

**Ordinance: 804 ZC 761**  
**Effective 3/6/18**

**Z-23-17 – Litchford Road**, east side, north of its intersection with Lemuel Drive, being Wake County PIN 1717882715, approximately 8.53 acres of a 12 acre parcel rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: January 2, 2018

1. The following principal uses listed In UDO section 6.1.4. “Allowed Principal Use Table” shall be prohibited: cemetery, telecommunication tower, golf course, outdoor sports or entertainment facility.
2. The maximum residential density shall not exceed 8 units per acre.
3. Dwelling units shall be located within a “Detached House” or “Townhouse” building type.
4. Buildings constructed upon the property shall not exceed thirty nine (39) feet in height.
5. There shall be a principal building setback of at least 50 feet as measured from the property's common boundary line with Lots 49 through 56, Inclusive, as shown on plat recorded in Book of Maps 1992, Page 1173 for The Harps Mill Subdivision.
6. There shall be a principal building setback of at least fifty (50) feet as measured from the property's common boundary line with lots 46 through 48, Inclusive, as shown on plat recorded In Book of Maps 1993, Page 123 for the Harps Mill Subdivision.
7. There shall be a principal building setback of at least 50 feet as measured from the property's common boundary line with Lots 9 and 10 as shown on Plat recorded In Book of Maps 1996, Page 1073 for The Point at Lemuel Subdivision.
8. The façades of buildings constructed upon the Property shall consist of brick, stone, manufactured stone, simulated stone, fiber cement siding, wood, and/or wood/vinyl trim material. Vinyl siding shall be prohibited.
9. No more than six dwelling units shall be attached within a single Townhouse building.
10. Each dwelling unit shall have at least a one-car garage and no dwelling unit shall have larger than a two car garage.
11. Each dwelling unit shall have a pitched roof with a minimum pitch of at least 6:12.
12. Each dwelling unit shall be at least 2,000 square feet in total floor area. For each dwelling unit, up to 240 square feet of a garage may count toward meeting the minimum 2,000 square feet of total floor area,