

SPECIAL DISTRICT S-4 LANARK VILLAGE DISTRICT

Whereas, Lanark Village is a unique retirement oriented community, formed in a large part from structures constructed as a part of Camp Gordon Johnson during World War II, possess a character and identity of unique quality which should be retained, and which calls for special regulations for the area, in order to meet the needs of this community, this ordinance is accordingly enacted.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, FLORIDA, that the following special zoning regulations shall apply and are adopted for the following lots and blocks within the R-2 area of Lanark Village.

<u>UNIT NO.</u>	<u>BLOCK NO</u>	<u>LOT NUMBERS</u>
1	1	2 through 33, inclusive
1	3	4 through 51, inclusive
1	4	1 through 48, inclusive
1	5	1 through 32, inclusive
1	6	3 through 14, inclusive
1	6	17 through 28, inclusive
1	6	30 through 41, inclusive
1	6	43 through 66, inclusive
1	8	4 through 11, inclusive
1	8	14 through 19, inclusive
1	8	21 through 36, inclusive
1	8	38 through 43, inclusive
1	8	46 through 51, inclusive
1	9	3 through 46, inclusive
1	10	6 through 29, inclusive
1	10	2A through 2D, inclusive
1	10	3A through 3D, inclusive
1	10	4A through 4D, inclusive
1	10	5A through 5D, inclusive
1	11	6 through 26, inclusive
2	13	2 through 16, inclusive
3	14	1 through 24, inclusive

1. No structure shall be erected or placed at any site or position so as to cover, block or obstruct buried pipes or water, sewer or utilities. Bathroom windows may not be blocked, enclosed or obstructed by any structure.
2. Carports shall not be erected closer than three feet to any property line, and may be erected only at the rear or sides of the dwelling units. All carports shall be permanent type construction.

3. No auxiliary or storage buildings shall be erected higher than seven feet, and shall be erected only at the rear of the primary structure.
4. Public pedestrian sidewalks shall not be blocked or obstructed by any structure, nor used as parking areas for vehicles, trailers, or portable structures.
5. The maximum number of stories permitted shall be 1 story only, which may not be enlarged vertically above the roof line of sixteen feet above the ground floor or slab.
6. No structure facing a court shall be extended beyond eleven feet from original walls, nor closer than ten feet to the property line.
7. No extension of rear wall shall be extended beyond eight feet from original walls, nor closer than five feet to the property line.
8. No extension from side walls of any structure shall be permitted greater than eleven feet from original walls, nor nearer than four feet from the property line.
9. No extension shall be permitted from walls facing streets greater than eleven feet from the original structure, nor nearer than four feet from the property line.
10. Fences shall be subject to the same limitations as are provided herein for building extensions, and shall be no higher than five feet, and must be not less than 50% permeable to light and air. No advertising signs or displays shall be permitted, except that one sign, not to exceed six square feet in area, may be displayed for the sale of real property upon which it is displayed. No illuminated signs shall be permitted.
11. Except as specifically modified or changed in this Section, all provisions of the Franklin County Zoning Code shall apply in the same manner as throughout the County.