



Quick Guide to Proposed Zoning Districts

The New UDO is one tool to implement the vision in the 2023 Durham Comprehensive Plan. That Plan included a Place Type Map, which identified the desired future development condition for each property in the City and County. New zoning districts that align with those adopted Place Types are proposed to be applied across all properties as part of the New UDO project. This guide is intended to provide an overview of the proposed zoning districts and the associated Place Types so that residents can provide further feedback on the proposed zoning map.

Mixed Use	Residential	Commercial	Employment	Community
CX: Commercial Mixed Use RX: Residential Mixed Use	R-A: Residential Preserve R-B: Residential Suburban R-C: Manufactured Home Park R-D: Residential Neighborhood	CN: Commercial Neighborhood CG: Commercial General CH: Commercial Heavy	IX: Industrial Mixed Use IH: Industrial Heavy IU: Innovation Urban IC: Innovation Campus	CIV: Civic PK: Park CON: Conservation UC: University College

Mixed Use

One of the most significant shifts from our existing zoning districts is the creation of two groups of mixed-use districts: one with a commercial focus and one with a residential focus, both at various intensities. These districts work towards implementing the Transit Opportunity Area, Mixed Use Neighborhood, and Downtown Place Types, as well as the 15-minute communities framework from the comprehensive plan. These districts focus on creating a pedestrian-friendly mix of uses and are mapped to complement existing high-frequency transit routes. These districts include:

- **Commercial Mixed-Use Districts (CX-3, CX-5, CX-8, CX-20):** where the number following CX indicates how many stories or floors can be built in each district (before any bonuses). Many non-residential uses are allowed in CX- districts and upper-story residential is also allowed.
- **Residential Mixed-Use Districts (RX-3, RX-5, RX-8):** where the number following the RX indicates how many stories or floors can be built in each district (before any bonuses). Limited non-residential uses are permitted in these districts to encourage ground-floor activity.

Residential

The Comprehensive Plan calls for the infill of more compact development in existing neighborhoods and on vacant lots. It also indicates that new neighborhoods on large vacant parcels should function as *complete* neighborhoods, where one can access daily needs by foot, bike, or bus within 15-minutes.

The primary group of residential districts (which includes R-A, R-B, R-C, and R-D) are mapped to match existing neighborhoods and are aligned with the Rural and Agricultural Reserve, Established Residential, Planned Suburban Neighborhood, and Apartment and Townhouse Neighborhood Place Types.

- **Residential Preserve (R-A)** is rural in nature with a minimum lot size of 3 acres.
- **Residential Suburban (R-B)** is suburban in nature with 20,000 square foot (or approximately ½ acre) minimum lot sizes.
- **Manufactured Home Park (R-C)** is a special district for manufactured home parks (MHP) to create more structure, notice, and protection for residents in existing MHPs. This district could also be used for tiny home communities.

- **Residential Neighborhood (R-D)** essentially combines a number of different existing residential districts to focus less on minimum and maximum densities and more on form. This district includes incentives where greater flexibility and more units are allowed with the creation of compact units or units at specific affordability levels.

The draft includes the ability to seek approval for small-scale office, restaurants, or retail uses in R-D through a Minor Special Use Permit (mSUP): an approval process that goes through the Board of Adjustment (BOA) and includes consideration of impact on surrounding properties.

Mixed Residential Neighborhood Place Types are intended to create more complete neighborhoods in greenfield development. These Place Types are mapped with zoning districts that include a mix of residential neighborhood (R-D) and the mixed-use districts (CX-3 and RX-3) which encourage a mix of housing types and supportive uses so that residents are able to access basic necessities without a car.

Commercial

The Comprehensive Plan establishes a few different commercial Place Types. The Neighborhood Services Place Type is focused on creating small-scale neighborhood commercial that can increase access to goods and services from adjacent neighborhoods. This place type is implemented through the Commercial Neighborhood (CN) zoning district.

The Suburban Commercial and Highway Commercial Place Types recognize that while overall we are moving towards creating non-automobile centric places, there are some areas, like those along highway and freeway corridors, where auto-centric uses will still have a place. These Place Types are implemented through the **Commercial General (CG)** and **Commercial Heavy (CH)** districts, respectively.

Employment

The Comprehensive Plan also includes Place Types focused on employment: areas that are primarily workplaces (rather than live or play places). These include the Employment Campus and Mixed Employment Place Types. The districts that implement these Place Types include:

- The **Innovation Campus (IC)** and **Innovation Urban (IU)** districts are for areas that are planned to have a mix of research and residential development, where people can live near where they work. The IC district is for large campuses like the Research Triangle Park, while the IU district is for smaller areas closer to Downtown.
- The **Industrial Mixed-Use (IX)** District, which is intended to allow a mix of residential, commercial, and light industrial development.
- The **Industrial Heavy (IH)** district is limited to very intense industrial development that should be separated from most other types of development, such as quarries and concrete plants.

Community

The Comprehensive Plan has a “Community Places” category of Place Type, which includes Recreation and Open Space and Community Institution. These place types are implemented through proposed Open Space zoning districts and Institutional zoning districts.

Two Institutional districts are proposed: the **Civic (CIV)** district is focused on uses such as government facilities, schools, hospitals, and social services, and the **University College (UC)** district is a continuation of current districts that focus less on internal campus areas and more on how campuses interact with the neighborhoods at their edges, working towards sensitive transitions.

Two Open Space districts are proposed: the **Park (PK)** district designates natural areas where recreation will occur, while the **Conservation (CON)** district designates natural areas focused primarily on preservation.