

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE ESTABLISHING
A NEW ZONING DISTRICT TITLED SCIENCE RESEARCH PARK-CENTER (SRP-C) (TC1400006)**

WHEREAS, the Durham County Board of Commissioners wishes to amend certain provisions in the *Unified Development Ordinance* (UDO) regarding the establishment of a new zoning district titled “Science Research Park-Center (SRP-C)”; and

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

NOW, THEREFORE, be it ordained that Article 3, Applications and Permits; Article 4, Zoning Districts; Article 5, Use Regulations; Article 6, District Intensity Standards; Article 8, Environmental Protection; Article 9, Landscaping and Buffering; and Article 11, Signs, of the *Unified Development Ordinance* are amended to make the following changes set forth in the strikethroughs and underlining below:

PART 1

Sec. 3.9 Special Use Permit

[Paragraphs not listed remain unchanged]

3.9.10 Transportation Special Use Permit

B. Exemptions

5. (County Only) Projects within the SRP-C District.

Sec. 3.11 Common and Way-Finding Signage Plans

[Paragraphs not listed remain unchanged]

3.11.1 General

A. A common signage plan is required for all signs for one or more buildings or businesses within a unified development complex, as demonstrated through a development plan or approved site plan(s), even if the property is subdivided and has various owners.

4. Common signage plans are not required in UC, UC-2, and Design districts and in a local Historic Districts Overlay. (County Only) Common signage plans are not required in the SRP-C District.

B. A way-finding signage plan is required to allow signs pursuant to paragraph 11.6.2A.8, Way-Finding Signs.

4. (County Only) Way-finding signage plans are not required in the SRP-C District.

Sec. 4.1 General

[Paragraphs not listed remain unchanged]

4.1.1 Establishment of Districts

A. The following zoning districts are hereby established, and are intended to implement the Comprehensive Plan. Each district is only appropriate in development tiers where it effectively implements the plan, as set forth below.

		Development Tier					
Symbol	District	Rural	Suburban	Urban	Compact Neighborhood	Downtown	Former Districts
Nonresidential Districts							
CI	Commercial Infill			✓	✓		--NEW--
CN	Commercial Neighborhood	✓	✓	✓	✓		NC
OI	Office and Institutional	✓	✓	✓	✓		O&I-1, O&I-2
CG	Commercial General	✓	✓	✓	✓		GC
SRP	Science Research Park		✓				RSCH, RAD
SRP-C	Science Research Park-Center		✓				--NEW-- (County Only)
IL	Industrial Light		✓	✓	✓		I-2, CT
I	Industrial	✓	✓	✓			I-3

Sec. 4.3 Nonresidential District Intent Statements

[Paragraphs not listed remain unchanged]

4.3.5 Science Research Park (SRP); Science Research Park-Center (SRP-C) (County Only)

The SRP District is established to provide an area for business and scientific research and development, for training, and for production of prototype products, plans or designs in a low-density, open, campus-like setting. The purpose of such production is limited to research, development or evaluation of the merits of those products, plans or designs. The district is intended to accommodate research facilities, pilot plants, prototype production facilities and other manufacturing operations that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process. Offices and support services are allowed.

The SRP District is used to implement the Comprehensive Plan within those areas shown as the Suburban Tier.

(County Only) The SRP-C District is established to allow for the continued growth and development of science research parks which serve as economic drivers for Durham County and the larger region. Development in the SRP-C District shall be designed for a mix of integrated, compatible uses built at moderate-to-high intensities. The concentration of activities in the district shall be supported by access to open space and amenities that encourage biking, transit use, and pedestrian activity. To create architectural variety and visual interest, the intent of the district regulations is to allow for design flexibility.

The SRP-C District is designed for use on sites within science research parks that have access to major thoroughfares and are shown as commercial nodes in the Comprehensive Plan.

The SRP-C District is used to implement the Comprehensive Plan within those areas shown as the Suburban Tier.

Sec. 5.1 Use Table
5.1.2 Use Table

		RESIDENTIAL						NONRESIDENTIAL						PLANNED					DESIGN				
USE CATEGORY	SPECIFIC USE	RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP-C ³	IL	I	PDR	UC	CC	IP	MU	DD	CD	NOTES:
AGRICULTURAL USES (City Only)																							
Agriculture	All agriculture, except as listed below	L	L																				5.3.1A
	Apiculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Commercial crop production	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1A
	Forestry	L	L	L	L	L	L	L	L	L	L	L		L	L	L	L	L	L	L		L	5.3.1B
RESIDENTIAL USES																							
Household Living	Single-family	L	L	L	L	L	L		L							‡				‡	L	L	6.2.1, 6.3.2, 6.4.2, 6.5.2, 6.10.2, 6.11.3, 6.11.7, 6.12, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.6
	Two-family			L	L	L	L									‡				‡	L	L	6.3.2, 6.4.2, 6.5.2, 6.12, 7.1.7
	Multifamily			L	L	L	L	L	L	L	L	L	L			‡		‡L		‡	L	L	6.3.2, 6.4.2, 6.5.2, 6.10.2, 6.11.3, 6.11.5, 6.11.7, 6.12, 7.1.8, 7.1.9, 7.1.10
	Family care home	L	L	L	L	L	L		L		L					L‡				L‡		L	5.3.2C, 6.2.1, 6.3.2, 6.4.2, 6.5.2, 6.9.1, 6.10.2, 6.11.3, 6.11.7, 7.1.2
	Manufactured Home	L																					5.3.2D
	Manufactured home park or subdivision																‡L						5.3.2E
	Upper story residential							L	L	L	L		L			‡		‡L		‡	L	L	6.10.2, 6.11.3, 6.11.5, 6.11.7, 6.12
Group Living	All group living, except as listed below			m	m	m	m	m	m		m					‡m				‡m	m		

		RESIDENTIAL						NONRESIDENTIAL						PLANNED				DESIGN					
USE CATEGORY	SPECIFIC USE	RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP-C ³	IL	I	PDR	UC	CC	IP	MU	DD	CD	NOTES:
	Commercial dorm			L/m		L/m	L/m	L/m	L/m		L/m						‡L				L	L/m	5.3.2A
	Congregate living facility			L/m	L/m	L/m	L/m	L	L	L	L					‡L/m				‡L/m	L	L	5.3.2B
	Group home		L/m	L/m	L/m	L/m	L/m	L	L	L	L					‡L/m				‡L/m	L	L	5.3.2C
PUBLIC AND CIVIC USES																							
Community Service	All community service, except as listed below	P	P	P	P	P	P	P	P	P	P		P			‡		‡		‡	P	P	
	Auditoriums									L	L	L	P				‡L	‡L		‡L	P		5.3.3A
	Clubs and lodges	m	m	m	m	m	m	L	L	L	L	L	L	L		‡m		‡L	‡L	‡	L	L	5.3.3C
	Museums	L/m	L/m	L/m	L/m	L/m	L/m	L/m	L/m	L	L	L	L				‡L	‡L		‡L	L	L	5.3.3G
Day Care	Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P		‡	‡	‡		‡	P	P	
	Day care facility	L/m	L/m	L/m	L/m	L/m	L/m	L	L	L	L	L	L	L		‡L/m	L	‡L		‡L	L	L	5.3.3E
Educational Facilities	School, Elementary	L/m	L/m	L/m	L/m	L/m	L/m	P	P	P	P	P	P	P		‡L/m	‡	‡	‡	‡	P	P	5.3.3K
	School, middle or high	L/m	L/m	L/m	L/m	L/m	L/m	P	P	P	P	P	P	P		‡L/m	‡	‡	‡	‡	P	P	
	Universities or colleges		M	M	M	M	M	P		P	P	P	P	P		‡M	‡	‡	‡	‡	P	P	
	Vocational, trade or business schools							P		P	P	P	P	P				‡	‡	‡	P	P	
Government Facilities	All government facilities, except has listed below	L/m	L/m	L/m	L/m	L/m	L/m	P	P	P	P	P	P	P		‡L/m		‡	‡	‡	P	P	5.3.3F
	Correctional facilities													L/M	L/M			‡L/M	‡L/M		L/M		5.3.3D
Medical Facilities	All medical facilities, except as listed below							P	P	P	P		P			‡		‡	‡	‡	P	P	
	Hospitals							P		P	P			P			‡	‡		‡	P	P	
Parks and Open Areas	All parks and open areas, except as listed below	L	L	L	L	L	L	L	L	L	L	L	L	L	L	‡L	‡L	‡L	‡L	‡L	L	L	5.3.3H
	Cemeteries, mausoleums, columbaria, memorial gardens	P	P	P	P	P								P		‡		‡	‡	‡	L	L	5.3.3B

		RESIDENTIAL						NONRESIDENTIAL						PLANNED				DESIGN						
USE CATEGORY	SPECIFIC USE	RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP-C ³	IL	I	PDR	UC	CC	IP	MU	DD	CD	NOTES:	
Passenger Terminals	All passenger terminals, except as listed below	M									M			M	M									
	Rail and Bus terminals				M	M	P		P	P	P	P	P	P			‡	‡	‡	‡	P	L	5.3.3i	
Places of Worship	All places of worship	L/m	L/m	L/m	L/m	L/m	L/m	L	L	L	L			L		‡L/m	‡L	‡L	‡	‡L	L	L	5.3.3j	
Social Service Institutions	All social service institutions										M			M						‡M	M			
Utilities	Major utilities	L/m	L/m	L/m	L/m	L/m	L/m		L/m	L	L	L	L	L	L	‡L/m		‡L	‡L		m	M	5.3.3M	
	Minor utilities	L	L	L	L	L	L	L	L	L	L	L	L	L	L	‡L	‡L	‡L	‡L	‡L	P	P		
	TV/HDTV/AM/FM Broadcast Antennae	L/m										L/m	L/m	L/m	L/m				‡L/m		L/m		5.3.3L	
	Wireless Communication Facility, except as Listed Below	L	L	L	L	L	L	L	L	L	L	L	L	L	L	‡L	‡L	‡L	‡L	‡L	L	L	5.3.3N	
	Unipole Wireless Communication Facility	L/M ¹ /m ²	L/M ¹ /m ²					L/M ¹		L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹		‡L/M ¹	‡L/M ¹	‡L/M ¹	‡L/M ¹	‡L/M ¹	‡L/M ¹	5.3.3N
	Wireless Communication Facility, Freestanding Concealed	L/M ¹ /m ²	L/M ¹ /m ²	L/M ¹ /m ²	L/M ¹ /m ²	L/M ¹ /m ²	L/M ¹ /m ²	L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹	‡L/M ¹ /m ²	‡L/M ¹	‡L/M ¹	‡L/M ¹	‡L/M ¹	L/M ¹	L/M ¹	5.3.3N
	Wireless Communication Facility, Freestanding Non-Concealed	L/M ¹ /m	L/M ¹ /m									L/M ¹ /m	L/M ¹ /m	L/M ¹ /m	L/M ¹ /m	L/M ¹ /m		L/M ¹ /m	L/M ¹ /m	L/M ¹ /m	L/M ¹ /m	L/M ¹ /m		5.3.3N

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USE CATEGORY	SPECIFIC USE	RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP-C ³	IL	I	PDR	UC	CC	IP	MU	DD	CD	NOTES:	
COMMERCIAL USES																								
Indoor Recreation	All indoor recreation, except as listed below							P	P		P		P	P				‡	‡	‡	P	P		
	Adult establishment													L/m	L									5.3.4A
	Electronic gaming operations										L			L				‡L						5.3.4J
	Firing range, indoor										L			L	L			‡L						5.3.4K
	Nightclub or bar							L	L/m		L		L	L				‡L		‡L	L	L		5.3.4P
Outdoor Recreation	All outdoor recreation, except as listed below	L/m							L/m		L		L	L				‡L		‡	L	L		5.3.4Q
	Campground, summer camp, RV camp	m																						
	Drive-in theatre										L/m			L/m										5.3.4H
	Firing range, outdoor, archery, skeet	L/M													L/M									5.3.4L
	Golf course, country club, swim club, tennis club	L	L	L	L	L					L		L			‡L	‡L		‡L	‡L				5.3.4M
	Marina, boating facility	M																						
	Paintball	L/m									L/m			L/m										5.3.4R
Overnight Accommodations	Stadium, arena									M				M			‡			‡M	M			
	Hotel, motel, and extended stay residences							L		L	L		L	L			‡L	‡L	‡L	‡L	L	L		5.3.4N
	Bed and breakfast	L/m	L/m	L/m	L/m	L/m	L/m	L	L	L	L					‡L/m		‡L		‡L	L	L		5.3.4D
Parking, Commercial	Diet house								P	P	P					‡		‡		‡	P	P		
	All commercial parking							L		L	L	P	P	L	P			‡		‡L	L	L		5.3.4F
Restaurants	All restaurants, except as listed below							P	P		P		P	P				‡	‡	‡	‡	P	P	
	Drive-through facilities								L		L		L	L				‡	‡L	‡L	‡L			5.3.4I

		RESIDENTIAL					NONRESIDENTIAL							PLANNED				DESIGN					
USE CATEGORY	SPECIFIC USE	RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP-C ³	IL	I	PDR	UC	CC	IP	MU	DD	CD	NOTES:
Retail Sales and Service	All retail sales and service, except as listed below							P	P		L		P	P		‡	L	‡		‡	P	P	5.3.4B
	Antique shop	L						P	P		P		P	P		‡		‡		‡	P	P	5.3.4C
	Art, music, dance, photographic studio or gallery							P	P	P	P		P	P		‡		‡	‡	‡	P	P	
	Convenience store with gasoline sales								L		L		L	L		‡		‡L		‡L	L	L	5.3.4G
	Drive-through facilities								L		L		L	L		‡		‡L		‡L			5.3.4I
	Payday Lenders							P	P		L			P							P	L	5.3.4S
	Veterinary clinic, animal hospital, kennel	L						L	L	L	L		L	L	L	‡L		‡L	‡L	‡L	L	L	5.3.4W
Self-Service Storage	All self-service storage										L			L	L				‡L	‡L	L		5.3.4T
Vehicle Sales and Service	Car wash										L			L	L			‡L	‡L				5.3.4E
	Manufactured home sales										L			L	L				‡L				5.3.4O
	Vehicle sales, leasing, and rentals										L		L	L				‡L	‡L		L		5.3.4U
	Vehicle service													L	L				‡L				5.3.4V
	Vehicle service, limited							L	L/m		L			L	L			‡L	‡L	‡L			5.3.4V
OFFICE																							
Office	All offices, except those listed below							P	P	P	P	P	P	P		‡		‡	‡	‡	P	P	
	Conference center, retreat house	L/m						L		L	L	L	L			‡		‡L	‡L	‡L	L	L	5.3.5A
	Drive-through facilities								L	L	L	L	L	L		‡		‡L	‡L	‡L			5.3.4I

		RESIDENTIAL					NONRESIDENTIAL							PLANNED					DESIGN					
USE CATEGORY	SPECIFIC USE	RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	<u>SRP-C³</u>	IL	I	PDR	UC	CC	IP	MU	DD	CD	NOTES:	
INDUSTRIAL USES																								
Heavy Industrial	All heavy industrial, except as listed below														P									
	Asphalt plant														L/M									5.3.6A
	Concrete manufacturing plant														L/M									5.3.6B
	Hazardous and low-level nuclear disposal and storage														L/M									5.3.6C
	Wrecking, junk, and salvage yards													L/m	L									5.3.6I
Light Industrial Service	All light industrial service, except as listed below											L	<u>L</u>	P	P					‡		L		5.3.6D
	Research and development											L	<u>P</u>	P	P					‡		P	L	5.3.6E
Resource Extraction	All resource extraction														L/M									5.3.6F
Warehouse and Freight Movement	All warehouse and freight movement													P	P					‡				
Waste-Related Service	All waste-related services, except as listed below														M									
	Recycling centers													M	M									
	Transfer stations													L	L									5.3.6G
Wholesale Trades	All wholesale trade										m			P	P					‡		L		5.3.6H

³ County Only

Sec. 5.3 Limited Use Standards

[Paragraphs not listed remain unchanged]

5.3.3 Public and Civic Use Standards

C. Club or Lodge (Non-profit)

1. All structures shall be located at least 30 feet from property lines. This distance can be reduced to 15 feet if a masonry wall at least six feet high is provided. (County Only) This requirement shall not apply in the SRP-C district.

H. Parks and Open Areas

2. Setbacks

- a. For all structures, picnic areas, playgrounds, and unlighted basketball courts and athletic fields:
 - (1) Except in Design Districts, a 50-foot setback shall be maintained from property lines adjacent to residentially zoned or used property.
 - (2) In Design Districts, a 15-foot setback shall be maintained instead of the required build-to line in paragraphs 6.12.3A.1 and 6.12.4A.1, Building Placement.
 - (3) Through the issuance of a minor special use permit pursuant to Sec. 3.9, Special Use Permits, the setback may be reduced to as little as ten feet. In addition to the required findings in paragraph 3.9.8A, General Findings, the applicant shall demonstrate that the proposed design provides for equal or better functionality of the park, focusing on factors including but not limited to, proposed building orientation and location of amenities in relation to neighboring properties, and physical or environmental constraints.
 - (4) (County Only) In the SRP-C district, the following shall apply instead of paragraph (1) above: A 15-foot setback shall be maintained from property lines, and may be reduced to ten feet pursuant to paragraph (3) above.
- b. For lighted facilities such as tennis courts, basketball courts, and athletic fields:
 - (1) Except in Design Districts, a 100-foot setback shall be maintained from property lines adjacent to residentially zoned or used property.
 - (2) In Design Districts, a 30-foot setback shall be maintained instead of the required build-to line in paragraphs 6.12.3A.1 and 6.12.4A.1, Building Placement.
 - (3) Through the issuance of a minor special use permit per Sec. 3.9, Special Use Permits, the setback may be reduced with measures used to reduce light and glare onto adjacent residentially zoned or used property. Possible measures include, but are not limited to directional lighting, lower fixture heights, berms, vegetation, and fences. In addition, documentation shall be provided from a registered professional with experience in lighting certifying that the lighting does not exceed 0.5 foot-candle at the property line of adjacent residentially zoned or used properties.
 - (4) (County Only) In the SRP-C district, the following shall apply instead of paragraph (1) above: A 30-foot setback shall be maintained from property lines, and may be reduced to ten feet pursuant to paragraph (3) above.

5.3.4 Commercial Use Standards

G. Convenience Stores with Gas Sales

5. Within the CN District and the Design Districts, the maximum number of fueling stations shall be limited to eight. (County Only) Within the SRP-C district, the maximum number of fueling stations shall be limited to eight.
8. (County Only) Within the SRP-C District, no fueling pumps or other vehicular areas shall be located between the primary structure and the street.

I. Drive-Through Facilities

5. (County Only) Within the SRP-C District, no drive-through lanes or other vehicular areas shall be located between the primary structure and the street.

N. Hotels, Motels, and Extended Stay Residences

9. (County Only) Within the SRP-C District, the standards in paragraphs 1-5 shall apply unless modified as follows:
 - a. Paragraph 1 shall not apply unless the access is through or adjacent to a residential district or use not located within the SRP-C District.
 - b. The requirements in paragraphs 2, 3, and 4 shall apply only if a hotel, motel, or extended stay residence is adjacent to a residential district or use not located within the SRP-C District.
 - c. A six-foot-high masonry wall shall be provided along the entire property line between any outdoor recreation facility or vehicular use area and an adjacent pre-existing residential use at ground level not located within the SRP-C District.

P. Nightclubs or Bars

9. (County Only) Within the SRP-C District, the following shall apply:
 - a. The applicant shall demonstrate that no existing place of worship is located within 50 feet of the proposed nightclub or similar establishment.
 - b. The method of measurement in paragraph 4 shall apply.
 - c. Outdoor activities are allowed and the standards for outdoor activities within paragraphs 6(a-d) shall apply.
 - d. No outside storage shall be located on the site.

Q. Outdoor Recreation

1. If not otherwise required, a minor special use permit shall be required if any access to the site is through or adjacent to (including directly across a public right-of-way) a residential district or use, unless such access is consistent with an approved development plan that accurately specifies the type, size, and intensity of use.
 - a. This requirement shall apply in the CD District only if access is through or adjacent to a residential district.
 - b. This requirement shall not apply in the DD District.
 - c. (County Only) This requirement shall not apply in the SRP-C District.
2. Except in the SRP-C (County Only), CD and DD Districts, a 50-foot setback from any property line adjacent to a residential district or use shall be maintained for any unlighted structure, food sale or dining area, playground, viewing area, court, field, or other athletic or entertainment area or facility.
 - a. In the CD District, a 15 foot setback shall be maintained instead of the build-to line in paragraph 6.12.4A.1, Building Placement.

- b. In the DD District, no setback or build-to line is required.
 - c. (County Only) Within the SRP-C District, a 15-foot setback shall be maintained from any property line adjacent to a residential district or use not located within the SRP-C District.
3. Except in the SRP-C (County Only), CD and DD Districts, a 100-foot setback from any property line adjacent to a residential district or use shall be maintained for any lighted structure, food sale or dining area, playground, viewing area, court, field, or other athletic or entertainment area or facility.
- a. In the CD District, a 30 foot setback shall be maintained instead of the build-to line in paragraph 6.12.4A.1, Building Placement. In addition, the site plan shall include documentation by a registered professional with experience in lighting certifying that the lighting does not exceed 0.5 foot-candle at the property line of any adjacent residential district or use.
 - b. In the DD District, no setback or build-to line is required.
 - c. (County Only) Within the SRP-C District, a 30-foot setback shall be maintained from any property line adjacent to a residential district or use not located within the SRP-C District. In addition, the site plan shall include documentation by a registered professional with experience in lighting certifying that the lighting does not exceed 0.5 foot-candle at the property line of any adjacent residential district or use.

U. Vehicle Sales, Leasing, and Rentals

7. (County Only) Within the SRP-C District, the following shall apply:
- a. Paragraphs 1 through 3 shall apply.
 - b. The requirements within paragraph 9.8.4, Vehicular Use Area Landscaping in the CI and Design Districts, shall apply instead of those found in paragraph 4, above.
 - c. Paragraph 6 shall apply.
 - d. Only indoor vehicle sales facilities shall be permitted. No outdoor vehicle storage or sales are allowed.
 - e. Off-site loading and unloading is permitted in association with indoor sales.

W. Veterinary Clinics, Animal Hospitals, and Kennels

1. No outdoor runs, kennels, or storage shall be allowed in PDR or Design Districts. (County Only) No outdoor runs, kennels, or storage shall be allowed in the SRP-C District.

5.3.6 Industrial Use Standards

D. Light Industrial Uses

4. (County Only) Within the SRP-C District, the following light industrial uses shall not be allowed:
- a. Equipment rental;
 - b. Maintenance yard or facility; and
 - c. Regional recycling center.

Sec. 6.10 Nonresidential District Development Intensity

[Paragraphs not listed remain unchanged]

6.10.1 Nonresidential and Group Living Development Standards

B. Suburban Tier

4. (County Only) SRP-C District

a. Establishment of the District

- (1) A minimum of 25 contiguous acres shall be required for an initial establishment of the zoning for a SRP-C District;
- (2) At least 75% of the district’s perimeter must be adjacent to property zoned SRP, and such property shall be considered the supporting SRP District;
- (3) No SRP District may support more than one SRP-C district;
- (4) Additions shall be contiguous to the existing SRP-C District and may be made in increments of any size so long as the 75% perimeter minimum for the entire zoning area is maintained; and
- (5) The maximum acreage of a SRP-C District shall be no more than one-third the contiguous acreage of the supporting SRP district.

b. Mix of Uses

The SRP-C District shall consist of a mix of uses from at least three of the following use categories, and pursuant to Sec. 5.1, Use Table: residential, public and civic, commercial, office, and industrial uses.

c. Dimensional Standards

The dimensional standards, and supplemental requirements to the dimensional standards, are as follows.

	SRP-C	
<u>Dimensional Standard</u>	<u>Min</u>	<u>Max</u>
<u>Street Yard (feet)</u>	<u>20</u>	<u>--</u>
<u>Side Yard (feet)</u>	<u>20</u>	<u>--</u>
<u>Rear Yard (feet)</u>	<u>20</u>	<u>--</u>
<u>Building Coverage (%)¹</u>	<u>--</u>	<u>60</u>
<u>Height (feet)</u>	<u>--</u>	<u>300</u>

¹Building coverage may be further restricted by the impervious surface requirements of paragraph 8.7.2B, Impervious Surface Limits.

- (1) Minimum street yards do not apply to rights-of-way internal to the SRP-C District.
- (2) Minimum side and rear yards shall only apply when adjacent to property not zoned SRP or SRP-C.
- (3) No parking, loading or storage shall be permitted within the required yard areas.
- (4) Buildings with frontage along a public right-of-way shall have a maximum podium height equal to the width of the right-of-way. Additional height is permitted with upper story step-backs, as measured from the right-of-way line; where x feet of step-back allows 2x feet of additional height.
- (5) Buildings proposed adjacent to property zoned residential shall have a maximum height of 100 feet. Additional height may be approved with approval of a major special use permit pursuant to Sec. 3.9, Special Use Permit.
- (6) The maximum building coverage shall not apply to parking structures.
- (7) The maximum building coverage shall be calculated based upon the gross area of the contiguous SRP-C District.

d. Additional Standards

- (1) Minimum ground floor glazing for building facades facing rights-of-way shall be 50% for all nonresidential uses and 30% for residential uses.

- (2) Parking decks shall provide openings for each level of the facade facing a right-of-way at a minimum rate of 30% of the facade.
- (3) Standards of Sec. 7.4 Outdoor Lighting shall not apply so long as the maximum illumination at the edge of an SRP-C district does not exceed the limits pursuant to paragraph 7.4.3, Standards.

6.10.2 Residential Development in Nonresidential Districts

A. Permitted Housing Types

1. The following residential development shall be allowed as indicated with a “✓”.

Zoning District	Residential Development Allowed				
	Single-Family Detached House (paragraph 7.1.2)	Townhouse (paragraph 7.1.8)	Multiplex (paragraph 7.1.9)	Apartment (paragraph 7.1.10)	Upper Story Residential
CI, CG, OI	-	✓	✓	✓	✓
CN	✓	✓	✓	✓	✓
<u>(County Only) SRP-C</u>	==	<u>✓</u>	<u>✓</u>	<u>✓</u>	<u>✓</u>

5. (County Only) The development standards for the SRP-C District shall apply to all residential development.

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 ^{1,3}	11 ^{1,2}	14 ^{1,2}
OI	---	11 ^{1,3}	14 ^{1,2}	18 ^{1,2}
CG	0.2	11 ^{1,3}	14 ^{1,2}	18 ^{1,2}
<u>(County Only) SRP-C</u>	==	<u>20⁴</u>	==	==

⁴ Density in the SRP-C District can be calculated based upon the gross area of the contiguous district, including areas typically precluded from consideration for density in Article 8, Environmental Protection.

C. Open Space

Open space shall be provided in all residential developments within nonresidential districts pursuant to the table below. (County Only) Required open space within the SRP-C District can be provided anywhere within the contiguous district area.

Tier	Open Space
Rural and Suburban	18% of gross area
Urban	6% of gross area
Compact Neighborhood	Core – 2% of gross area Support – 5% of gross area

Sec. 8.3 Tree Protection and Tree Coverage

[Paragraphs not listed remain unchanged]

8.3.1 Tree Coverage Standards

C. Tree Coverage

- 4. Tree coverage standards can be met either by preserving existing trees on the site, by planting replacement trees, or a combination of both.

c. (County Only) SRP-C District

A minimum of 3% tree coverage is required, and can be provided anywhere within the contiguous zoning area.

Sec. 9.2 Landscape Design

[Paragraphs not listed remain unchanged]

9.2.2 Basic Plant Types

A. Deciduous Canopy Trees

Large deciduous shade trees with a mature height of 30 feet or greater and a mature spread of 30 feet or greater in the Suburban or Rural tiers or, in the SRP-C District (County Only), Urban, Compact Neighborhood, and Downtown tiers, a mature height of 20 feet or greater.

Sec. 9.4 Project Boundary Buffers

[Paragraphs not listed remain unchanged]

9.4.3 Standards

B. Project Boundary Buffer Table

		ZONING DISTRICT OF ADJACENT PROPERTY																
		RR and PDR at Rural Density	RS-20, RS-10, RS-8 and PDR at Suburban Density	RU and PDR at Urban Density	RS-M, RU-M	RC	CI	CN	OI	SRP	(County Only) SRP-C	MU	UC	CG	CC	IL	IP	I
ZONING DISTRICT OF SUBJECT PROPERTY	RR and PDR at Rural Density	0/0	0/.2	.2/.6	.2/.8	.2/.8	0/.2	.2/.6	.2/.6	.2/.6	<u>.2/1.0</u>	.2/.6	.2/.6	.2/.8	.2/.8	.2/.8	.2/.8	.2/1.0
	RS-20, RS-10, RS-8 and PDR at Suburban Density	.2/.2	0/0	.2/.4	.2/.6	.2/.6	0/.2	.2/.6	.2/.6	.2/.6	<u>.2/1.0</u>	.2/.6	.2/.6	.2/.8	.2/.8	.2/.8	.2/.8	.2/1.0
	RU and PDR at Urban Density	.4/.6	.2/.4	0/0	.2/.6	.2/.6	0/.2	.2/.6	.2/.6	.2/.6	<u>.2/1.0</u>	.2/.6	.2/.6	.2/.8	.2/.8	.2/.8	.2/.8	.2/1.0
	RS-M, RU-M	.6/.8	.4/.6	.4/.6	.2/.4	.2/.4	0/.2	.2/.6	.2/.6	.2/.6	<u>.2/1.0</u>	.2/.6	.2/.6	.2/.8	.2/.8	.2/.8	.2/.8	.2/1.0
	RC	.6/.8	.4/.6	.4/.6	.2/.4	0/0	0/0	.2/.6	.2/.6	.2/.6	<u>.2/1.0</u>	.2/.6	.2/.6	.2/.6	.2/.6	.2/.6	.2/.6	.2/1.0
	CI	.2/.2	.2/.2	.2/.2	.2/.2	.2/.2	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	0/0	.2/.4	.2/.4	.2/.4
	CN	.4/.6	.4/.6	.4/.6	.4/.6	0/0	0/0	0/0	0/0	0/0	<u>.2/.6</u>	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/.6	.2/1.0
	OI	.4/.6	.4/.6	.4/.6	.4/.6	.4/.6	0/0	0/0	0/0	0/0	<u>.2/.6</u>	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/.6	.2/1.0
	SRP	.4/.6	.4/.6	.4/.6	.4/.6	.4/.6	0/0	0/0	0/0	0/0	0/0	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/.6	.2/1.0
	(County Only) SRP-C	<u>.8/1.0</u>	<u>.8/1.0</u>	<u>.8/1.0</u>	<u>.8/1.0</u>	<u>.8/1.0</u>	0/0	<u>.4/.6</u>	<u>.4/.6</u>	0/0	0/0	<u>.4/.6</u>	<u>.4/.6</u>	<u>.2/.4</u>	<u>.2/.4</u>	<u>.2/.4</u>	<u>.2/.4</u>	<u>.2/1.0</u>
	MU	.4/.6	.4/.6	.4/.6	.4/.6	.4/.6	0/0	0/0	0/0	0/0	<u>.2/.6</u>	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/.6	.2/1.0
	UC	.4/.6	.4/.6	.4/.6	.4/.6	.4/.6	0/0	0/0	0/0	0/0	<u>.2/.6</u>	0/0	0/0	.2/.6	.2/.6	.2/.6	.2/.6	.2/1.0
	CG	.6/.8	.6/.8	.6/.8	.6/.8	.4/.6	0/0	.4/.6	.4/.6	.4/.6	<u>.2/.4</u>	.4/.6	.4/.6	.2/.4	.2/.4	.2/.4	.2/.4	.2/1.0
	CC	.6/.8	.6/.8	.6/.8	.6/.8	.4/.6	0/0	.4/.6	.4/.6	.4/.6	<u>.2/.4</u>	.4/.6	.4/.6	.2/.4	.2/.4	.2/.4	.2/.4	.2/1.0
	IL	.6/.8	.6/.8	.6/.8	.6/.8	.4/.6	.2/.4	.4/.6	.4/.6	.4/.6	<u>.2/.4</u>	.4/.6	.4/.6	.2/.4	.2/.4	.2/.4	.2/.4	.2/1.0
	IP	.6/.8	.6/.8	.6/.8	.6/.8	.4/.6	.2/.4	.4/.6	.4/.6	.4/.6	<u>.2/.4</u>	.4/.6	.4/.6	.2/.4	.2/.4	.2/.4	.2/.4	.2/1.0
I	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.2/.4	.8/1.0	.8/1.0	.8/1.0	<u>.8/1.0</u>	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.8/1.0	.2/.4	

Sec. 9.6 Street Trees

[Paragraphs not listed remain unchanged]

9.6.2 Required Street Trees

A. Street Trees in Districts other than SRP-C (County Only), CI or Design Districts

C. Street Trees in the SRP-C (County Only), CI District and Design Districts

3. Alternative Street Tree Requirement

- c. Street tree alternatives, when provided, shall comply with the standards in the table below:

Alternative	Standards	CI	Design Districts	<u>SRP-C (County Only)</u>
Public Art	Shall provide a minimum of 100 square feet of public art along the street frontage in-lieu of each required street tree	--	√	<u>√</u>
Green Screen or Wall	Shall be a minimum of 100 square feet along the street frontage in-lieu of each required street tree and shall be a minimum of 50% evergreen.	--	√	<u>√</u>
Awnings	Shall be a minimum of 10 linear feet along the street frontage in-lieu of each required street tree and shall be a minimum of 5 feet in depth and kept in good repair.	√	√	<u>√</u>
Landscape Planters	Shall provide a minimum of 2 landscape planters with a planting area of 5 square feet or greater in-lieu of each required street tree. Planters must be continually planted and maintained.	√	√	<u>√</u>

9.6.4 Street Tree Installation

H. (County Only) In the SRP-C District, a suspended sidewalk system over street tree planting pits can be utilized to maximize useable sidewalk area.

Sec. 9.8 Vehicular Use Area Landscaping

[Paragraphs not listed remain unchanged]

9.8.1 General

B. Applicability

- 4. Only the regulations in paragraph 9.8.4, Vehicular Use Area Landscaping in Design Districts, shall apply to vehicular use areas in Design Districts. (County Only) These standards shall also apply to the SRP-C District in lieu of paragraph C, Standards, below.

9.8.4 Vehicular Use Area Landscaping in the SRP-C District (County Only), CI District and Design Districts

A. Applicability

- 1. This section applies to any vehicular use area located in the SRP-C District (County Only), CI District and Design Districts that is not located within a parking structure, including parking lots where no building permit is required.

B. Standards

1. General

b. Landscaping within Vehicular Use Areas

- (2) The provision of paragraph 9.8.4B.1.b(1) above shall not apply to projects in the SRP-C (County Only), CI District and the CD District where the vehicular use area is greater than 10,000 square feet or 40 parking spaces, whichever is smaller, but shall instead meet the following standards:
- (a) Such parking areas shall be required to meet the standards of paragraph 9.8.3, Landscaping within Vehicular Use Areas.
- (b) Such parking areas shall provide a pedestrian path at least four feet wide, unobstructed and clear of vehicle overhang, paved with unit pavers or a monolithic surface, and which shall connect the parking area to the sidewalk or building.

Sec. 9.9 Fences and Walls

[Paragraphs not listed remain unchanged]

9.9.2 Fences

- B.** Razor wire, concertina wire, barbed wire, and similar fencing materials shall be prohibited as follows:
2. In the SRP-C District (County Only), all Design districts and the CI District.

Sec. 10.3 Required Parking

[Paragraphs not listed remain unchanged]

10.3.1 Required Motorized Vehicle and Bicycle Parking

B. Required Parking

2. Bicycle parking rates for the SRP-C District (County Only), Compact Neighborhood and Downtown Tiers shall be pursuant to paragraph 10.3.3, Bicycle Parking in the SRP-C District (County Only), Downtown and Compact Neighborhood Tiers.
4. Unless a use is a college or university, passenger terminal, within the SRP-C District (County Only), or located in the Downtown or Compact Neighborhood Tiers, the maximum number of required bicycle parking spaces shall be 100.

10.3.3 Bicycle Parking in the SRP-C District (County Only), Downtown and Compact Neighborhood Tiers

Uses within the SRP-C District (County Only), Downtown and Compact Neighborhood Tiers shall provide bicycle parking based on the category and square footage of each use.

Sec. 11.2 General Requirements for Signs

[Paragraphs not listed remain unchanged]

11.2.1 Sign Defined Interpretations

- E. (County Only) Signs within the SRP-C District shall be regulated pursuant to this Article if legible from property not zoned SRP-C, instead of "adjacent property" as indicated in paragraph A, above.

11.2.2 Sign Calculation Standards

B. Aggregate Sign Area

1. The maximum allowable aggregate sign area of all signs in a project that may be allocated among all sign types allowed or permitted on the site shall be as follows:
 - a. Buildings within the DD District and Compact Neighborhood Tiers shall be permitted a sign area equal to 25% of the wall area below 26 feet in height plus 10% of the wall area above 26 feet in height, except where this Ordinance allows signs in the DD District with no maximum size. (County Only) This standard shall also apply to the SRP-C District.

Sec. 11.4 Signs Allowed in All Districts without a Permit

[Paragraphs not listed remain unchanged]

11.4.2 Table of Sign Types Allowed Without a Sign Permit

K. Public or Non-Profit Announcements

6. (County Only) Within the SRP-C District, such signs shall not exceed 10 percent of the individual building facade area or 32 square feet, whichever is greater.

11.6.1 Table of Signs Requiring Permits

H. Temporary Signs

7. (County Only) Within the SRP-C District, the sign area shall not exceed 32 square feet or 10% of the square footage of the building facade area on one street frontage, whichever is larger.

11.6.2 Standards for Freestanding Signs

A. Design Districts, and Nonresidential Districts and Uses

4. Location

- c. (County Only) Within the SRP-C district, freestanding signs shall not be allowed along the frontage of an interstate or freeway right-of-way.

Sec. 12.4 Pedestrian and Bicycle Mobility

[Paragraphs not listed remain unchanged]

12.4.2 Sidewalk Requirement

F. (County Only) Additional Requirements for the SRP-C District

1. Sidewalk shall be provided along both sides of public or private right-of-way.
2. Along right-of-way with curb and gutter located internal to the development, sidewalk can be provided at the back-of-curb.
3. Sidewalks and other walkways internal to the SRP-C District can be constructed with any all-weather surface material as long as it meets accessibility standards and, if applicable, meets NCDOT standards.

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.