

An Ordinance Amending the Durham Unified Development Ordinance and Zoning Atlas

Be it Ordained by the Durham Board of County Commissioners:

Section 1. That the Durham Board of County Commissioners held a Public Hearing on Zoning Case Z2400032 and voted on May 12, 2025, to approve the Zoning Map Change described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described property out of Residential Rural and Commercial Neighborhood, Falls/Jordan Watershed Overlay District B, Major Transportation Corridor I-85, and establishing the same as Commercial General with a Textual Development plan, Falls/Jordan Watershed Overlay District B, Major Transportation Corridor I-85.

Section 3. The following committed elements apply to the parcels listed in Section 5:

- The following uses shall be prohibited:
 - a. All uses in the following Use Categories: Residential Uses; Vehicle Sales; and Vehicle Service
 - b. Hospital
 - c. Cemeteries, mausoleums, columbaria, memorial garden
 - d. Drive-through facilities
 - e. Electronic gaming operations
 - f. Firing range
 - g. Nightclub or bar
 - h. Paintball
 - i. Payday Lenders
 - j. Veterinary Clinic, animal hospital, kennel
 - k. Convenience store with gasoline sales
- Site access shall be from East Club Boulevard.
- Prior to the issuance of a Certificate of Occupancy:
 - a. The southbound left turn lane that crosses over the I-85 northbound exit ramp for East Club Boulevard and the existing driveway connection shall be closed.
 - b. A dedicated right turn lane with appropriate storage tapers shall be constructed for any proposed access on East Club Boulevard.
 - c. A dedicated left turn lane with appropriate storage tapers shall be constructed for any proposed access on East Club Boulevard.
 - d. Construct a 10' concrete shared path for the frontage of the site along East Club Boulevard to accommodate bicycles and pedestrians.
- Prior to the issuance of a building permit, a minimum six-foot tall fence or wall will be installed adjacent to the property line shared with PID 169706.

- No more than one drive aisle (with parking allowed on both sides) between public right-of-way and the front facade of the primary structure.
- A minimum of 30% of the gross site area shall be utilized for tree preservation area. At least 80% of the required tree cover shall be adjacent to or within riparian buffers.
- There will be no disturbance in the wildlife corridor shown in the 2019 Eno-New Hope Wildlife Connectivity Plan.
- All UDO required plantings shall be of a native species where allowed by the Durham Landscape Manual.
- Maximum building height shall be limited to no more than 40 feet.

Section 4. That, pursuant to N.C.G.S. Sec. 160D-605, the Place Type Map of the Comprehensive Plan is changed from Transportation Opportunity Area to Suburban Commercial.

Section 5. All property within the following Real Estate Identification Number (REID) as follows, and to the centerlines of any adjoining public rights-of way: 160559, 169707, 169709, 169710, 169711, 169712, 169713.

Section 6. This Ordinance shall be in full force and effect from and after May 12, 2025.

Section 7. All ordinances in conflict with this Ordinance are hereby repealed.