



Date: November 3, 2025

To: Claudia Hager, County Manager
Through: Maurice Jones, Deputy County Manager
From: Sara M. Young, AICP, City-County Planning Director
Subject: Zoning Map Change – Z2500025 (RTP Rezoning)

Executive Summary

Durham County, in conjunction with the Research Triangle Foundation, proposes to change the zoning designation of 164 parcels of land totaling 5,059.19 acres (including right-of-way), encompassing the entirety of Research Triangle Park (RTP) within Durham County except for the Durham County Wildlife Club (located at 3616 Hopson Road). The current zoning is Science and Research Park (SRP), Science and Research Park-Core (SRP-C), Industrial Light (IL), Industrial Park (IP), Office and Institutional (OI), Residential Suburban-20 (RS-20), and Residential Rural (RR). The applicant proposes to change this designation to University and College-3 (UC-3), a new zoning designation that would permit a wide range of uses and flexibility within RTP.

Recommendation

Staff recommends that the Board review and provide comments on the proposed zoning map change. A public hearing on this request is scheduled for November 24, 2025.

Background

The Research Triangle Foundation (RTF) has been planning its RTP 3.0 vision for several years as part of its mission to keep RTP as one of the premier business parks in the country. One of the facets of this vision is a rezoning of the majority of RTP to facilitate and foster future growth within the RTP 3.0 framework, with enhanced corporate campuses, residential neighborhood development, and mixed-use density nodes. RTF has proposed a rezoning to a new district, University and College-3 (UC-3). RTF is also looking to have the zoning for RTP in Durham County better match the zoning in Wake County, which was updated by the Wake Board of County Commissioners earlier this year.

Staff Contact

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Attachments

Attachment A – Zoning Context Map
Attachment B – Aerial Map
Attachment C – Place Type Map
Attachment D – Zoning Map Change Report
Attachment E – Comprehensive Plan Consistency Review
Attachment F – Parcels Subject to RTP Rezoning
Attachment G – RTP 3.0 Presentation