

AN ORDINANCE TO AMEND VARIOUS PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE (TC2500001 – RTP 3.0 Amendment)

WHEREAS, the Durham County Board of Commissioners wishes to amend certain provisions in the *Unified Development Ordinance* by making various technical and minor policy revisions; 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; and

NOW, THEREFORE, be it ordained that **Article 4 Zoning Districts, Article 5 Use Regulations, Article 6 District Intensity Standards, and Article 7 Design Standards**; are amended to make the following changes set forth in the deletions (strikethroughs) and additions (underlining) below:

PART 1

Article 4. ZONING DISTRICTS

[Amendments to Sec. 4.4.2 University and College Districts (UC and UC-2)]

Section 4.4. Planned District Intent Statements

[Paragraphs not listed remain unchanged]

4.4.2. University, ~~and~~ College, and Large Scientific and Technical Research Park Districts (~~UC, and UC-2, and UC-3~~)

The UC Districts are established to allow for growth and development of colleges, ~~and~~ universities, and large scientific and technical research parks while protecting the larger community, nearby neighborhoods, and the environment from impacts accompanying major new development.

Development in the UC Districts shall be designed for a mix of integrated college and university-related uses, or scientific and technical research parks with their related uses, on a campus. The development should be linked by pedestrian ways, bikeways, and other transportation systems. Development in these districts shall also encourage and support reduced auto use, mitigate environmental impacts, conserve energy resources and achieve visual continuity in the siting and scale of buildings.

Article 5. USE REGULATIONS

[Amendments to **Sec. 5.1.2 Use Table**]

Section 5.1. Use Table

[Paragraphs not listed remain unchanged]

USE CATEGORY SPECIFIC USE		RESIDENTIAL						NONRESIDENTIAL								PLANNED					DESIGN			NOTES:
		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	CSD	
AGRICULTURAL USES																								
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	P	
	Commercial crop production	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L (P ⁵)	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 (P ⁵)	L	L	L		L	L	5.3.1B
Agriculture (County Only)	Bona fide farms	Bona fide farms shall be permitted in accordance with NCGS §160D-903.																						
RESIDENTIAL USES																								

USE CATEGORY SPECIFIC USE		RESIDENTIAL						NONRESIDENTIAL								PLANNED					DESIGN			NOTES:
		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	CSD	
Household Living	Single-family	L	L	L	L	L	L		L							‡	(P ⁵)			‡	L	L	L	6.2.1, 6.3.2, 6.4.2, 6.5.2, 6.10.2, 6.11.3, 6.11.7, 7.1.2, 7.1.3, 7.1.4, 7.1.5, Art. 16
	Two-family	L	L	L	L	L	L		L							‡	(P ⁵)			‡	L	L	L	6.2.2, 6.3.2, 6.4.2, 6.5.2, 6.10.2, 6.11.3, 6.11.5, 6.11.7, Art. 16, 7.1.7

USE CATEGORY SPECIFIC USE		RESIDENTIAL						NONRESIDENTIAL								PLANNED					DESIGN			NOTES:
		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	CSD	
	Manufactured home park or subdivision															‡ L								5.3.2E
	Upper story residential							L	L	L	L		L			‡	(P ⁵)	‡ L		‡	L	L	L	6.10.2, 6.11.3, 6.11.5, 6.11.7, Art. 16
	All group living, except as listed below			m	m	m	m	m	m		m					‡ m	(P ⁵)			‡ m	m			
Group Living																								
	Co-Living	m	m	m	m	m	m	P	P/L/m	P/L/m	P/L/m		P			‡ m	‡ (P ⁵)	‡		‡	P	P	P	5.3.2F
	Commercial dorm			L/m		L/m	L/m	L/m	L/m		L/m						‡ (P ⁵)				L	L/m	L/m	5.3.2A
	Congregate living facility			L/m	L/m	L/m	L/m	L	L	L	L					‡ L/m	(P ⁵)			‡ L/m	L	L	L	5.3.2B

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		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	CSD	
Care Centers	All Care Centers, except as listed below	L/m	L/m	L/m	L/m	L/m	L/m	L	L	L	L	L	L	L		‡ L/m	L (P ⁵)	‡ L		‡ L	L	L	L	5.3.3E
	Drop-in or short-term care							P	P	P	P	P	P	P		‡	‡ (P ⁵)	‡		‡	P	P	P	
Educational Facilities	School, primary or secondary							P	P	P	P	P	P	P		‡ L/m	‡ (P ⁵)	‡	‡	‡	P	P	P	5.3.3K
	Universities or colleges		M	M	M	M	M	P		P	P	P	P	P		‡ M	‡ (P ⁵)	‡	‡	‡	P	P	P	
	Vocational, trade or business schools							P	P	P	P	P	P	P			(P ⁵)	‡	‡	‡	P	P	P	
Government Facilities	All government facilities, except as listed below	L/m	L/m	L/m	L/m	L/m	L/m	P	P	P	P	L	P	P	P	‡ L/m	(P ⁵)	‡	‡	‡	P	P	P	5.3.3F
	Correctional facilities													L/M	L/M			‡ L/M	‡ L/M		L/M			5.3.3D

USE CATEGORY SPECIFIC USE		RESIDENTIAL						NONRESIDENTIAL								PLANNED					DESIGN			NOTES:
		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	CSD	
Medical Facilities	All medical facilities, except as listed below							P	P	P	P		P	P		‡	(P ⁵)	‡	‡	‡	P	P	P	
	Hospitals							P		P	P			P			‡ P ⁴	‡		‡	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 (P ⁵)	‡ L	‡ L	‡ L	L	L	L	5.3.3H
	Cemeteries, mausoleums, columbaria, memorial gardens	L	L	L	L	L				L	L			L		‡ L	(P ⁵)	‡ L	‡ L	‡ L	L	L	L	5.3.3B
Passenger Terminals	All passenger terminals, except as listed below	M									M	L		M	M		L (P ⁵)							5.3.7
	Rail and Bus terminals				M	M	P		P	P	P	P	P	P			‡ (P ⁵)	‡	‡	‡	P	L	L	5.3.3I

USE CATEGORY SPECIFIC USE		RESIDENTIAL						NONRESIDENTIAL								PLANNED					DESIGN			NOTES:
		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	CSD	
Places of Worship	All places of worship	L/m	L/m	L/m	L/m	L/m	L/m	P	P	P	P			P		‡ L/m	‡	‡	‡	‡	P	P	P	5.3.3J
Social Service Institutions	All social service institutions										M			M			(P ⁵)			‡ 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	(P ⁵)	‡ L	‡ L		m	M	M	5.3.3M
	Minor utilities	L	L	L	L	L	L	L	L	L	L	L	L	L	L	‡ L	‡ L (P ⁵)	‡ L	‡ L	‡ L	P	P	P	
	TV/HDTV/AM/FM Broadcast Antennae	L/m										L/m	L/m	L/m	L/m		(P ⁵)		‡ 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 (P ⁵)	‡ L	‡ L	‡ L	L	L	L	5.3.3N
	Unipole Wireless Communication Facility	L/M ¹ /m	L/M ¹ /m					L/M ¹		L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹	L/M ¹		‡ L/M ¹ (P ⁵)	‡ L/M ¹	‡ L/M ¹	‡ L/M ¹	L/M ¹	L/M ¹	L/M ¹	5.3.3N

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		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	CSD	
	Indoor Recreation																							
	Adult establishment													L/m	L									5.3.4A
	Conference center, retreat house, event venue, banquet hall	L/m						L	L	L	L	L	L	L	‡	‡L	‡ (P ⁵)	‡L	‡L	‡L	L	L	L	5.3.4X
	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			(P ⁵)	‡L		‡L	L	L	L	5.3.4P

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		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	CSD	
	Shelter, food bank or kitchen	P	L/m	L/m	L/m	L/m	L/m	P	P	P	P	P	P	P	P	P	(P ⁵)	P	P	P	P	P	P	5.3.3O
Outdoor Recreation	All outdoor recreation, except as listed below	L/m							L/m		L		L	L			(P ⁵)	‡ L	‡ L	‡	L	L	L	5.3.4Q
	Campground, summer camp, RV camp	m															(P ⁵)							
	Drive-in theatre										L/m			L/m			(P ⁵)							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 (P ⁵)		‡ L	‡ L				5.3.4M

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		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	CSD	
	Marina, boating facility	M																						
	Paintball	L/m									L/m			L/m			(P ⁵)							5.3.4R
	Stadium, arena									M				M			‡ (P ⁵)			‡ M	M			
Overnight Accommodations	Hotel, motel, and extended stay residences							L		L	L		L	L			‡L (P ⁵)	‡ 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		‡ L/m	(P ⁵)	‡ L		‡ L	L	L	L	5.3.4D
	Diet house								P	P	P					‡	(P ⁵)	‡		‡	P	P	P	
Parking, Commercial	All commercial parking							L		L	L	P	P	L	P		(P ⁵)	‡		‡ L	L	L	L	5.3.4F
Restaurants	All restaurants, except as listed below							P	P		P	L	P	P		‡	(P ⁵)	‡	‡	‡	P	P	P	5.3.7

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		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	CSD	
	Drive-through facilities								L		L		L	L		‡	(P ⁵)	‡ L	‡ L	‡ L				5.3.4I
 Retail Sales and Service	All retail sales and service, except as listed below							P	P		L	L	P	P		‡	L (P ⁵)	‡		‡	P	P	P	5.3.4B; 5.3.7
	Antique shop	L						P	P		P		P	P		‡	(P ⁵)	‡		‡	P	P	P	5.3.4C
	Art, music, dance, photographic studio or gallery							P	P	P	P		P	P		‡	(P ⁵)	‡	‡	‡	P	P	P	
	Convenience store with gasoline sales								L		L		L	L		‡	(P ⁵)	‡ L		‡ L	L	L	L	5.3.4G
	Drive-through facilities								L		L		L	L		‡	(P ⁵)	‡ L		‡ L			L	5.3.4I

USE CATEGORY SPECIFIC USE		RESIDENTIAL						NONRESIDENTIAL								PLANNED					DESIGN			NOTES:
		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	CSD	
	Payday Lenders							P	P		L			P							P	L	L	5.3.4S
	Veterinary clinic, animal hospital, kennel	L						L	L	L	L		L	L	L	‡ L	(P ⁵)	‡ L	‡ L	‡ L	L	L	L	5.3.4W
Self-Service Storage	All self-service storage										L			L	L		(P ⁵)		‡ L	‡ L				5.3.4T
Vehicle Sales	Manufactured home sales										L			L	L				‡ L					5.3.4O
	Vehicle sales, leasing, and rentals										L		L	L	L		(P ⁵)	‡ L	‡ L		L			5.3.4U
Vehicle Service	Car wash										L			L	L		(P ⁵)	‡ L	‡ L					5.3.4E
	Vehicle service, minor							L	L/m		L			L	L		(P ⁵)	‡ L	‡ L	‡ L				5.3.4V

USE CATEGORY	SPECIFIC USE	RESIDENTIAL						NONRESIDENTIAL								PLANNED					DESIGN			NOTES:
		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	CSD	
	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									5.3.6H
Light Industrial Service	All light industrial service, except as listed below											L	L	P	P		(P ⁵)		‡		L	L	L	5.3.6D
Resource Extraction	All resource extraction														L/M									5.3.6E
Warehouse and Freight Movement	All warehouse and freight movement													P	P				‡					

USE CATEGORY SPECIFIC USE		RESIDENTIAL						NONRESIDENTIAL								PLANNED					DESIGN			NOTES:
		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	CSD	
Waste-Related Service	All waste-related services, except as listed below													M										
	Recycling centers												M	M										
	Transfer stations												L	L										5.3.6F
Wholesale Trades	All wholesale trade									m			P	P				‡		L				5.3.6G

1. If located within 300 feet of a designated North Carolina Scenic Byway.

2. To determine which freestanding concealed or unipole facilities require a minor special use permit, see paragraph 5.3.3N.

3. [County Only](#)

3.4. [Hospitals are not permitted in the UC-3 district](#)

4.5. [These uses are only permitted within the UC-3 zoning district \(County Only\)](#)

Article 6. DISTRICT INTENSITY STANDARDS

[Amendments to Sections 6.11.2 General Requirements and 6.11.4 University and College Districts (UC and UC-2)]

Section 6.11. Planned Districts

[Paragraphs not listed remain unchanged]

6.11.1. General Requirements

- A. A development plan meeting the requirements of paragraph 3.5.6, Development Plan, shall be required as part of the zoning map change application to any planned district, except in the UC, UC-2 and UC-~~32~~ districts as indicated below
- B. The initial zonings to establish the UC, UC-2, and UC-~~32~~ districts on each campus, which shall be initiated by the appropriate governing body for each university/college or scientific and technical research park campus, shall not require a development plan, though the university/~~or~~ college or scientific and technical research park campus can submit a development plan providing additional details and restrictions beyond minimum Ordinance requirements, for all or parts of the area associated with the initial zoning map change. A basic zoning map change application shall be required for the initial zoning map change, along with documentation on the availability of adequate parking and a limited surcharge fee to cover public notification requirements.
- C. Except in the MU District, uses shall be permitted only in the location shown on the approved development plan. Development of the property shall not begin until a site plan has been approved for that portion of the property. Site plans shall be reviewed for conformance with an approved development plan. Should alterations or changes represent a substantial departure from the approved plan, an amendment is required. The same procedures as required for the original approval shall be required for development plan amendments.
- D. Unless alternative standards are explicitly established in the provisions below, all relevant standards and provisions of this Ordinance shall apply to development within any planned district.

6.11.4. University, ~~and~~ College, and Large Scientific Technical Research Park Districts (UC, UC-2 and UC-~~32~~)

Unless specifically differentiated, all requirements that refer to the UC District apply to ~~both~~ the UC, ~~and~~ UC-2, and UC-3 (County Only) districts.

A. Uses

1. The primary uses allowed in a UC district shall be:

- a. Colleges and universities and such ancillary uses as are typically associated with a university or college that are customary and subordinate to the primary educational function of the university or college use, including dormitories, stadia, enclosed arenas, auditoriums, and museums, or

~~a.b.~~ Scientific and technical research parks uses including research and scientific and technical research and ancillary uses like offices, limited retail, public and quasi-public uses, and in limited instances, moderate and higher density residential uses to provide housing for the employees of the large scientific and technical research park.

2. Other uses shall be limited to those uses listed in paragraph 5.1.2, Use Table, that can demonstrate a direct relationship to an academic use, such as university medical center uses, including teaching hospitals, medical schools, nursing schools, biomedical research facilities, and support space, or that can demonstrate a relationship to scientific and technical research park uses, such as uses that support the fostering of a vibrant innovation ecosystem, including professional services, educational uses, commercial and retail uses, residential uses, cultural and community facilities, childcare and health services, and government and civic uses.

B. Zoning Map Change

1. Initial Establishment of the Zoning District

A university/~~or~~ college or scientific and technical research park may elect to have all or parts of its campus covered in the initial establishment of the zoning district, so long as those areas are covered by the appropriate campus master plan. For the UC District, no areas of the campus that were not under the direct control of the university prior to January 1, 2002, shall be included in the initial establishment of the zoning district. For the UC-2 District, no areas of the campus that were not under the direct control of the university or college prior to January 1, 2010, shall be included in the initial establishment of the zoning district. For the UC-3 District (County Only), no areas of the campus not identified in the (Corrected) Amended and Restated Conditions, Covenants, Restrictions and Reservations Affecting the Research Triangle Park recorded in Book 7559, Pages 1-64, in the Office of the Register of Deeds, Durham, North Carolina, shall be included in the initial establishment of the zoning district.

2. Subsequent Zoning Map Change

Any property included as part of a university or college campus in a campus master plan can be included in a UC district. In addition, a property included as part of a scientific and technical research park that consists of at least 4,000 acres of land that includes a campus master plan may be included in a UC district. A campus master plan shall be submitted to the Planning Department prior to any zoning map change submittal. Such campus master plans shall be viewed as illustrative in nature and can be updated, in whole or in part, at any time.

C. Campus Areas

1. Transitional Use Area

A Transitional Use Area shall be designed to establish standards at the edges of the campus that minimize any adverse impacts of proposed development on adjacent properties.

For the UC [and UC-3](#) Districts, standards shall be applicable to a 150-foot wide area at the boundaries of the UC District. Where applicable, the Transitional Use Area shall be measured from the midpoint of public right-of-way adjacent to the edge of the district. If a public right-of-way is wider than 200 feet, and contains no existing or planned structures, then a Transitional Use Area shall not be required.

(County Only) [The TUA shall only apply when the internal campus abuts parcels located within the boundaries of Durham County](#)

- a. For the UC-2 District, standards shall be applicable to a 75-foot-wide area at the boundaries of the UC-2 District. Where the edge of the zoning district is within or adjacent to a public right-of-way, the Transitional Use Area shall be measured from the midpoint of the right-of-way. Where the edge of the zoning district is not within or adjacent to a right-of-way, the Transitional Use Area shall be measured from the property line or exact location of the edge of the district.

2. Internal Campus

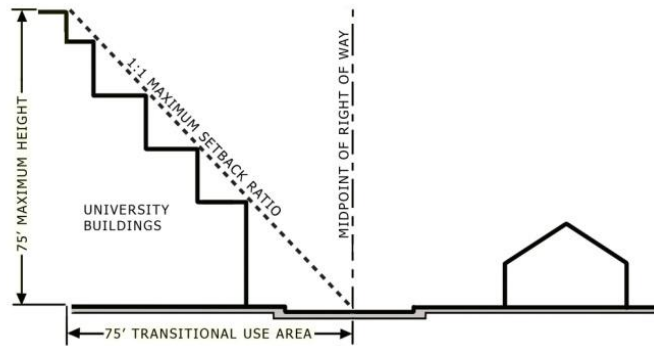
- a. All areas of each university ~~or~~ college [or scientific and technical research campus](#) within a UC district that are not included within a Transitional Use Area shall be considered to be within the Internal Campus.
- b. Within the Internal Campus, only limited regulations shall apply, as indicated below

D. Height

1. Transitional Use Area

The maximum height of a structure within the Transitional Use Area shall be regulated as follows:

- a. Within the UC District, building height shall not exceed 150% of the average height of buildings on ~~adjacent~~ properties [adjacent to the district](#) (including those directly across a public right-of-way), to a maximum of 100 feet [in height](#). In calculating the average height for the adjacent buildings, the following considerations shall be included: maximum permitted heights for developable vacant lots; the taller of buildings in front or behind each other; and included within 150 feet of the perimeter transition area. Heights shall not be increased beyond 150% of average surrounding heights unless a major special use permit is approved in accordance with Sec. 3.9, Special Use Permit, in which case the height may be increased up to a maximum of 145 feet.
- b. Within the UC-2 District, building height shall not exceed the distance to the edge of the district (which is the mid-point of the right-of-way if the edge of the district is a public street), to a maximum of 75 feet. The ratio of building height to distance from the edge of the district shall be no more than 1:1 (see diagram below). Heights shall not be increased beyond this limit unless a major special use permit is approved in accordance with Sec. 3.9, Special Use Permit, in which case the height may be increased up to a maximum of 120 feet.



- c. [Within the UC-3 District, building height shall not exceed 150% of the average height of buildings on properties adjacent to the district \(including those directly across from a public right-of-way\) to a maximum of 100 feet in height. In calculating the average height for the adjacent buildings, the buildings within 150 feet of the district boundary shall be included. If there is a vacant lot in this area, the height of buildings on the vacant lot shall be the maximum height allowed by the zoning district on which the lot is located. Heights shall not be increased beyond 150% of the average height of the buildings on properties adjacent to the district, or 100 feet, unless a major special use permit is approved in accordance with Sec. 3.9, Special Use Permit, in which case the height may be increased up to a maximum of 145 feet. If, however, the Transitional Use Area is adjacent to a railroad right-of-way, building height may be up to a maximum height of 200 feet.](#)

2. Internal Campus

- a. [In the Internal Campus of the UC and UC-2 Districts, the maximum height of a structure shall be 120 feet, unless a major special use permit is approved in accordance with Sec. 3.9, Special Use Permit, in which case the height may be increased up to a maximum of 145 feet.](#)
- ~~a.b.~~ [In the Internal Campus of the UC-3 District, the maximum height of a structure shall be 300 feet.](#)

E. Architectural and Design Standards

1. Transitional Use Area

- a. [The standards of Sec. 7.3, Design Standards, shall not apply.](#)
- ~~a.b.~~ For new development, documentation shall be required that demonstrates architectural and site design compatibility with adjacent buildings and sites, considering the following criteria:
1. Roof type, including extent of eaves and eave ornamentation, if any;
 2. Articulation of the façades, including details, massing, and rhythm, associated with the architectural styles adjacent to the district;
 3. Facade materials; and

4. Size, pattern, style, and location of windows and doors.

This documentation shall be submitted with the site plan for each proposed development within the Transitional Use Area.

- a. Each building shall have a direct orientation and entryway facing a street. Articulation of any side of a building facing a street at the perimeter of a UC district shall be similar in expression and articulation to the primary façade.

2. Internal Campus

Specific architectural standards shall not apply, unless shown as committed elements on a development plan. Within the UC-3 District, no standards contained with Article 7, Design Standards, shall apply unless shown as committed elements on a development plan.

F. Outdoor Lighting

1. Transitional Use Area

Within a Transitional Use Area, all standards of Sec. 7.4, Outdoor Lighting, shall apply except that new athletic fields shall not be illuminated after 11:00 p.m.

2. Internal Campus

Within the Internal Campus, the standards of Sec. 7.4, Outdoor Lighting, shall not apply so long as the maximum illumination at the edge of a UC district does not exceed the limits imposed by paragraph 7.4.3, Standards.

G. Environmental Standards

All applicable environmental standards of Article 8, Environmental Protection, shall apply within the UC-~~or~~ UC-2, and UC-3 districts, unless expressly altered in other parts of these district regulations.

H. Landscaping and Tree Coverage

1. General

a. Transitional Use Area

Within a Transitional Use Area, landscaping shall be provided in accordance with Article 9, Landscaping and Buffering, so as to ensure compatibility with adjacent properties.

b. Internal Campus

(1) In the UC and UC-2 districts, o~~Other~~ than street trees pursuant to Sec. 9.6. Street Trees, no specific landscaping requirements shall apply.

(2) In the UC-3 District, the standards of Article 9, Landscaping and Buffering, shall not apply.

~~(1)(3)~~ The UC-3 District will be required to meet 10% tree coverage, unless it can be shown that the requirement has been met through existing on-site vegetation within the district's boundaries.

2. Vehicular Use Areas

In the Transitional Use Area, surface parking lots shall not be located immediately adjacent to or across from properties zoned residential unless separated from the street by a landscaped area equivalent to the average street yard of existing buildings or parking lots on adjacent properties.

I. Parking

1. ~~In the UC and UC-2 districts, t~~The required number and location of motorized and bicycle parking spaces shall be tied to the university or college's documentation of adequate parking availability during peak periods of typical academic days. In order to document that there are adequate parking facilities, a plan from each university or college covered by ~~thea-UC or UC-2 districts~~ shall be filed with the City-County Planning Department and reviewed and approved by the Planning Director or designee.

The following information shall be provided in the plan:

- a. A map depicting the location of parking lots within the UC District and those outside the UC District which are utilized to satisfy parking requirements.
- b. An inventory of the number of parking spaces, per parking lot or structure, including the type of parking spaces (compact, handicap accessible, reserved, visitor, etc.). Totals shall be provided for sub-areas as well as district-wide. Parking can include spaces located outside the UC District that are controlled by the university or college, as long as that parking serves the UC District.
- c. A report indicating the typical maximum occupancy of each parking lot or structure at typical peak-period. Data shall distinguish between permit-parking and visitor parking. The occupancy data shall be collected within six months of the date of plan submittal and shall include the date(s) and time(s) of the data collection.
- d. The inventory of bicycle parking spaces within the UC District, indicating the total number of spaces within each section or sub-area within the campus, as well as district-wide. General locations of bicycle parking spaces shall be identified on a map.
- e. A summary report describing any Traffic Demand Management (TDM) programs operated by the university or college within a UC District.
- f. A report indicating any changes in enrollment and employment by the University or college within a UC District since the last plan update and any projected changes within the next four years.
- g. A summary report indicating the availability of the following within a UC District:
 1. Sidewalk connectivity;
 2. Transit and remote parking services; and
 3. Bicycling amenities.
- h. The documentation shall demonstrate that the following minimum standards are met:
 - a. The vacancy rate for total, district-wide motorized parking shall be at least 10%.

- b. The individual vacancy rates for total parking and visitor parking within each sub-area shall be at least five percent.
 - c. The total number of bicycle parking spaces shall be at least 10% of total motorized parking district-wide; and at least five percent or two parking spaces, whichever is greater, within each sub-area.
 - i. If a sub-area does not meet the minimum parking standards, any proposed development in that sub-area that requires a site plan, except for the following exemptions, shall include motor vehicle and/or bicycle parking, as applicable, to lessen the deficiency.
 - 1. In lieu of providing additional motor vehicle parking, documentation of new or revised remote parking facilities that remove or lessen the deficiency, but do not create new deficiencies elsewhere, can be provided.
 - 2. Exemptions from providing any additional parking consist of the following improvements:
 - a. Unmanned facilities of less than 1,000 square feet, such as storage rooms, mechanical equipment, coolers, or stand-alone ice kiosks;
 - b. Buildings or additions of less than 1,000 square feet of building area;
 - c. Improvements that are documented to solely bring existing facilities up to current health, safety, or building code requirements;
 - d. Grading and/or utility improvements for sewer or water service; or
 - e. Any site plan submittal that only requires review by the Planning Department.
 - 3. If a college or university has provided documentation of TDM programs, then the minimum motor vehicle vacancy rates shall be reduced by one percent.
 - 4. Sub-areas shall be geographically and functionally cohesive. Remote parking can be identified as serving a sub-area.
 - 5. Approved parking plans shall be valid for a four-year period.
 - 6. Parking requirements pursuant to paragraph 10.3.1, Required Motorized Vehicle and Bicycle Parking, are not required for site plans in a UC district if an approved, valid parking plan is in place. If there is not an approved, valid parking plan in effect at the time a development approval is requested by an institution, the parking requirements of Sec. 10.3, Required Parking, shall be applied. Alternatively, processing of the requested development approval may be delayed until a new parking plan is approved.
2. [In the UC-3 District, all applicable standards in Article 10, Parking and Loading, shall apply within the Transitional Use Area. Within the Internal Campus, only the standards in Sec. 10.4.2, Parking Space Design Standards, and 10.4.3, Design Standards for Handicapped Accessible Parking, shall apply.](#)

J. Signage

1. Transitional Use Area

All applicable standards of Article 11, Sign Standards, shall apply.

2. Internal Campus

a. In the UC and UC-2 districts, the standards of Sec. 11.8, Elements of Common and Way-Finding Signage Plans, shall not apply.

a.b. In the UC-3 District, the standards of Article 11, Sign Standards, shall not apply.

K. Solid Waste

The requirements of Chapter 58 of the City Code, Solid Waste Collection and Disposal, may be modified on projects within a UC district if the college, ~~or~~ university, or scientific and technical research park has filed a solid waste master plan with the City and that plan has been approved by the Solid Waste Director or designee.

L. Infrastructure, Public Improvements, and Additional Requirements for Subdivisions

1. In both the Transitional Use Area and Internal Campus of the UC-3 District, the standards of Sec. 12.1, Improvement Requirements, Sec. 12.7, Water and Sanitary Sewer Systems, Sec. 12.8, Stormwater Management, Sec. 12.9, Other Utilities, Sec. 12.10, Sedimentation and Erosion Control, and Sec. 12.11, Performance Guarantees, shall apply. All other standards in Article 12, Infrastructure and Public Improvements, shall not apply, except that Street Naming Standards in Sec. 12.3.2 shall be followed, as determined by the Planning Director or designee, in consultation with the Durham Emergency Communications Center, or as approved by NCDOT procedures for rights-of-way under NCDOT control.

1.2. Road Improvements

a. Traffic Impact Analysis

1. A traffic impact analysis consistent with the requirements of Sec. 3.3, Traffic Impact Analysis, shall be required with or in advance of site plan approval of projects utilizing any UC district when appropriate thresholds are reached.
2. Within the City, this analysis may be included at the time of zoning map changes to a UC district initiated by the university, ~~or~~ college or scientific and technical research park, or in advance of site plan submittals. If provided after the zoning map change, a single TIA, at the applicant's discretion, may reflect development throughout a UC district, for identified areas within a UC district, or be provided on a site plan specific basis.

b. Road Improvements (City only)

If the applicant performs the TIA utilizing any option other than the site plan specific basis, the university, ~~or~~ college or scientific and technical research park may submit a proposed implementation schedule for the provision of required road improvements, with the improvements tied to specific dates rather than specific projects. Such an implementation schedule shall be reviewed and, if approved by the City, shall be used to govern the timing of all required road improvements.

2.3. Sidewalks

The college/~~or~~ university or scientific and technical research park shall provide public sidewalk with each site plan application in the following manner:

- a. The length of sidewalk required per site plan shall be equal to the total of the widest dimension of the project area(s).
- b. Sidewalk can be placed as permitted in paragraph 12.4.2C.1; however, locations shall be prioritized as follows:
 1. Locations within the campus specified within the Durham Walks! Plan or subsequently adopted pedestrian plan(s);
 2. Within the TUA located within one mile of the project site;
 3. Along public right-of way internal to the district.
- c. No sidewalk shall be required pursuant to paragraph 12.4.2D, Exemptions.
- d. Payment-in-lieu is available pursuant to paragraph 12.4.2C.2, Payment-in-lieu (City only).

~~d.e.~~ Alternatively, sidewalks shall be provided in accordance with an approved alternative pedestrian plan in the UC-3 District.

3.4. Stormwater

A stormwater impact analysis shall be required to be approved in advance of site plan approval when appropriate thresholds on campus development are reached. Such an analysis may reflect development throughout a UC district, for identified areas within a UC district, or be provided on a site plan specific basis. If provided utilizing any option other than the site plan specific basis, the university or college may submit a proposed implementation schedule for the provision of required stormwater improvements, with the improvements tied to specific dates rather than specific projects. Such an implementation schedule shall be reviewed and approved by the City or County, as appropriate and, if approved, shall be used to govern the timing of all required improvements.

5. Additional Requirements for Subdivisions

a. Transitional Use Area

In the UC-3 District, the standards of Article 13, Additional Standards for Subdivisions, shall apply

b. Internal Campus

In the UC-3 District, the standards of Article 13, Additional Standards for Subdivisions, shall apply, except for the following:

Sec. 13.8, Ownership Alternatives, and Sec. 13.9, Phased Development, shall not apply. Sec. 13.4, Block Standards, and Sec. 13.6, Street Connectivity Standards, shall not apply to redevelopment or expansions of existing development approved prior to [effective date of this Amendment].

Article 7. DESIGN STANDARDS

[Amendments to Section 7.1 Housing Types]

Section 7.1. Housing Types

[Paragraphs not listed remain unchanged.]

7.1.1. General

A. Applicability in Design and Planned Districts

1. Housing types do not apply to the Design Districts, where all uses, including residential, shall comply with Article 16, Design Districts.

~~1-2.~~ Housing types do not apply in the UC Districts (UC, UC-2, and UC-3).

~~2-3.~~ Housing types can be used in Planned districts if the residential use is allowed according to paragraph 5.1.2, Use Table. The standards for the housing types shall conform to the standards within the Planned District.

Part 2

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

Part 3

That this text amendment to the *Unified Development Ordinance* shall become effective upon January 1, 2026.