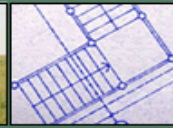




Jordan Company
Investment & Commercial Real Estate



Available
BANK OWNED
Two Residential Lots
Toco Hills – North Druid Hills – Decatur
DeKalb County, Georgia



Presented By:
The Jordan Company
Michael Canady
4200 Northside Parkway, Bldg 3, Suite A
Atlanta, Georgia 30327
(404) 237 – 2900

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LOCATION: The Subject Property is located on the edges of the high-end North Druid Hills, Decatur, and Toco Hills submarkets in unincorporated DeKalb County and is located off Houston Mill Road near Clifton Road. The subject property is located approximately .8 miles North of Emory University and the Center for Disease Control, approximately 3.3 miles North of Decatur, and approximately 7 miles Northeast of Downtown Atlanta.

DESCRIPTION: Two (2) developed residential lots approximately 100'W x 120'D.

Development Status: 11 of 15 home sites have been sold and built upon. 4 lots remain vacant, one of which has a poured foundation (not included in this offer). Available lots have significant topography leading to building pad.

ZONING: R-100 (Attached)

ACCESS: Ingress, egress off Houston Mill Road.

PROPERTY

TAXES: \$7,376.56 (estimated based on current rates)

SCHOOLS: **Elementary:** Briar Vista Elementary School
Middle: Shamrock Middle School
High School: Druid Hills High School

ASKING

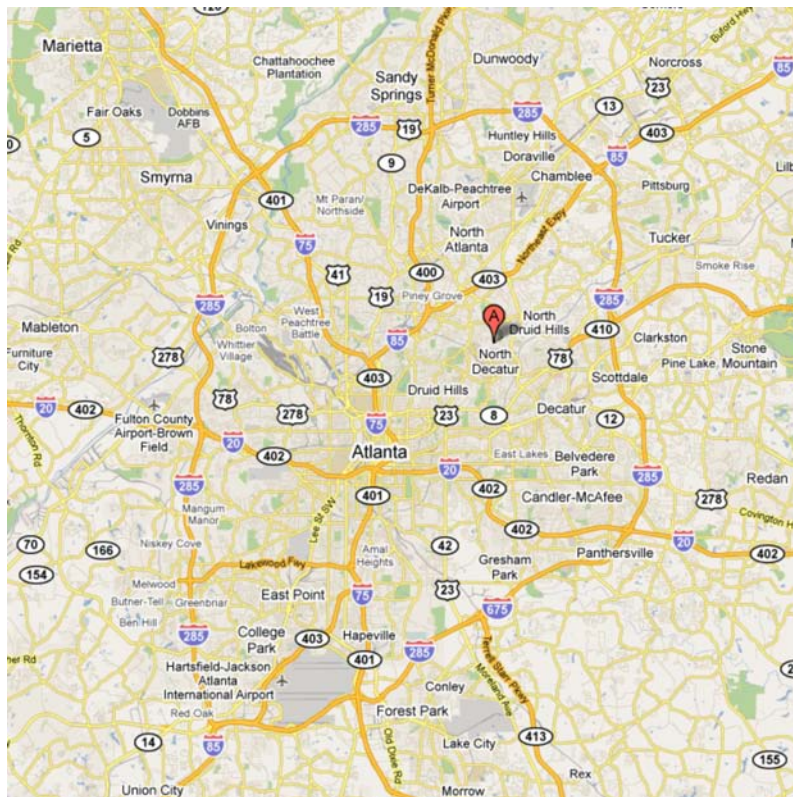
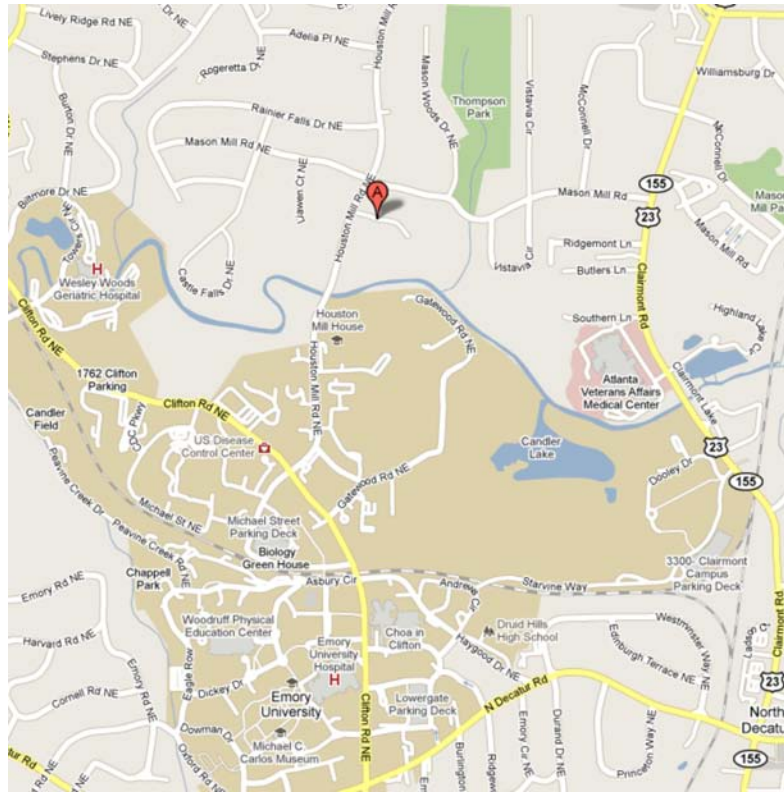
PRICE: \$240,000

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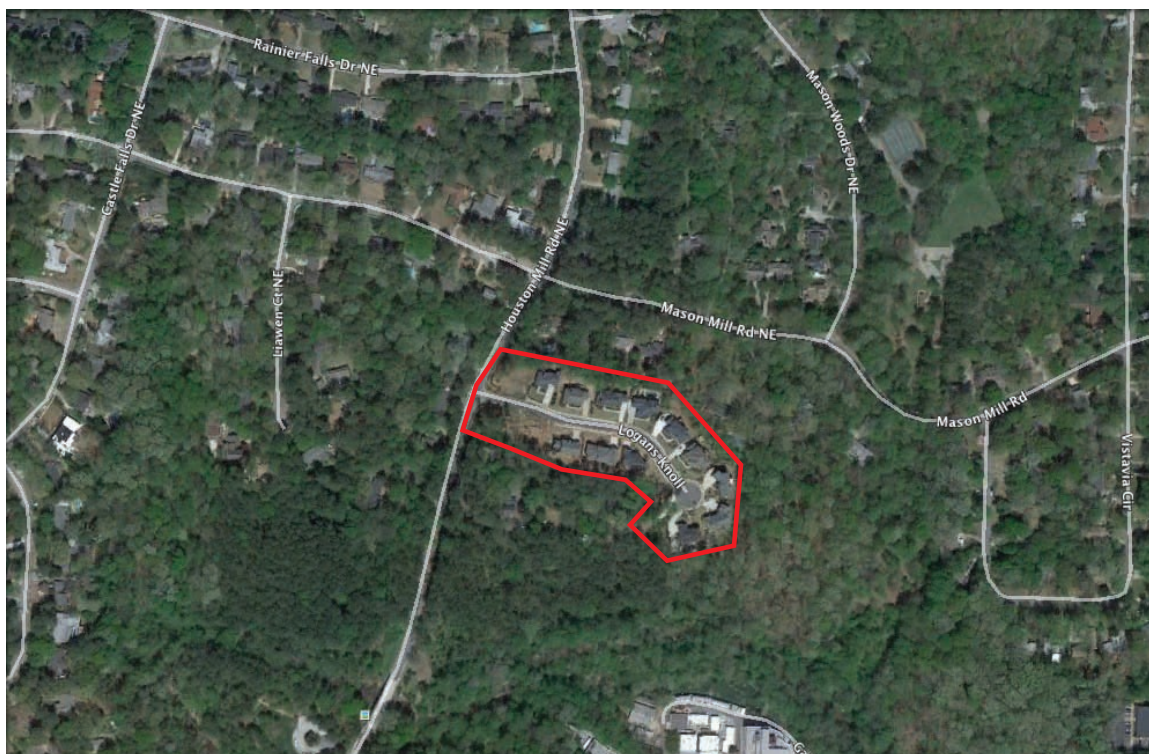
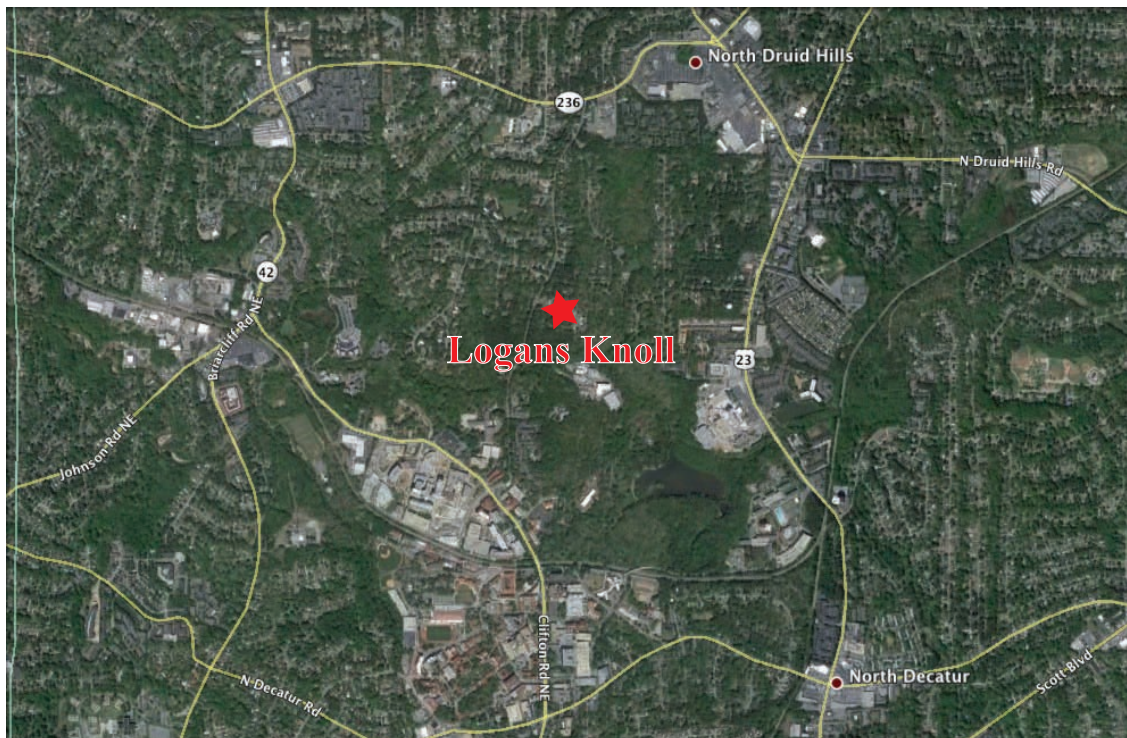


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Entrance, looking south onto Houston Mill



Looking up to lot 15 (above retaining wall), and to lot 14 (foundation)

The information contained herein is derived from a variety of sources including the owner, public records and other sources the Jordan Company deems to be reliable. The Jordan Company has no reason to doubt, but does not guarantee the accuracy of this information.



Looking down to lot 15 (beyond foundation)



Looking down on lot 1, and also retaining wall on lot 2 (as referenced in text)

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Looking up at lot 1



Typical house

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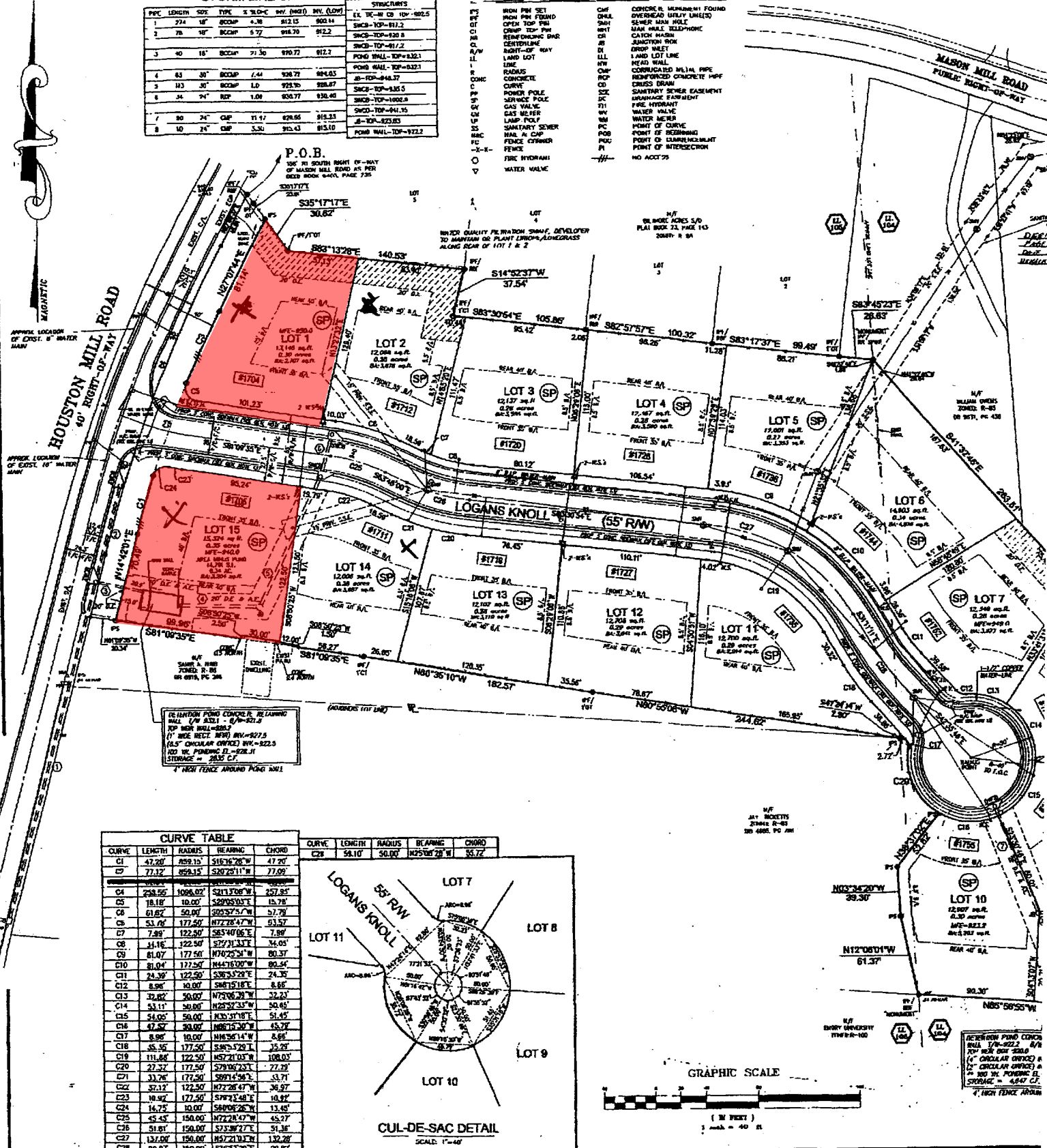
Typical house and streetscape



Typical house

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POC	STRUCTURE	SIZE	TYPE	IS 32-BIT	HW (MIPS)	HW (LOW)
1	274	18"	BCOMP	4.78	912.15	900.44
2	78	18"	BCOMP	5.77	916.78	912.2
3	40	18"	BCOMP	7.1	919.77	912.2
4	63	30"	BCOMP	1.44	936.77	904.65
5	113	30"	BCOMP	1.0	929.95	904.87
6	34	24"	REP	1.08	930.77	936.43
7	80	24"	CMF	11.1	926.85	915.33
8	80	24"	CMF	5.53	915.43	915.10
9	11	30"	CMF	1.44	936.77	904.65
10	113	30"	CMF	1.0	929.95	904.87
11	34	24"	REP	1.08	930.77	936.43
12	80	24"	CMF	11.1	926.85	915.33
13	80	24"	CMF	5.53	915.43	915.10
14	11	30"	CMF	1.44	936.77	904.65
15	113	30"	CMF	1.0	929.95	904.87
16	34	24"	REP	1.08	930.77	936.43
17	80	24"	CMF	11.1	926.85	915.33
18	80	24"	CMF	5.53	915.43	915.10
19	11	30"	CMF	1.44	936.77	904.65
20	113	30"	CMF	1.0	929.95	904.87
21	34	24"	REP	1.08	930.77	936.43
22	80	24"	CMF	11.1	926.85	915.33
23	80	24"	CMF	5.53	915.43	915.10
24	11	30"	CMF	1.44	936.77	904.65
25	113	30"	CMF	1.0	929.95	904.87
26	34	24"	REP	1.08	930.77	936.43
27	80	24"	CMF	11.1	926.85	915.33
28	80	24"	CMF	5.53	915.43	915.10
29	11	30"	CMF	1.44	936.77	904.65
30	113	30"	CMF	1.0	929.95	904.87
31	34	24"	REP	1.08	930.77	936.43
32	80	24"	CMF	11.1	926.85	915.33
33	80	24"	CMF	5.53	915.43	915.10
34	11	30"	CMF	1.44	936.77	904.65
35	113	30"	CMF	1.0	929.95	904.87
36	34	24"	REP	1.08	930.77	936.43
37	80	24"	CMF	11.1	926.85	915.33
38	80	24"	CMF	5.53	915.43	915.10
39	11	30"	CMF	1.44	936.77	904.65
40	113	30"	CMF	1.0	929.95	904.87
41	34	24"	REP	1.08	930.77	936.43
42	80	24"	CMF	11.1	926.85	915.33
43	80	24"	CMF	5.53	915.43	915.10
44	11	30"	CMF	1.44	936.77	904.65
45	113	30"	CMF	1.0	929.95	904.87
46	34	24"	REP	1.08	930.77	936.43
47	80	24"	CMF	11.1	926.85	915.33
48	80	24"	CMF	5.53	915.43	915.10
49	11	30"	CMF	1.44	936.77	904.65
50	113	30"	CMF	1.0	929.95	904.87
51	34	24"	REP	1.08	930.77	936.43
52	80	24"	CMF	11.1	926.85	915.33
53	80	24"	CMF	5.53	915.43	915.10
54	11	30"	CMF	1.44	936.77	904.65
55	113	30"	CMF	1.0	929.95	904.87
56	34					

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Demographics

Population	1-mi.	3-mi.	5-mi.
2009 Male Population	4,844	50,523	183,281
2009 Female Population	6,145	53,739	174,700
% 2009 Male Population	44.08%	48.46%	51.20%
% 2009 Female Population	55.92%	51.54%	48.80%
2009 Total Adult Population	10,136	88,317	298,323
2009 Total Daytime Population	14,495	129,724	431,667
2009 Total Daytime Work Population	9,154	79,981	269,174
2009 Median Age Total Population	33	33	33
2009 Median Age Adult Population	35	37	37
2009 Age 0-5	358	6,687	24,392
2009 Age 6-13	299	6,329	23,887
2009 Age 14-17	195	2,929	11,379
2009 Age 18-20	908	5,045	14,317
2009 Age 21-24	1,745	9,258	29,183
2009 Age 25-29	1,215	11,809	43,815
2009 Age 30-34	1,043	11,316	43,426
2009 Age 35-39	742	9,655	35,094
2009 Age 40-44	651	8,051	28,404
2009 Age 45-49	620	7,068	23,738
2009 Age 50-54	498	5,941	19,947
2009 Age 55-59	403	4,126	14,985
2009 Age 60-64	276	2,869	10,822
2009 Age 65-69	251	2,506	8,402
2009 Age 70-74	313	2,568	7,280
2009 Age 75-79	490	2,858	6,975
2009 Age 80-84	478	2,492	5,683
2009 Age 85+	503	2,755	6,251
% 2009 Age 0-5	3.26%	6.41%	6.81%
% 2009 Age 6-13	2.72%	6.07%	6.67%
% 2009 Age 14-17	1.77%	2.81%	3.18%
% 2009 Age 18-20	8.26%	4.84%	4.00%
% 2009 Age 21-24	15.88%	8.88%	8.15%
% 2009 Age 25-29	11.06%	11.33%	12.24%
% 2009 Age 30-34	9.49%	10.85%	12.13%
% 2009 Age 35-39	6.75%	9.26%	9.80%
% 2009 Age 40-44	5.92%	7.72%	7.93%
% 2009 Age 45-49	5.64%	6.78%	6.63%
% 2009 Age 50-54	4.53%	5.70%	5.57%
% 2009 Age 55-59	3.67%	3.96%	4.19%
% 2009 Age 60-64	2.51%	2.75%	3.02%
% 2009 Age 65-69	2.28%	2.40%	2.35%
% 2009 Age 70-74	2.85%	2.46%	2.03%

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% 2009 Age 75-79	4.46%	2.74%	1.95%
% 2009 Age 80-84	4.35%	2.39%	1.59%
% 2009 Age 85+	4.58%	2.64%	1.75%
2009 White Population	8,966	79,881	209,496
2009 Black Population	696	10,870	101,124
2009 Asian/Hawaiian/Pacific Islander	978	6,454	17,827
2009 American Indian/Alaska Native	23	369	1,494
2009 Other Population (Incl 2+ Races)	326	6,687	28,041
2009 Hispanic Population	525	12,053	44,844
2009 Non-Hispanic Population	10,463	92,208	313,137
% 2009 White Population	81.59%	76.62%	58.52%
% 2009 Black Population	6.33%	10.43%	28.25%
% 2009 Asian/Hawaiian/Pacific Islander	8.90%	6.19%	4.98%
% 2009 American Indian/Alaska Native	0.21%	0.35%	0.42%
% 2009 Other Population (Incl 2+ Races)	2.97%	6.41%	7.83%
% 2009 Hispanic Population	4.78%	11.56%	12.53%
% 2009 Non-Hispanic Population	95.22%	88.44%	87.47%
2000 Non-Hispanic White	8,240	71,246	172,652
2000 Non-Hispanic Black	670	10,491	94,292
2000 Non-Hispanic Amer Indian/Alaska Native	10	287	874
2000 Non-Hispanic Asian	845	5,029	14,002
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	29	154
2000 Non-Hispanic Some Other Race	27	221	803
2000 Non-Hispanic Two or More Races	190	1,461	7,036
% 2000 Non-Hispanic White	82.55%	80.26%	59.57%
% 2000 Non-Hispanic Black	6.71%	11.82%	32.54%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.10%	0.32%	0.30%
% 2000 Non-Hispanic Asian	8.47%	5.67%	4.83%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.03%	0.05%
% 2000 Non-Hispanic Some Other Race	0.27%	0.25%	0.28%
% 2000 Non-Hispanic Two or More Races	1.90%	1.65%	2.43%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	10,989	104,262	357,981
2009 Total Households	5,566	48,211	161,381
Population Change 1990-2009	1,477	21,749	84,348
Household Change 1990-2009	908	9,908	37,081
% Population Change 1990-2009	15.53%	26.36%	30.83%
% Household Change 1990-2009	19.49%	25.87%	29.83%
Population Change 2000-2009	593	7,626	37,572
Household Change 2000-2009	405	4,089	18,252
% Population Change 2000-2009	5.70%	7.89%	11.73%
% Households Change 2000-2009	7.85%	9.27%	12.75%

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Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	5,479	46,171	154,836
2000 Occupied Housing Units	5,131	44,119	143,199
2000 Owner Occupied Housing Units	2,236	22,805	64,678
2000 Renter Occupied Housing Units	2,896	21,314	78,521
2000 Vacant Housing Units	348	2,051	11,637
% 2000 Occupied Housing Units	93.65%	95.56%	92.48%
% 2000 Owner Occupied Housing Units	40.80%	49.39%	41.77%
% 2000 Renter Occupied Housing Units	52.85%	46.16%	50.71%
% 2000 Vacant Housing Units	6.35%	4.44%	7.52%
Income	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$58,787	\$67,046	\$59,386
2009 Per Capita Income	\$43,114	\$45,326	\$40,648
2009 Average Household Income	\$85,120	\$98,023	\$90,168
2009 Household Income < \$10,000	282	2,446	8,932
2009 Household Income \$10,000-\$14,999	220	1,799	5,956
2009 Household Income \$15,000-\$19,999	267	1,534	6,184
2009 Household Income \$20,000-\$24,999	285	1,619	6,500
2009 Household Income \$25,000-\$29,999	149	1,430	6,514
2009 Household Income \$30,000-\$34,999	186	1,745	7,316
2009 Household Income \$35,000-\$39,999	264	1,759	6,930
2009 Household Income \$40,000-\$44,999	203	1,977	7,839
2009 Household Income \$45,000-\$49,999	354	2,193	8,920
2009 Household Income \$50,000-\$59,999	652	4,639	16,618
2009 Household Income \$60,000-\$74,999	785	6,311	21,231
2009 Household Income \$75,000-\$99,999	887	8,671	27,730
2009 Household Income \$100,000-\$124,999	388	4,378	11,445
2009 Household Income \$125,000-\$149,999	325	3,175	7,625
2009 Household Income \$150,000-\$199,999	154	2,351	5,093
2009 Household Income \$200,000-\$249,999	56	670	1,785
2009 Household Income \$250,000-\$499,999	106	1,457	4,586
2009 Household Income \$500,000+	3	58	176
2009 Household Income \$200,000+	166	2,185	6,547
% 2009 Household Income < \$10,000	5.07%	5.07%	5.53%
% 2009 Household Income \$10,000-\$14,999	3.95%	3.73%	3.69%
% 2009 Household Income \$15,000-\$19,999	4.80%	3.18%	3.83%
% 2009 Household Income \$20,000-\$24,999	5.12%	3.36%	4.03%
% 2009 Household Income \$25,000-\$29,999	2.68%	2.97%	4.04%
% 2009 Household Income \$30,000-\$34,999	3.34%	3.62%	4.53%
% 2009 Household Income \$35,000-\$39,999	4.74%	3.65%	4.29%
% 2009 Household Income \$40,000-\$44,999	3.65%	4.10%	4.86%
% 2009 Household Income \$45,000-\$49,999	6.36%	4.55%	5.53%
% 2009 Household Income \$50,000-\$59,999	11.71%	9.62%	10.30%

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% 2009 Household Income \$60,000-\$74,999	14.10%	13.09%	13.16%
% 2009 Household Income \$75,000-\$99,999	15.94%	17.99%	17.18%
% 2009 Household Income \$100,000-\$124,999	6.97%	9.08%	7.09%
% 2009 Household Income \$125,000-\$149,999	5.84%	6.59%	4.72%
% 2009 Household Income \$150,000-\$199,999	2.77%	4.88%	3.16%
% 2009 Household Income \$200,000-\$249,999	1.01%	1.39%	1.11%
% 2009 Household Income \$250,000-\$499,999	1.90%	3.02%	2.84%
% 2009 Household Income \$500,000+	0.05%	0.12%	0.11%
% 2009 Household Income \$200,000+	2.98%	4.53%	4.06%

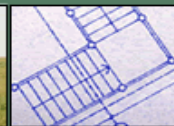
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$2,702,458	\$24,947,235	\$77,099,449
2009 Jewelry Stores	\$2,045,495	\$18,082,215	\$56,661,858
2009 Mens Clothing Stores	\$3,936,828	\$35,827,692	\$112,136,886
2009 Shoe Stores	\$3,640,296	\$33,936,200	\$105,386,444
2009 Womens Clothing Stores	\$6,893,669	\$61,008,810	\$194,545,660
2009 Automobile Dealers	\$49,807,176	\$417,564,812	\$1,351,097,683
2009 Automotive Parts/Acc/Repair Stores	\$5,990,627	\$52,560,646	\$166,820,216
2009 Other Motor Vehicle Dealers	\$1,783,585	\$16,509,978	\$51,380,081
2009 Tire Dealers	\$1,637,113	\$14,045,297	\$44,755,419
2009 Hardware Stores	\$770,279	\$10,928,300	\$29,683,164
2009 Home Centers	\$4,810,682	\$44,696,364	\$141,826,738
2009 Nursery/Garden Centers	\$1,737,601	\$14,862,821	\$47,289,815
2009 Outdoor Power Equipment Stores	\$634,206	\$4,657,520	\$16,111,130
2009 Paint/Wallpaper Stores	\$189,331	\$1,573,154	\$5,213,806
2009 Appliance/TV/Other Electronics Stores	\$4,549,620	\$41,278,295	\$128,798,304
2009 Camera/Photographic Supplies Stores	\$751,037	\$6,773,853	\$21,345,090
2009 Computer/Software Stores	\$2,269,927	\$19,719,966	\$63,392,037
2009 Beer/Wine/Liquor Stores	\$2,895,243	\$27,045,898	\$83,417,785
2009 Convenience/Specialty Food Stores	\$6,706,015	\$65,502,008	\$180,802,117
2009 Restaurant Expenditures	\$33,067,530	\$340,933,411	\$903,001,356
2009 Supermarkets/Other Grocery excl Conv	\$32,732,749	\$293,321,337	\$927,465,060
2009 Furniture Stores	\$4,719,801	\$41,610,469	\$131,876,080
2009 Home Furnishings Stores	\$2,958,291	\$28,411,285	\$86,759,426
2009 Gen Merch/Appliance/Furniture Stores	\$41,552,993	\$372,130,592	\$1,173,837,981
2009 Gasoline Stations w/ Convenience Stores	\$26,669,305	\$254,255,296	\$767,375,681
2009 Other Gasoline Stations	\$19,963,293	\$188,753,293	\$586,573,566
2009 Department Stores excl Leased Depts	\$46,102,613	\$413,408,897	\$1,302,636,292
2009 General Merchandise Stores	\$36,833,190	\$330,520,127	\$1,041,961,896
2009 Other Health/Personal Care Stores	\$3,158,129	\$26,800,784	\$86,577,339
2009 Pharmacies/Drug Stores	\$15,781,255	\$139,923,361	\$444,418,984
2009 Pet/Pet Supplies Stores	\$2,233,054	\$19,993,723	\$63,642,333
2009 Book/Periodical/Music Stores	\$645,134	\$5,860,370	\$19,021,057
2009 Hobby/Toy/Game Stores	\$950,511	\$6,082,235	\$23,510,388
2009 Musical Instrument/Supplies Stores	\$436,908	\$3,755,781	\$12,012,993

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2009 Sewing/Needlework/Piece Goods Stores	\$128,245	\$1,260,197	\$3,922,062
2009 Sporting Goods Stores	\$2,441,905	\$27,920,282	\$78,452,170
2009 Video Tape Stores - Retail	\$380,740	\$3,379,791	\$10,671,856

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Zoning

DIVISION 5. - R-100 (SINGLE-FAMILY RESIDENTIAL) DISTRICT

Sec. 27-141. - Scope of provisions.

The provisions contained within this section are the regulations of the R-100 (Single-family Residential) District.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-142. - Statement of purpose and intent.

The purpose and intent of the board of commissioners in establishing the R-100 (Single-family Residential) District is as follows:

- (a) To provide for the protection of neighborhoods within the county where lots have a minimum area of fifteen thousand (15,000) square feet;
- (b) To provide for infill development in neighborhoods having fifteen thousand (15,000) square foot lots in a manner compatible with existing development;
- (c) To assure that the uses and structures authorized in the R-100 (Single-family Residential) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-143. - Principal uses and structures.

The following principal uses of land and structures shall be authorized in the R-100 (Single-family Residential) District:

- (a) Detached single-family dwelling.
- (b) Personal care home, family.
- (c) Personal care home, registered.
- (d) Agriculture uses as follows:
 - (1) Keeping of pigeons (see section 5-17).
 - (2) Livestock.
 - (3) Riding stable.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-144. - Accessory uses, buildings and structures.

Accessory uses, buildings and structures shall be located within the rear yard. Accessory buildings and structures shall not exceed twenty (20) feet in height or the height of the principal structure, whichever is less, and shall comply with the requirements of section 27-731. The following



accessory uses of land and buildings and structures shall be authorized in the R-100 (Single-family Residential) District:

- (a) Accessory uses and buildings and structures incidental to any authorized principal use, including the following and similar uses:
 - (1) Garages for parking of automobiles.
 - (2) Storage buildings.
 - (3) Swimming pools.
 - (4) Tennis courts and other play and recreation areas.
- (b) Signs in accordance with the provisions of this chapter and Chapter 21.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-145. - Special permits.

The following uses and structures shall be authorized only by permits of the type indicated:

- (a) Special administrative permit from director of public works:
 - (1) Home occupation involving no customer contact and no employee other than a person residing on the premises.
- (b) Special exception permit from the zoning board of appeals:
 - (1) Utility structure necessary for the transmission or distribution of service.
- (c) Special land use permit from board of commissioners:
 - (1) Adult day care facility.
 - (2) Amateur radio service antenna exceeding seventy (70) feet.
 - (3) Cemetery, columbarium, or mausoleum.
 - (4) Child day care facility.
 - (5) Convent or monastery.
 - (6) Home occupation involving any customer contact.
 - (7) Home stay bed and breakfast residence.
 - (8) Neighborhood recreation club.
 - (9) Place of worship.
 - (10) Private elementary, middle and high school.
- (11) Congregate personal care homes, provided they are located on a contiguous tract of land which contains at least twenty-five (25) acres.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 08-13, pt. I, 7-22-08)

Sec. 27-146. - Lot width; lot area; setbacks.

The following requirements shall apply to all lots and structures in the R-100 (Single-family Residential) District:

- (a) *Lot width:* All lots shall have at least one hundred (100) feet of frontage as measured along the public street frontage, except that lots fronting on the cul-de-sac of a street shall



have at least thirty-five (35) feet of frontage as measured along the public street and shall have at least one hundred (100) feet of frontage as measured at the required front yard building setback line.

- (b) *Minimum lot area:* Fifteen thousand (15,000) square feet.
- (c) *Minimum yard adjacent to public street:*
 - (1) *From major thoroughfares:* Fifty (50) feet.
 - (2) *From minor thoroughfares:* Forty (40) feet.
 - (3) *From collector streets:* Thirty-five (35) feet.
 - (4) *From other streets:* Thirty-five (35) feet.
- (d) *Interior side yard setbacks:* Ten (10) feet.
- (e) *Rear yard:* Forty (40) feet.

(Ord. No. 99-11, Pt. 1, 4-13-99; Ord. No. 99-43, § IV, 8-24-99)

Sec. 27-147. - Height of buildings and structures.

No building or structure shall exceed a height of thirty-five (35) feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-148. - Floor area of dwelling.

The floor area of each dwelling shall be no less than two thousand (2,000) square feet.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-149. - Lot coverage.

The lot coverage of each lot shall not exceed thirty-five (35) percent.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-150. - Off-street parking requirement.

Off-street parking requirements for uses and structures authorized and permitted in the R-100 (Single-family Residential) District are as follows:

- (a) *Detached single-family dwelling:* Four (4) spaces.
- (b) *Personal care home, family:* Four (4) spaces.
- (c) *Personal care home, registered:* Four (4) spaces.
- (d) *Adult day care facility:* Four (4) spaces.
- (e) *Child day care facility:* Four (4) spaces.
- (f) *Convent or monastery:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.
- (g) *Neighborhood recreation club:* One (1) space for each five (5) club members but in no case less than ten (10) spaces.



- (h) *Place of worship:* One (1) space for each three (3) seats in the largest assembly room used for public worship, or, where fixed seats are not utilized, one (1) space for each twenty-five (25) square feet of floor space in the largest assembly room used for public worship.
- (i) *Private elementary, middle and high school:*
 - (1) *Elementary and middle school:* Two (2) spaces for each classroom.
 - (2) *High school:* Five (5) spaces for each classroom.
- (j) *Other uses:* One (1) space for each two hundred (200) square feet of floor area within the principal structure.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-151. - Landscaping requirement.

Each lot shall provide and shall maintain trees and plant material as is required in Chapter 14.

(Ord. No. 99-11, Pt. 1, 4-13-99)

Sec. 27-152. - Noise limitations.

All uses authorized and permitted within this district shall operate in compliance with the noise limitation requirements contained in section 27-762 of this chapter.

(Ord. No. 14-02, Pt. 1(III), 12-20-01; Ord. No. 20-02, Pt. I, 4-9-02)