed Uses.

NN. Multi-Family Dwelling.

OO. Multi Tenant Development.

PP. Nursing Home; see *Article 1700.*

QQ. Personal Services.

RR. Personal Storage Facility.

SS. Professional Services.

TT. Public and Institutional Buildings.

UU. Public and Private Parks.

VV. Public Utility Building.

WW. Religious Place of Worship.

XX. Research and Development Laboratory.

YY. Restaurant.

ZZ. Retail Business.

AAA. Single Family Dwelling; Class A, B and C; see *Article 1700*.

BBB. Truck Stop.

CCC. Truck Terminal.

DDD. Warehousing.

300.03 PERMITTED ACCESSORY USES

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

A. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.

B. Detached Garage, Carport, Storage Building.

C. Drive Through Facility.

D. Home Occupation; see *Article 1700.*

E. Private Recreational Facility.

F. Private Swimming Pool.

G. Satellite Dish.

H. Signs.

300.04 SPECIAL PERMIT USES

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

A. Airport.

B. Cemetery.

C. Detached Apartment Dwelling.

D. Heavy Manufacturing.

E. Helipad or Heliport; see *Article 1700.*

F. Non-Commercial Stable.

G. Oil and Gas Operation, Exploration and Production; see *Article 1700.*

H. Quarry.

I. Recreational Vehicle (RV) Park.

J. Salvage Yard.

K. Tavern or Bar.

300.05 DEVELOPMENT STANDARDS

A. Property Development Standards

The following development standards shall apply to properties located within the "R-C" Rural County District.

"R-C" Rural County	
Minimum Lot Area	▪ None
Minimum Lot Width at Building Setback Line	▪ None
Maximum Lot Coverage	▪ None
Maximum Height	▪ None
Minimum Front Yard Setback	▪ 30 Feet
Minimum Side Yard Setback	▪ 10 Feet Principal Use ▪ 5 Feet Accessory Use
Minimum Rear Yard Setback	▪ 20 Feet Principal Use ▪ 30 Feet for lots used for livestock agriculture ▪ 5 Feet Accessory Use
Minimum Distance Between Multiple Principal Structures on Lot	▪ 15 Feet

B. Minimum Off-Street Parking and Loading Standards

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

C. Landscaping and Screening Requirements

Article 1300 shall regulate landscaping and screening requirements.

D. Signage

Article 1400 shall regulate signage.

E. Substandard Lots

Lots of record existing prior to the adoption of this Zoning Ordinance shall not be subject to the minimum lot area or minimum lot frontage requirements of this district.

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.

300.06 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.