



ACTIONS FROM THE COMPREHENSIVE PLAN

Community Relationships Actions

12	Use the Equitable Community Engagement Blueprint to develop a new process for engagement on changes to the Unified Development Ordinance (UDO) (via text amendments)
15	Review and revise the Unified Development Ordinance (UDO) to reduce the number of development approvals that require quasi-judicial hearings. (The quasi-judicial process requires things like expert testimony related to specific review factors only, extra fees, and an extended process which make this type of hearing inaccessible both for residents who wish to participate and for individual or small-scale applicants to submit projects that require this review.)

Neighborhoods Actions

1	Review and revise the infill standards in the Unified Development Ordinance (UDO) to reflect surrounding neighborhoods and Durham's history while still allowing for a mix of housing types.
2	Review and revise the Unified Development Ordinance (UDO) to require connections between new neighborhoods and existing adjacent neighborhoods, especially enforcing bike and pedestrian connections when vehicle connections are not feasible.
6	Review and revise Unified Development Ordinance (UDO) lighting standards with community input to address safety concerns and effects of light pollution.
27	Review and revise the Unified Development Ordinance (UDO) and other regulatory documents to eliminate barriers to the installation of neighborhood identification signs and other memorial markers.
32	Review and revise the UDO to incentivize historic preservation in new developments.
33	Review and revise the UDO to incentivize the use of design elements that respect and reflect Durham's architectural history in new and infill development.
36	Incentivize and implement projects to retrofit surface parking areas to more productive uses and to create more pedestrian-oriented places.

Housing Actions

1	Review and revise the Unified Development Ordinance (UDO) to incentivize development that provides housing at affordable price points and of varied types. Incentives could include density bonuses, parking reductions, expedited processes, and other strategies.
12	Review and revise the Unified Development Ordinance (UDO) to increase the presence of middle-density housing (duplexes, triplexes, fourplexes, townhomes or rowhomes, accessory dwelling units (ADUs), small apartment buildings, and other small lot housing types), and ensure that land use regulations allow for flexibility in the creation of new housing within neighborhoods.
15	Review and revise the Unified Development Ordinance (UDO) to incentivize new development and redevelopment that includes middle-density housing, particularly for homes that are affordable to lower-income residents.

16	In neighborhoods that already include varied housing types (small apartments, triplexes, duplexes, and so on), review and revise the Unified Development Ordinance (UDO) to allow that same mix of units per lot to continue, with a focus on adding affordable units.
17	Work to eliminate zoning districts and neighborhoods with exclusively single family zoning. Review and revise the Unified Development Ordinance (UDO) to allow and create middle-density housing options in areas that currently only allow for or contain single-family housing, with a focus on adding affordable units.
18	Review and revise the Unified Development Ordinance (UDO) to ensure that new development is compatible with and respects existing neighborhood character and history, particularly when allowing for more varied housing options; this could include creating form-based codes or revising infill standards.
19	Review and revise existing policies, programs, and regulations to remove barriers and create support for innovative, energy efficient, and creative housing options, such as multigenerational housing that supports large family structures, single-room occupancy, shared housing, cohousing, senior care homes, and cooperative housing.
20	Review and revise zoning district requirements and locations to focus density increases in areas accessible to transit and remove parking requirements in those districts.
21	Incentivize homeowners to create affordable additional or accessory housing on their property to increase housing options.
26	Review and revise the Unified Development Ordinance (UDO) to incentivize affordable housing, and develop mixed-income housing, along accessible and high-frequency transit corridors.
32	Review and revise the Unified Development Ordinance (UDO) to remove regulatory barriers to creating supportive, shared, transitional, or emergency housing.
39	Review regulations and remove barriers to the use of innovative technologies for housing.
42	Incentivize developers to create or retrofit healthy, sustainable, and affordable homes.
50	Revise the Unified Development Ordinance (UDO) to create a new Mobile Home Park zoning district designation to preserve existing parks and provide greater protections and predictability for mobile home park residents. Apply zoning map changes for all existing mobile home parks to incorporate them into these new zoning districts.
56	Explore revisions to the Affordable Housing Density Bonus in the Unified Development Ordinance (UDO) to increase utilization, such as allowing affordable rental units with an average affordability level of 60% Area Median Income (AMI) or lower.

Transportation Actions

3	Explore options for updating the Transportation Impact Assessment (TIA) process to prioritize pedestrians, transit riders, paratransit riders, bicyclists, and persons using other nonvehicular modes of travel when reviewing new development applications.
11	Review and revise the Unified Development Ordinance (UDO) off-street parking requirements. This should include removing minimum parking requirements where possible and incentivizing or requiring shared parking solutions.
19	Revise the Reference Guide for Development and/or the Unified Development Ordinance (UDO) to include Complete Street cross sections for all streets based on street type and Place Type. Streets generally should be no wider than necessary from curb to curb, to limit pedestrian crossing distances.
20	Complete regular updates of payment-in-lieu (PIL) fees for sidewalks to ensure assessments recoup the cost. Review and revise the UDO to revise the sidewalk payment-in-lieu program to maximize linear feet of sidewalk constructed in locations prioritized by equitable impact.
26	Amend the UDO to incentivize or require new development to contribute to pedestrian, bicycle, and transit-focused infrastructure and improvements.
28	Build on existing bicycle plans to provide street- or corridor-specific bicycle facility recommendations. Review and revise the UDO to require new developments to construct these facilities, including off-street infrastructure only where appropriate.

Environment and Public Spaces Actions

5	Review and revise the Unified Development Ordinance (UDO) to increase open space and tree canopy coverage requirements for development to align with conservation and mobility goals, including the goal of 55% overall tree canopy coverage in the City by 2040.
19	Review and revise the Unified Development Ordinance (UDO) to ensure that land use regulations allow agricultural activities by right within the Rural and Agricultural Reserve place type.
21	Review and revise the Unified Development Ordinance (UDO) to create incentives and requirements for the incorporation of green infrastructure and sustainability measures in new construction and redevelopment.
25	Review and revise the Unified Development Ordinance (UDO) to decrease the impact of new development on bird, reptile, and amphibian populations.
32	Review and revise the Unified Development Ordinance (UDO) to create incentives for the reuse of existing structures and building materials in new development.
42	Review and revise Unified Development Ordinance (UDO) lighting standards with community input to address safety concerns and effects of light pollution. (Also listed in Neighborhoods)

Growth Management and Infrastructure Actions

11	Review and revise regulations that encourage new development to build infrastructure that is privately owned and maintained.
13	Review and revise the Unified Development Ordinance (UDO) infill standards to encourage redevelopment of underutilized properties and to transition to more pedestrian-oriented and sustainable development.
14	Incentivize new development or redevelopment of underutilized properties within the City, particularly those designated as Transit Opportunity Areas, Mixed Employment, Employment Campus, Suburban Commercial, and Neighborhood Services Place Types.
17	Review and revise the Unified Development Ordinance (UDO) to create or amend zoning districts that implement the kind of development described in the Transit Opportunity Area Place Type. Explore density bonuses, prohibitions of car-related uses, and requirements for mixed use development.

Jobs and Training Actions

8	Review and revise the Unified Development Ordinance (UDO) to allow childcare facilities to locate near employment.
9	Review and revise the Unified Development Ordinance (UDO) to include childcare facilities as a “by-right” use (meaning, a childcare facility is allowed without special approval and can be opened with fewer administrative barriers).
13	Review and revise rules and permitting processes to remove barriers to pop-up opportunities for farmers and vendors to serve communities without being policed or fined.

Education Actions

10	Review the approval process for building new schools or improving existing schools to find opportunities to reduce approval process barriers and meet community needs.
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Place Types Actions

5	Review and revise the Unified Development Ordinance (UDO) to develop zoning district that correspond with the description and intended outcomes of the Place Types.
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