



Date: January 26, 2026

To: Claudia Hager, County Manager
Through: Maurice Jones, Deputy County Manager
From: Sara M. Young, AICP, Planning & Development Director
Subject: Unified Development Ordinance Text Amendment TC2500002: RV Parking

Summary

Text Amendment TC2500002 is a staff-initiated request to amend Section 10.2.3, *Vehicle Parking and Uses, of the Unified Development Ordinance* (UDO), in order to allow flexibility for RV parking in residential zoning districts.

The draft language of the TC2500002 Text Amendment has been posted on the City's website and public notice of its posting has been shared through the Planning Notification Service (weekly emails).

Motions

To conduct a public hearing to receive comments and consider the following motions:

Motion 1: To adopt an ordinance amending the Unified Development Ordinance, incorporating revisions to Article 10, *Parking and Loading*.

Motion 2: To adopt a Consistency Statement as required by N. C. G. S. Sec. 160D-605.

Background

Per Unified Development Ordinance Section 10.2.3, in residential zoning districts "Recreational vehicles such as boats, camper trailers, and utility trailers shall be stored off the street and shall be located to the rear of the primary structure." The intent of this regulation is to reduce visual clutter of large vehicles in residential areas, and to prevent parked vehicles from blocking the sidewalks or streets. However, the provision can be severely limiting to many property owners, since driveways do not typically extend behind the primary structure, and many homes do not have sufficient space for RV storage in the rear yard.

As currently drafted, the new UDO would remove this regulation. In the meantime, numerous violations of this provision have been identified in the past several months. Rather than citing multiple property owners for a violation that will no longer be applicable when the new UDO becomes effective (estimated July 1, 2026), staff is recommending a minor text amendment to Sec. 10.2.3 that would allow RV parking on a driveway "at least 25 feet from the public right-of-way."

Issues

Any potential violations of UDO Sec. 10.2.3.E have been staid pending the outcome of this UDO text amendment. Should TC2500002 not be adopted, Notices of Violation will be enforced any property that is not in compliance.

Staff Contact

Scott Whiteman, AICP, Senior Planning Manager, Scott.Whiteman@DurhamNC.gov

Attachments

Attachment A: TC2500002 Draft Ordinance Language (Track Changes Version)

Attachment B: Consistency Statement