



Legislation Text

File #: 19-0512, **Version:** 1

Item:

**Unified Development Ordinance Text Amendment, Expanding Housing Choices (TC1800007) -
DURHAM COUNTY JURISDICTION ONLY (30min)**

Date of BOCC Meeting: October 28, 2019

Request for Board Action:

The Board is requested to conduct a public hearing and receive public comments on the *Unified Development Ordinance* Text Amendment, Expanding Housing Choices (TC1800007); and

First Motion: To adopt the appropriate Statement of Consistency pursuant to NCGS §153A-341; and

Second Motion: To adopt an ordinance amending the *Unified Development Ordinance*, incorporating revisions to Article 4, Zoning Districts; Article 5, Use Regulations; Article 6, District Intensity Standards; Article 7, Design Standards; Article 13, Additional Requirements for Subdivisions; Article 14, Nonconformities; and Article 17, Definitions; and

Third Motion: To adopt a resolution regarding the development and reporting of metrics for Expanding Housing Choices

Summary. Text amendment TC1800007 (Attachment B; B1-B6) includes amendments to the Unified Development Ordinance (UDO) that would allow for more, and more varied, housing choices to be created in a context-sensitive manner predominantly within, but not completely limited to, the Urban Tier. Proposed UDO revisions include expanding the allowance of duplexes, a new small lot option, aligning duplex and attached single-family housing types with detached single-family standards, increasing the opportunities for accessory dwelling units, modifications to residential infill standards, and modifications to other associated standards.

- **Please note that Expanding Housing Choices has been implemented by the City Council in City jurisdictions effective October 1, 2019. The Board of County Commissioners will be considering the same amendment in County jurisdictions only.**

Attachments:

Attachment A: Statement of Consistency Pursuant to NCGS § 153A-341

Attachment B; B1-B6: An Ordinance to Amend the *Unified Development Ordinance* Regarding Expanding Housing Choices (TC1800007)

B1: Accessory Dwelling Units

B2: Residential Infill Development

B3: District Intensity

B4: Housing Types

B5: Miscellaneous Provisions

B6: Neighborhood Protection Overlays

Attachment C: Summary Tables of Proposed Changes

Attachment D: Planning Commission Recommendation and Individual Comments

Attachment E: Recommendations from the Durham Environmental Affairs Board (EAB)

Attachment F: Recommendations from the Durham Appearance Commission

Attachment G: Article Review

Attachment H: Zoning Ordinance Research

Attachment I: Summer 2018 Questionnaire Results

Attachment J: Discussion Draft (November 2018-January 2019) Questionnaire Results

Attachment K: Public Outreach Summary

Attachment L: Resolution for Continued Monitoring and Reporting

Alignment with Strategic Plan: The text amendment emphasizes Goal 4 (Community Prosperity) by offering fair and reasonable regulations for the citizens and business community of Durham while adhering to Goal 5 (Accountable, Efficient, and Visionary Government).

Resource Persons: Michael Stock, AICP, Senior Planner, and Patrick Young, AICP, Planning Director

County Manager's Recommendation: The County Manager recommends that the Board conduct a public hearing on the proposed Unified Development Ordinance text amendment and, if appropriate based on the comments received during the hearing, adopt the appropriate Statement of Consistency and approve the amendment.

County Manager: _____