

Sec. 17-67(a) **R20 – Low Density Residential District.** The R20 District is intended to encourage the continuance of agricultural activities as well as to insure that residential development of appropriate intensities that are consonant with the suitability of land, accessibility to major activity centers, and transportation systems, and are compatible with surrounding development, will occur at appropriate density to provide a healthful environment.

(1) [Permitted uses.] The following uses are permitted as a principal use:

- a. Single-family dwellings
- b. Two-family dwellings (duplex).
- c. Individual mobile homes with the following conditions:
 1. No mobile home that has a manufactured more than ten (10) years from the date of the application for moving can be moved into the Town of Selma's jurisdiction.
 2. All mobile homes that are moved to a parcel, or lot, within the R20 District shall meet the following standards:
 - a. Each mobile home must have exterior siding that is either painted or stained wood such as board-and-batten, or board-on-board, masonite, simulated stucco, residential grade aluminum, or vinyl lap siding. All siding shall be in good condition, complete, not damaged or loose;
 - b. Each mobile home shall either have a brick curtain wall, ABS plastic color skirting with interlocking edges (keylocked) or PVC painted metal color skirting installed around the perimeter of the home. Skirting shall be attractive and in good condition, not pierced, and shall be laid-up in an attractive, workmanlike manner;
 - c. Each mobile home having a painted exterior shall have the exterior paint in good condition, not peeling or any rust showing through;
 - d. Each mobile home shall have all windows and doors intact and in working condition;
 - e. Each mobile home shall have in place permanent steps, meeting North Carolina Building Code; and
 - f. All repairs made to the exterior of a mobile home shall be made to be consistent with the "original intent or integrity" of the mobile home when that mobile home was built. (For example, if repairs are made to the siding, materials close to, or consistent with, the original shall be used).
 - g. All conditions listed in subsection (a)(1)b. of this section shall be complied with before a certificate of occupancy and compliance is issued for the mobile home.
 - h. All single-wide mobile homes and single-wide manufactured homes shall have a minimum lot size of one (1) acre.
- d. Agricultural and farm uses.
- e. Ambulance services.

- f. Animal services (other)
- g. Fish Hatchery
- h. Forestry
- i. Horticultural specialties
- j. Soil preparation and crop services
- k. Accessory buildings or structures.
- l. Cemeteries.
- m. Churches and other formal places of worship and their rectories, parsonages, convents, education and recreation buildings.
- n. Colleges, universities, kindergartens/child day care, elementary, and schools.
- o. Country, tennis, swimming, and boating clubs.
- p. Golf courses.
- q. Government offices.
- r. Home occupations.
- s. Planned unit developments.
- t. Public safety facilities, parks, playgrounds, and community centers.
- u. Public works and public utilities facilities, such as distribution lines, transformer stations, transmission lines and towers, electric substations, water tanks and towers and telephone stations.
- v. Radio and TV stations.

- (2) *Special uses.* The following uses are allowed upon approval of a special use permit by the town council:
- a. Light manufacturing conducted entirely within a building and uses that do not produce excessive noise, dust or odor.
 - b. In-home day care facilities.
 - c. Resident businesses

- (3) *Minimum building setback requirements.* The minimum building/parking lot setback shall be as follows:
- a. Front yard--Twenty-five (25) feet.
 - b. Side yard--Ten (10) feet, with an additional 5 feet required for corner lots.
 - c. Rear yard--Twenty-five (25) feet.

- (4) *Minimum lot size.* The minimum allowable lot sizes are as follows:
- a. Single family dwellings - 20,000 square feet, not to exceed 2 units per acre;
 - b. Duplex dwellings – 25,000 square feet;
 - c. Mobile homes and all other uses – 1 acre.

- (5) *Maximum building height requirements.* The maximum height for a structure shall be forty (40) feet.

Adopted by Selma Town Council 13 October 2009.