

40 acre tract North 80 degrees 37 minutes West 1096.75 feet to an iron pipe, the southwest corner of said 40 acre tract; thence as the west line of said 40 acre tract North 2 degrees 51 minutes West 587.60 feet to an iron pipe and North 17 degrees 00 minutes East 1140.40 feet to the center of SR 1227; thence as the center of SR 1227 South 66 degrees 36 minutes East 149.72 feet; thence South 17 degrees 37 minutes West 120 feet to an iron pipe; thence South 66 degrees 59 minutes East 243.00 feet to an iron pipe in the east line of said 40 acre tract; thence as the east line of said 40 acre tract South 27 degrees 23 minutes West 292.10 feet to an iron pipe and South 23 degrees 53 minutes East 1452 feet to the BEGINNING, containing 24.65 acres.

TO HAVE AND TO HOLD the above described lands and

-Josh Holder-

RA-30

919-356-0447

- A. The structure shall be built to the HUD code for manufactured homes.
- B. The structure shall have an a-pitched roof that is covered with material commonly used in standard residential roofing construction. Said material shall be installed properly and be consistent in appearance.
- C. The structure shall have underpinning consisting of a brick curtain wall or have galvanized metal sheeting, ABS, or PVC plastic color skirting with interlocking edges, installed around the perimeter of the home. Skirting shall be consistent in appearance, in good condition, continuous, permanent, and unpierced except for ventilation and access.
- D. The tongue or towing device shall be removed or landscaped.

RA-30 Zoning District

All requirements or conditions shall be met prior to issuance of a Certificate of Occupancy (CO) for the home. In cases where the requirements listed herein cannot be met, the applicant(s) may apply for a Special Use permit.

- A. The structure shall be built to the HUD code for manufactured homes.
- B. When located on the site, the longest axis of the unit shall be parallel to the lot frontage.
- C. The structure shall have an a-pitched roof that is covered with material commonly used in standard residential roofing construction. Said material shall be installed properly and be consistent in appearance.
- D. The structure shall have masonry underpinning that is continuous, permanent, and unpierced except for ventilation and access.
- E. The exterior siding shall consist predominantly of vinyl, aluminum, wood or hardboard; and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction. Said exterior siding shall be in good condition, complete, and not damaged or loose.
- 149.72' F. The minimum lot size shall be one (1) acre excluding any street right-of-way and the minimum lot frontage shall be 150 feet as measured at the right-of-way line or along an easement whichever applies, except on the bulb of a cul-de-sac where a minimum of 40 feet is acceptable.
- G. The tongue or towing device shall be removed.

3.2 Multifamily Residential

3.2.1 Multifamily Residential Development: General Regulations

The following regulations shall apply to all Apartment Development, Condominium Development, Duplex Development, Multifamily Development (other), and Townhome Development.

- A. Multifamily residential development shall be permitted in Rural Center, Employment Mixed Use and Compact Mixed Use Land Use Classifications, and shall require a Special Use permit in all other Land Use Classifications.
- B. Residential density shall not exceed nine (9) dwelling units per acre unless otherwise allowed by this Ordinance.
- C. A minimum of 15 percent (15%) of the tract shall be set aside for recreational open space unless otherwise allowed by this Ordinance. Of the total set aside five percent (5%) of the area shall be developed for improved recreational open space. This area shall be installed and maintained by the developer until ownership of the recreational open space area is transferred to the Homeowners' Association, if applicable. In cases where no Homeowners' Association is created,