

AN ORDINANCE TO REVISE DENSITY REQUIREMENTS WITHIN ARTICLE 6 OF THE *UNIFIED DEVELOPMENT ORDINANCE (TC1200012)*

WHEREAS, the Durham Board of County Commissioners received an application from Horvath Associates to amend certain provisions in the *Unified Development Ordinance (UDO)* regarding density; and

WHEREAS, it is the objective of the Durham Board of County Commissioners to have the UDO promote regulatory efficiency and consistency and the health, safety, and general welfare of the community;

NOW, THEREFORE, be it ordained that Article 6, District Intensity Standards, of the *Unified Development Ordinance* is amended to make the following changes set forth in the strikethroughs and underlining below:

PART 1

Sec. 6.3 Residential Suburban (RS) Development Intensity

[Paragraphs and portions of tables not listed remain unchanged]

6.3.1 Development Standards

A. Dimensional Standards

1. All residential development in the RS Districts shall meet the standards in the table below. For illustrations, lot dimensions, and required yards for each housing type, see Sec. 7.1, Housing Types.

Dimensional Standard	RS-20		RS-10		RS-8		RS-M		Max. With Development Plan (See paragraph 3.5.6)
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max. Without Development Plan	
Residential Density (units per acre)	---	2.0	---	3.5 <u>4.0</u>	---	5.0	---	<u>8.0</u>	10.5 <u>18.0</u>

6.3.3 Residential Density

B. RS-M District Major Roadway Density Bonus

An increase in the maximum residential density of one unit per acre is allowed for all parcels in the RS-M District, or as authorized elsewhere within the Ordinance, if at least one of the following conditions is met:

1. Parcels maintain at least 500 feet of frontage on a major thoroughfare that is not a full or limited control of access facility.

2. Parcels maintain at least 500 feet of frontage on a service road for a full or limited control of access facility, and the development utilizes the service road for at least one access point pursuant to paragraph 12.2.4, External Access Required.

~~All parcels with at least 500 feet of frontage on a major thoroughfare that is not a full or limited control access facility, in the RS-M District shall be eligible for an increase in maximum residential density of one unit per acre.~~

Sec. 6.4 Residential Urban (RU) Development Intensity

[Paragraphs and portions of tables not listed remain unchanged]

6.4.1 Development Standards

A. Dimensional Standards

1. All residential development in the RU districts shall meet the standards in the table below. For illustrations, lot dimensions, and required yards for each housing type, see Sec. 7.1, Housing Types.

Dimensional Standard	RU-5		RU-5(2)		Min.	RU-M	
	Min.	Max.	Min.	Max.		Max. without a Development Plan	Max. with a Development Plan (see paragraph 3.5.6)
Residential Density (units per acre)							
Project Under 4 Acres	---	7.48.0	---	7.48.0	---	12.0	17.520.0
Project 4 Acres or Greater	6.0	8.78.0	6.0	8.78.0	8.0	12.0	17.520.0

Sec. 6.5 Residential Compact (RC) Development Intensity

[Paragraphs not listed remain unchanged]

6.5.1 Development Standards

A. Dimensional Standards

1. All residential development in the RC District shall meet the standards in the table below. For illustrations, lot dimensions, and required yards for each housing type, see Sec. 7.1, Housing Types.

Dimensional Standard	RC	
	Min.	Max.
Residential Density (units per acre)		
Core Area	12.0	52.553.0
Support Area	6.0	17.520.0

Sec. 6.10 Nonresidential District Development Intensity

[Paragraphs not listed remain unchanged]

6.10.2 Residential Development in Nonresidential Districts

B. Residential Density

1. The residential density shall be based only on that portion of the tract dedicated to the residential use; and the maximum residential density (shown as units per acre) allowed shall be as shown in the table below:

District	Rural	Suburban	Urban	Compact
CI	---	---	14 ^{1,2}	14 ^{1,2}
CN	0.2	8.78 ^{1,3}	10.511 ^{1,2}	14 ^{1,2}
OI	---	10.511 ^{1,3}	14 ^{1,2}	17.518 ^{1,2}
CG	0.2	10.511 ^{1,3}	14 ^{1,2}	17.518 ^{1,2}

¹ Density can be increased through use of the Sec. 6.6, Affordable Housing Density Bonus.

² Density can be increased through use of the options available under paragraph 6.4.3, Residential Density.

³ For multifamily development, density can be increased through use of paragraph 6.3.3B, RS-M District Major Roadway Density Bonus.

Sec. 6.11 Planned Districts

[Paragraphs not listed remain unchanged]

6.11.5 Commercial Center (CC)

D. Density

1. Within the Suburban Tier, the maximum density shall be ~~12-11~~ units per acre.
2. Within the Urban Tier, the maximum density shall be ~~16-14~~ units per acre.
3. Within the Compact Neighborhood Tier, the maximum density shall be ~~17-518~~ units per acre.

Sec. 6.12 Design Districts

[Paragraphs not listed remain unchanged]

6.12.4 Compact Design (CD) District

A. Site Design Standards

3. Residential Density

- a. Residential density in the CD district shall be in accordance with the following table:

Sub-districts	Residential Density	
	Min. (units/acre)	Max. (units/acre)
CD-C	22	60
CD-S1	16	52.553
CD-S2	8.79	20
CD-P	16	52.553

PART 2

That the *Unified Development Ordinance* shall be renumbered as necessary to accommodate these changes and clarifications.

PART 3

That this amendment of the *Unified Development Ordinance* shall become effective upon adoption.