

1. Call To Order

2. Roll Call

Akram Al-Turk  
Nathaniel Baker  
George Brine  
Brian Buzby, Chair  
Erin Durkin  
Charles Gibbs  
Elaine Hyman, Vice Chair  
Cedric Johnson  
Armeer Kenchen  
Tom Miller  
David Morgan  
Carmen Williams

3. Approval Of The Minutes And Consistency Statements From April 9, 2019

Documents:

[PC MINUTES 04-09-2019.PDF](#)

4. Adjustments To The Agenda

5. Public Hearing: Comprehensive Plan Future Land Use Map Amendments

6. Public Hearings: Comprehensive Plan Future Land Use Map Amendments With Concurrent Zoning Map Changes

7. Public Hearing: Zoning Map Change

8. Public Hearings: Text Amendments To The Unified Development Ordinance

Documents:

[TC1800007 EXPANDING HOUSING CHOICES.PDF](#)

9. Public Hearings: Text Amendments To The Durham Comprehensive Plan

10. Old Business

11. New Business

a. Comprehensive Plan update - Sara Young

12. Adjournment



# PLANNING COMMISSION

## DRAFT MINUTES

April 9, 2019, 5:30 p.m.  
Council Chamber, 1<sup>st</sup> Floor, City Hall  
101 City Hall Plaza, Durham, NC

### I. Call to Order

Chair Buzby called the meeting to order at 5:30 p.m.

### II. Roll Call

**MOTION:** Excuse Vice Chair Hyman (Brine, Al-Turk 2<sup>nd</sup>)

**ACTION:** Motion carried, 11-0.

#### Members Present:

Brian Buzby, Chair  
Akram Al-Turk  
Nathaniel Baker  
George Brine  
Erin Durkin  
Charles Gibbs  
Cedric Johnson  
Armeer Kenchen  
Tom Miller  
David Morgan  
Carmen Williams

#### Excused Members Absent:

Elaine Hyman, Vice Chair

#### Staff Present:

Sara Young, Assistant Planning Director  
Grace Smith, Planning Supervisor  
Jamie Sunyak, Senior Planner  
Emily Struthers, Senior Planner  
Scott Whiteman, Planning Supervisor  
Lisa Miller, Senior Planner  
Earlene Thomas, Transportation Engineer IV

### III. Adjustments to the Agenda

Staff requested an item be added under New Business, EHC Text Amendment update. Chair Buzby requested the new item be heard before the public hearings.

**MOTION:** Adoption of agenda as amended. (Brine, Al-Turk 2<sup>nd</sup>)

**ACTION:** Motion carried, 10-1.

#### Approval of the Minutes and Consistency Statements: March 12, 2019

**MOTION:** Approve the Minutes and Consistency Statements from March 12, 2019 as amended. (Miller, Brine 2<sup>nd</sup>)

**ACTION:** Motion carried, 11-0.

**New Business Item b (added at request of the staff))**

Expanding Housing Choices Outreach – Planning Supervisor, Scott Whiteman, gave a brief update on the outreach efforts regarding the EHC text amendment. He informed all present that there will be a Community Conversation Style Workshop on Saturday April 27<sup>th</sup> at Wall Town Recreation Center at 9:30am. He also informed the Commission that no changes have been made to the proposed text since the March Planning Commission meeting.

**IV. Public Hearing: Comprehensive Plan Amendment - None**

**V. Public Hearing- Plan Amendment with Concurrent Zoning Map Change Request - None**

**VI. Public Hearing: Zoning Map Change Request**

**a. Rougemont Commercial (Z1800037)**

**Zoning Map Change Request:** Change the zoning designation from Commercial Neighborhood (CN) and Residential Suburban-10 (RS-10) to Commercial Neighborhood with a text-only development plan (CN(D)).

**Staff Report:** Emily Struthers presented case Z1800037.

**Public Hearing:** Chair Buzby opened the public hearing. The applicant spoke in support. One person spoke in opposition. Chair Buzby closed the public hearing.

**Commission Discussion:** The discussion centered on traffic, sidewalks within the Rural tier, the limits of text-only development plans with regard to proffers, and the importance of development serving the population.

**MOTION:** Recommend approval of case Z1800037 (Al-Turk, Brine 2<sup>nd</sup>)

**ACTION:** Motion carried, 8-3 (Al-Turk, Baker, Gibbs voting no)

**Consistency Statement:** The Planning Commission finds that the ordinance request is consistent with the adopted *Comprehensive Plan*. The Commission believes the request is reasonable and in the public interest and recommends approval based on comments received at the public hearing and the information in the staff report.

**VII. Public Hearing: Text Amendment – None**

**VIII. Text Amendment with rezoning**

**a. Patterson Place Design District (TC1800009/Z1800030/Future Street Network Plan), continued from the February 12 , 2019 meeting**

**Zoning Map Change Request:** Generally located at the intersection of Interstate 40 and US Highway 15-501, parcels within or partially within the Compact Neighborhood Tier; change zoning district from CC(D), CN(D), CG(D), CG, CN, MU, MU(D), IL, OI, OI(D), RS-20, PDR, RR, and RS-M(D) to CSD-C, CSD-S1, CSD-S2, and RR(D). *This zoning map change is associated with text amendment TC1800009 Compact Suburban Design District.*

**Staff Report:** Lisa Miller presented case TC1800009/Z1800030/Street Network Plan.

**Public Hearing:** Chair Buzby opened the public hearing. Three people spoke in support. One person spoke in opposition. Chair Buzby closed the public hearing.

**Commission Discussion:** The discussion centered on concerns with implementing the zoning map change in this area without the Durham-Orange Light Rail Project continuation.

**MOTION:** To recommend approval of case TC1800009 (Brine, Al-Turk 2<sup>nd</sup>)

**ACTION:** Motion failed, 5-6 (Williams, Johnson, Brine, Al-Turk, Buzby, Miller voting no)

**MOTION:** To recommend approval of case Z1800030 (Brine, Al-Turk 2<sup>nd</sup>)

**ACTION:** Motion failed, 5-6 (Williams, Johnson, Brine, Al-Turk, Buzby, Miller voting no)

**MOTION:** To recommend approval of the Patterson Place Street Network Plan (Brine, Al-Turk 2<sup>nd</sup>)

**ACTION:** Motion failed, 4-7 (Williams, Johnson, Brine, Al-Turk, Buzby, Miller, Gibbs voting no)

**IX. Old Business**

**X. New Business**

a. FY20 Work Program

**MOTION:** Approve FY20 Work Program (Brine, Miller 2<sup>nd</sup>)

**ACTION:** Motion Carried, 11-0

**XI. Adjournment**

The meeting adjourned at 7:44 p.m.

Respectfully Submitted,

Terri Elliott, Clerk  
Durham Planning Commission



**Date:** May 14, 2019

**To:** Members of the Durham Planning Commission  
**Through:** Patrick O. Young, AICP, Planning Director  
**From:** Michael Stock, AICP, Senior Planner and Kayla Seibel, AICP, Senior Planner  
**Subject:** Community Feedback on *Unified Development Ordinance* Text Amendment, Expanding Housing Choices (TC1800007)

### **Summary**

This item was continued from the March 12, 2019 Planning Commission meeting. No changes are proposed to the text in TC1800007. However, staff has provided text amendment options to reflect community feedback received since the March Planning Commission meeting shown in Attachments 1 and 2. **Attachment 1** summarizes and compares the top issues and key decision points between staff recommendation, Option A, the proposals from the November Discussion Draft, Option B, and current UDO requirements. **Attachment 2** is a complete comparison table showing the current, November, and March versions as well as public comments we received.

### **Overview of Community Feedback**

Since the March 12, 2019 Planning Commission meeting, Planning Staff conducted additional outreach on the draft proposals (see Attachment 3). Additionally, Staff conducted a community conversation workshop on Saturday, April 27, 2019. The workshop focused on the details of the Expanding Housing Choices proposal with materials that compared current standards with the November and March PC draft proposals. Planning staff recorded feedback ranging from broad policy issues and implementation considerations to detailed technical suggestions.

In general, we heard supportive feedback for the Expanding Housing Choices initiative. Community members tend to agree that there are issues with housing supply and variety, and that amending zoning regulations can help reduce barriers. Community members in general seem comfortable with the types of housing options in the proposals specifically accessory dwelling units, duplexes, flag lots, and smaller lot dimensions. These sentiments are consistent with what we heard in the initial surveys and public outreach. The areas in which there are disagreements appear to be with specific regulations and their degree of impact or effectiveness. We have recorded those as options for consideration in Attachment 1.

We also heard that this initiative is not all that we need in Durham. Community members noted the need for additional solutions to address housing affordability, new growth, mobility, and environmental sustainability. In the next section, we summarized broad policy and implementation issues we heard and how Expanding Housing Choices does or does not address them, including references to proposed text changes.

### **Policy and Implementation Considerations**

Expanding Housing Choices has generated a lot of conversation in Durham. This proposal has people thinking thoughtfully and critically about how Durham grows and serves the needs of existing and future residents. Naturally, the conversation includes broad issues that go above and beyond what we can include in the Unified Development Ordinance (UDO). The issues people have raised involve considerations for how local government departments and partner agencies work together on comprehensive solutions. Below are categories of topics we've heard, how the Expanding Housing Choices proposal addresses them or not, and what else would be required.

What we heard:

#### *Housing affordability is important to us.*

We agree that stand-alone zoning strategies will not be the definitive solution for the production of housing that is truly affordable for low-income households earning less than 60 percent Area Median Income. The Planning Department works closely with the City's Department of Community Development and affordable housing providers to understand what role zoning plays in creating barriers to provide affordable housing.

While the net cast by EHC is intentionally large in order to begin to stabilize prices of all housing, it does help developers of Affordable Housing on a site by site basis. Those utilizing the Affordable Housing Bonus Program will be able to yield more units on the limited land they have through increased site design flexibility, reduced parking requirements, and increased density. The illustrative development scenarios in Appendix K in the March Planning Commission agenda item demonstrate how projects built under the proposed rules and the Affordable Housing Density Bonus might increase the production of affordable units.

An aspirational goal of EHC is to make it possible (legal under the zoning ordinance) to build market rate housing for middle income households, which in turn, may reduce economic displacement of low income households. Along with the increasing cost of labor and construction materials, zoning rules that require large lots (land is increasingly expensive) and limit housing types make it very challenging to build a housing unit that is market-rate affordable for middle income home buyers. While developers will still build luxury housing (if the market demands it), EHC aims to make it possible to build for middle income households by allowing smaller lots, more housing types, and more flexibility with accessory units.

*We don't want to accelerate displacement and gentrification.*

We agree and acknowledge that displacement is currently happening. This phenomenon of economic displacement leaves the fewest choices for those at the bottom of the income spectrum. One policy goal behind the proposals for Accessory Dwelling Units (ADUs) and the option to subdivide to a small flag lot is to help existing homeowners. Subdividing the backyard into a separate flag lot for a small house is an alternative to building an ADU and could offer the existing homeowner an opportunity to access equity they have tied up in the land, allowing them to stay in place.

Additional programs should also be developed to better inform current residents of their rights as homeowners, and help understand the value of their property. Speculators currently send out letters offering cash for a home and this can appear as an attractive offer (especially to low and moderate income households). The Community Development Department is currently investigating programs to provide aid and advice to homeowners in order to make informed decisions about their property. This is a needed service whether or not the proposed revisions are adopted.

*We want to easily connect to jobs and activity centers.*

We agree. The need for a regional and connected transportation system has long been supported by Durham residents. We have an opportunity with Durham's new Comprehensive Plan and a new Durham County Transit Plan to evaluate the needs and possibilities for connecting residents to job, educational, and entertainment opportunities.

EHC proposals address how the Urban Tier can help accommodate residents' desire to live close to Downtown and neighborhood amenities. There is still strong need for mobility inside and outside of the Urban Tier.

*Parking is a challenge.*

We agree that additional housing units could add more cars to neighborhood streets. We have heard that what makes the urban tier neighborhoods attractive is the option of using modes of transportation other than a car. Residents in the urban tier often have good proximity to bus routes, sidewalks, greenways, and bike lanes. As cities grow and space becomes limited, investments in active transportation options prove to be cost effective and sustainable policy decisions. While the City is implementing several transportation plans to encourage more walking, biking, and transit use, the predominant method of transportation is still the car. The UDO currently requires each dwelling unit must accommodate a minimum of two parking spaces on-site. Current UDO parking requirements do not require parking for:

- ADUs;
- Affordable Housing Dwelling Units; and
- Narrow (less than 40 feet) lots where the required street yard would create a conflict with minimum parking requirements.

Additionally, current requirements allow one parking space to be accommodated with on-street parking if the lot has at least 23 feet of frontage to accommodate the parking space. At least one required parking space must be placed on-site. No changes to minimum parking requirements are proposed. As mentioned above, limitations to driveway widths and design are proposed, including requiring ribbon driveways and locating driveways to the side of primary structures if choosing to utilize a lot reduction/density bonus option.

*Durham's growth means including more areas for increased housing, not just in the Urban Tier.*

We agree. The Urban Tier is not expected to absorb all or even most of the projected new growth in Durham. The Urban tier is only anticipated to absorb 15% of new growth by 2045. Because of limited availability of land, combined with the need to provide more housing units, we have proposed text amendments that allow for the possibility for new units to be created within the existing urban fabric. This means, allowing for smaller lots, flag lots, and increased density allowances in zoning districts. Planning staff anticipates other housing options will still be sought and provided for in Durham's Suburban, Downtown/Compact, and Rural Tiers.

*We want to maintain what we love about our neighborhoods.*

An important component of Expanding Housing Choices is to address concerns voiced by some that new homes are "out of character" with the existing neighborhood. Mostly, staff heard that new houses are too big or too bulky, and lead to excessive parking congestion. When Planning staff talk about "character" we often mean elements of the built environment that contribute to the basic feel of a street: the rhythm of buildings and lots, setbacks, bulk, height, trees, parking, etc.

To address concerns, the proposed EHC Text Amendments proposes limits to building coverage and bases height on the context area. Attachment I addresses revised Infill standards in greater depth.

*We don't want to see beautiful houses bought by developers, torn down, and replaced with smaller houses.*

Planning staff has heard a lot of concern about this issue, and so we have attempted to calibrate the recommendations to allow for only an incremental increase of density, but not to the degree that it would make it economically advantageous to tear down an existing house. Monitoring metrics are being put in place to track the impact these regulations have on teardowns (both numerically and geographically). Planning will continue to monitor trends to ensure these proposed regulations are not having unintended or negative consequences.

The intent behind EHC is to allow an additional increment of density and development over what is currently allowed under existing zoning rules. An incremental approach both minimizes the risk of teardowns and can be less disruptive to the neighborhood character. Illustrative Development Scenarios (Attachment K in the March Planning

Commission agenda item) were created in order to help conceptualize and visualize the maximum extent of change the proposed recommendations could have after applying limits to permitted uses, density, lot area and lot width. Proposed maximum height and building coverage are not taken into consideration in this analysis, but are additional limitations to development.

Planning Staff acknowledges that teardowns are happening today. One fundamental of EHC is to provide new housing options if a teardown happens instead of the limited or lack of options under current rules. We are also aware of the potential to exacerbate the situation.

*We want new housing to fit in with the rest of the houses in the neighborhood.*

As we have seen, the high demand for housing in Durham, especially in our in town neighborhoods, has led to teardowns and conversions of previously affordable housing to new, less-affordable housing. People often say that teardowns change the “character” of the neighborhood, sometimes referring to the diversity of people, and sometimes referring to the physical characteristics of the neighborhood (building height, bulk, rhythm, aesthetic etc.). Market forces outside of our control are creating the pressure for teardowns, and they will likely continue to happen with or without the zoning changes introduced by EHC.

Today, if a home is torn down, in many zoning districts the only building that can be rebuilt is a single family house, which will likely be much larger and more expensive than what it replaced. By allowing duplexes and providing options for small houses, EHC would make it possible to replace that one unit with more units, which would be smaller and less expensive on a per unit basis.

An important component of EHC is to address some neighborhood concerns that homes rebuilt after a teardown are “out of character” with the existing neighborhood. Mostly, that new houses are too big, too bulky, and do not preserve canopy trees. When Planning staff talks about “character” we often mean elements of the built environment that contribute to the basic feel of a street: the rhythm of buildings and lots, setbacks, bulk, height, trees, parking, etc. To address these concerns, EHC proposes:

- Limits to building coverage,
- Limitations on impervious area used for driveways, and
- Additional trees

*We value solutions that address climate change, environmental sustainability, and resiliency.*

We agree. Research suggests that promoting a denser pattern of development in areas closer and more connected to jobs and services and more easily served by existing infrastructure, can reduce our carbon footprint and be a more fiscally sound pattern of growth. Diminishing availability of developable and serviceable land on the fringes of the City means that some amount of new growth will need to be accommodated

through dense redevelopment (“growing up”), or through incremental infill of existing neighborhoods (“growing in”). EHC addresses strategies for how to “grow in”, particularly in the Urban Tier.

Multiple stakeholders have raised concerns about the environmental impact of adding additional density in the Urban Tier. Major issues raised include the impact to the tree canopy and the addition of impervious surfaces leading to stormwater runoff and flooding.

The proposed EHC Text Amendments address trees in a couple ways:

- a) As part of these proposals, revision to the current landscaping section for Infill Standards would more clearly prescribe maintaining or planting a tree, in addition to any street tree requirements. This standard would implement what was developed for the Old West Durham NPO.
- b) The proposed lot reduction options would require additional tree protection or planting, requiring a minimum of one canopy and one understory tree, in addition to any required street tree.

Additionally, a separate tree and landscaping revision text amendment (TC1800005) recently received a recommendation of approval from the Planning Commission. Some of the proposed changes include:

- a. Residential development sites that are large than four acres (not infill development) would have a required minimum tree preservation of 7% and up to 10% with a combination of preservation and planting. The current standard is 3%.
- b. Nonresidential development sites would have a required minimum tree coverage requirement (preservation and/or planting) of 3%. The current standard is zero.
- c. Street trees will be required to be placed no further than 10 feet from right-of-way, instead of the current 30 feet.
- d. If understory street trees are planted, they shall be in the amount of 1 per 30 feet of frontage, instead of the current 1 per 40 feet.

Per state law, single and two-family developments are currently exempt from stormwater regulations that might otherwise require on-site capture and treatment; however, several measures have been included in the EHC text amendments that seek to encourage more permeable surfaces for residential infill in the Urban Tier, including:

- a. A proposed maximum building coverage of 40%.
- b. Revisions to the current vehicular use area (parking) section for Infill Standards to limit driveway width to 12 feet, to minimize the amount of driveway paving allowed, utilizing standards adopted with the Tuscaloosa-Lakewood and Old West Durham NPOs.
- c. If opting for the lot reduction/density bonus (see Attachment I for additional details), ribbon driveways shall be required, which further limits the amount of impervious surface.

- d. As mentioned in regards to tree canopy, in order to receive a lot reduction/density bonus, there is a new requirement to maintain or plant two trees.
- e. If opting for the lot reduction/density bonus, no downspout connection to underground piping shall be allow, requiring storm water roof run-off to be directed over pervious areas.

*Financing Accessory Dwelling Units and Duplexes is difficult. Building housing in general, is expensive.*

Building an ADU can provide rental income to help with mortgage payments or tax bills, but can also be a complex and expensive process. Simplifying the approval process and providing access to financing mechanisms for middle and low income households is a logical next step.

**Staff Contact**

Michael Stock, AICP, Senior Planner, 919-560-4137 ext. 28227; [Michael.Stock@DurhamNC.gov](mailto:Michael.Stock@DurhamNC.gov)  
Kayla Seibel, AICP, Senior Planner, 919-560-4137 ext. 28247; [Kayla.Seibel@DurhamNC.gov](mailto:Kayla.Seibel@DurhamNC.gov)

**Attachments**

**Attachment 1:** Text Amendment Alternatives

**Attachment 2:** Text Amendment Comparison Table with public comments

**Attachment 3:** Updated Summary of Public Outreach



**ATTACHMENT 1:**  
**TEXT AMENDMENT ALTERNATIVES**

The following table provides options based upon comments we heard the most about from the community. We have listed the topic, options, current requirement and a brief discussion for consideration.

Accessory Dwelling Units	Option A (Staff Draft submitted to March Planning Commission)	Option B (November Discussion Draft)	Current Requirement
Height	For any district: <ul style="list-style-type: none"> <li>• Within 10 feet of property line- 16 feet max.</li> <li>• Beyond 10 feet but within required yard, or accessed by alley- 25 feet maximum</li> <li>• Outside of required yards- base zoning allowance</li> </ul>	No change from Current Requirement	RS zoning- 15 foot maximum if within 10 feet of property line  RU zoning- 25 feet maximum if within 5 feet of property line
<i>Discussion</i>	Option A addresses concerns raised with staff regarding taller structures very close to side property lines. A 25-foot structure would allow for an ADU over a garage. However, some residents indicated that the 16-foot height restriction makes it more difficult to build an ADU.		
ADU with Duplex	ADU not allowed with duplex	Allow ADU with Duplex	ADU not allowed with duplex
<i>Discussion</i>	Option A addresses concerns raised regarding the resulting scale of the amount of new units (primary and accessory) the new regulations would allow.  Options B allows more opportunity to produce ADUs.		
ADU with small lot option B (2000 sq. ft. lots) and narrow pole flag lot option	Prohibit ADUs with these options	Allow ADUs with these options	Small lot option B and narrow pole option are new proposals
<i>Discussion</i>	Option A addresses concerns raised regarding the resulting scale of the amount of new units (primary and accessory) the new regulations would allow.  Option B allows more opportunity to produce ADUs.		

Lot Dimensions and Density	Option A (Staff Draft submitted to March Planning Commission)	Option B (November Discussion Draft)	Current Requirement
Maximum Density	Require density cap for Exempt plats	Do not require density cap for exempt plats	Maximum density applies only for projects requiring subdivision or site plan approval – does not apply to Exempt Plats (up to 3 lots from a lot of less than 2 acres)
<i>Discussion</i>	<p>Exempt plats are the subdivision or recombination of property that, in a limited set of circumstances mandated by state statute, do not have to follow statutory subdivision regulations. One circumstance is if a lot of 2 acres or less is subdivided into no more than 3 lots. Basic zoning regulations still must be followed.</p> <p>Option A addresses concerns raised that the number of units that could be generated would not be done in an incremental amount. Option B allows opportunity to produce more housing units without requiring compliance to maximum density requirements.</p>		
Additional requirements for Small lot options A and B	In addition to allowances for lot reduction and increased density, additional requirements are added for driveway design and location, additional tree planting or protecting, and downspout placement.	Delete additional requirements	The small lot options A and B are new proposals.
<i>Discussion</i>	The additional requirements help address issues such as tree canopy and impervious surface.		

Infill Standards	Option A (Staff Draft submitted to March Planning Commission)	Option B (November Discussion Draft)	Current Requirement
Building Coverage	Maximum of 40%	No maximum building coverage	No maximum building coverage outside of water supply watershed areas
<i>Discussion</i>	<p>Option A was proposed to address impervious surface concerns. Informed by analysis of current building coverages within residential districts in the Urban tier, and was used in early zoning ordinances (35-45% for single- and two-family zoning). The median building coverage for all residential districts in the Urban tier is 18%, and it ranges based upon zoning district from approximately 15%-23%.</p> <p>Option B is consistent with current requirement and allows more flexibility in design and size for housing units.</p>		
Maximum Building Height	<p>Changed to allow maximum height to be the maximum of the existing structures on the same and opposing block face (similar to street yard context area, but added the opposing block face).</p> <ul style="list-style-type: none"> <li>• Allows for more height with a minor special use permit.</li> <li>• Would not apply to accessory structures or additions located to the rear of the existing structure.</li> </ul>	<p>Maintained current standard but removed the 25 foot exception.</p> <ul style="list-style-type: none"> <li>• Added specific clarification as to which adjacent structures to use for consideration</li> </ul>	<p>The lesser of:</p> <ul style="list-style-type: none"> <li>•The base zoning maximum; or</li> <li>•More than 14 feet taller than the height of any adjacent structure, except for portions that lie more than 25 feet from an adjacent structure.</li> </ul>
<i>Discussion</i>	<p>Option A addresses concerns raised that the current limitation wasn't sufficient, thus staff has proposed a new methodology, utilizing established height on the same and opposing block face. Exemption to rear additions were proposed to allow more flexibility for additions that were set back from the block face, but can create bump-up additions to the rear of the structure.</p> <p>Option B generally maintains the current standard with some adjustments.</p>		

Comparison Table with Comments Received

Topic	Current Requirement	November Discussion Draft	March Planning Commission Draft	Comments received	Staff Comments
<b>Accessory Dwelling Units (ADUs)</b>					
<b>Where an ADU can be placed</b>					
<ul style="list-style-type: none"> <li>Where on a lot</li> </ul>	If detached, to the rear of the primary structure. (ADUs can be anywhere as part of the primary residence- attic, basement, side, addition)	For detached, added side allowance, but limited to along the back ¼ of the primary structure.	No change from November (*added provision for certain civic uses allow to side or rear)	None	Provides additional flexibility for placement on a lot while keeping the ADU primarily towards the back of a lot.
<ul style="list-style-type: none"> <li>The current use of the lot</li> </ul>	Any residential property with only one dwelling unit.	Added allowance for duplex lot and new “small lot” proposal	<ul style="list-style-type: none"> <li>Removed the duplex allowance;</li> <li>Removed allowance for Small Lot Option B;</li> <li>Limited allowance to single-family attached and townhomes to developments of 4 acres or more</li> <li><i>NEW</i>: added provision for certain civic uses such as a place or worship)</li> </ul>	<ul style="list-style-type: none"> <li>a. Do not implement new limits based upon the housing type, thus allow for new duplex ADU, and keep ADU allowance for townhouse, single-family attached, narrow pole flag lot and small lot options.</li> <li>b. Do not allow for duplex</li> <li>c. Allow for house option with Small lot Option B</li> <li>d. Allow for <i>existing</i> duplexes</li> </ul>	March changes are intended to address concerns raised regarding the resulting scale of the amount of new units (primary and accessory) the new regulations would allow. The “New” provision expands and clarifies allowances for certain civic uses.
<ul style="list-style-type: none"> <li>Nonconforming lots (legal lots of record that do not meet current dimensional standards)</li> </ul>	Prohibited ADU if lot didn’t meet minimum lot area requirements of the zoning district	Deleted this provision	No change from November	None received	Provides more opportunities for an ADU
<ul style="list-style-type: none"> <li>Setbacks (applies to all accessory structures)</li> </ul>	RU districts- 3 feet minimum from side and rear property lines Other districts- 5 feet minimum from side and rear property lines	No change, except detached ADU is placed to the side per the proposed allowance, it must meet standard side yard requirements.	No change from November <i>NEW</i> : provision for certain civic uses such as a place or worship- must meet side yard requirements	Allow for a shared accessory structure across a property line- would create more placement flexibility and potentially lessen impact on existing lots (may save a tree)	
<b>How an ADU is permitted</b>	By right (staff reviewed and inspected to verify zoning standards are met). Does not count toward density.	No change	No change	Count towards density	The by-right allowance was established in 2006 with the adoption of the UDO; previously required a special use permit.  Counting towards density provides an additional obstacle for generating them. ADUs have not been counted towards density by at least this ordinance or through the previous merged zoning ordinance.
<b>Maximum size</b>	30% of primary dwelling	800 sq. ft. maximum	No change from November	None received	The maximum size is consistent with many other jurisdictions, and not requiring a percentage calculation creates less of a regulatory burden
<b>Maximum number</b>	1 per lot	No change	<i>New</i> : added provision for certain civic uses such as a place or worship- allow up to three	None received	Allows additional opportunities for ADUs on certain civic properties such as a place of worship

Comparison Table with Comments Received

Topic	Current Requirement	November Discussion Draft	March Planning Commission Draft	Comments received	Staff Comments
<b>Detached from, or part of, the primary structure</b>	Can be either	No change	No change	None received	
<b>Height</b> (applies to all accessory structures)	RS zoning- 15 foot maximum if within 10 feet of property line RU zoning- 25 feet maximum if within 5 feet of property line	No change	For any district: <ul style="list-style-type: none"> <li>• Within 10 feet of property line- 16 feet max.</li> <li>• Beyond 10 feet but within required yard, or accessed by alley- 25 feet maximum</li> <li>• Outside of required yards- base zoning allowance</li> </ul>	a. Keep current height allowance (as done in November draft) b. For all zoning- Allow maximum 25 feet if more than 5 feet from property line (similar to current standards, height would allow for ADU over garage) c. Keep lower heights when closer to property line.	The March PC changes addressed concerns raised with staff regarding taller structures very close to side property lines. A 25-foot structure would allow for an ADU over a garage. Critics indicate that the 16-foot height restriction would lessen ability to generate ADUs and create wasted space on a lot.
<b>Conversion of existing, nonconforming accessory structure</b>	Prohibits ADU if accessory structure is nonconforming	Allow partial or complete conversion to an ADU without expansion of the structure	No change from November	None received	Opens up more opportunities for converting existing structures to an ADU
<b>Appearance</b>	Must maintain single-family appearance	Deleted	No change from November	None received	Not legally enforceable.
<b>Travel trailers and other RVs</b>	Prohibited for use as ADU	No change	No change	Allow to be considered tiny homes or ADUs	This was discussed at a table at the April 27 community conversation. This was never considered part of this initiative due to the potential health, building, housing, and other codes that would need to be considered, along with zoning. Staff would need to research and develop appropriate regulations.
<b>Parking</b>	Not required	No change	No change	Add a parking requirement	The parking requirement is not required based upon the premise of removing obstacles for providing ADUs. Requiring additional parking potentially adds more impervious surface, cost, and possible redundant parking if available on-street.
<b>Regulated flood plain</b>	Prohibits ADU	No change	No change	None received	
<b>Density</b>					
<b>Maximum Density - the number of primary dwelling units per acre (du/acre)</b>					
• RS-20	2 du/acre	No change	No change, but re-structured/re-labeled as <b>Small Lot Bonus Option A</b> with the lot size and width reductions discussed below.  Thus, the current density and dimensional standards remained. The Small lot bonus options would be allowed by-right, as similarly proposed in November.	None received for the proposed density increases.  Comments received focused on removing the additional parameters for using the bonuses (driveway design, downspout, tree planting)	The additional parameters were added to address concerns regarding stormwater, impervious surface, and tree canopy.
• RS-10	4 du/acre	Urban tier only- 6 du/acre			
• RS-8	5 du/acre	Urban tier only- 9 du/acre			
• RU-5	8 du/acre	12 du/acre			
• RU-5(2)	8 du/acre	12 du/acre			
• RS-M	8 du/acre (18 w/ re-zoning with development plan)	Urban tier only- 12 du/acre (20 with re-zoning with development plan)			
• RU-M	12 du/acre (20 with re-zoning with development plan)	No change			

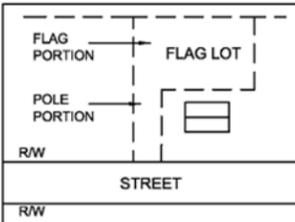
Topic	Current Requirement	November Discussion Draft	March Planning Commission Draft	Comments received	Staff Comments
			Staff added additional parameters for using the bonuses such as driveway design, additional tree planting, and downspout placement.		
<ul style="list-style-type: none"> <li>2,000 sq. ft. "small lot" proposal</li> </ul>	NA	No density limit applied	Re-labeled as <b>Small lot Bonus Option B</b> : Maximum density of 12 du/acre	Do not require a density limit- will not generate more than 35' wide lots allowed in Option A within RU districts, which would also allow for 12 DU/acre.	Staff proposed a density limit with the March PC draft as an attempt, along with other revisions, make the potential increase in number of units to be more incremental. The 12 DU/acre limit coincides with the future land use map for most residential areas of the Urban tier, which are designated as 6-12 units/acre. Some areas are designated at a higher density of 8-20 units/acre.
<b>Application of Maximum Density</b>	Only for projects requiring subdivision or site plan approval (exempted if keeping the lot as is or if subdivided through state-mandated exempt plat (up to 3 lots form a lot of less than 2 acres))	No change	Require density cap for Exempt plats	Keep current standard (thus keep density cap exemption for exempt plats)	<p><i>Exempt plats</i> are the subdivision or recombination of property that, in a limited set of circumstances mandated by state statute, do not have to follow statutory subdivision regulations. One circumstance is if a lot of 2 acres or less is subdivided into no more than 3 lots.</p> <p>The limit was proposed in the March draft to address concerns raised that the number of units that could be generated would not be done in an incremental amount.</p>
<b>Calculating density</b>	No ordinance standard for fractions- practice is to delete any fraction (if a density calculation results in 2.37 units or 2.86 units, then it is 2 units either way).  As for ADUs, an ADU does not count towards density.	Added a specific standard that allowed rounding up if the fraction was 0.5 or greater- based off of same method used for calculating required parking spaces	No change from November	Count an ADU towards density	<p>This method allows for an incremental increase in units allowed, and is the same method used for calculating parking spaces.</p> <p>As previously mentioned, ADUs have not been counted towards density limits, and would be an additional barrier for generating them if required to be counted.</p>
<b>Other Density bonuses</b>					
<ul style="list-style-type: none"> <li>Affordable Housing bonus</li> </ul>	Where a development provides at least 15% affordable housing, an additional 2 units for every one affordable housing unit is allowed.	No change	No change	No comments	
<ul style="list-style-type: none"> <li>Thoroughfare Density Bonus (applies to RU districts)</li> </ul>	Allows townhouses along minor and major thoroughfares, and boulevards, with a minimum right-of-way of 50 feet.	Changed to eliminate applicability along minor thoroughfares, and added allowance of multiplexes	Changed to keep current text as applied to townhouses, but only allows multiplexes along major thoroughfares or boulevards	No comments	Allowing multiplexes along major thoroughfares allows for more housing diversity along major transportation and transit routes. The change from November to March drafts addressed a comment raised by EAB regarding the limitation to townhouses.
<ul style="list-style-type: none"> <li>Townhouse Transitional Use</li> </ul>	Allows townhouses when property is located "immediately between and	Deleted.	No changed from November	No comments	Difficult to determine and ultimately the intent is captured through the Thoroughfare Density bonus

Topic	Current Requirement	November Discussion Draft	March Planning Commission Draft	Comments received	Staff Comments
(applies to RU districts)	adjacent to nonresidential and single-family residential uses.”				option, above.
<ul style="list-style-type: none"> <li>Major Roadway Density Bonus Area (applies to RU districts)</li> </ul>	“For projects located adjacent to streets with a right-of-way over 50 feet in width, the area for the project may be calculated to include that portion of right-of-way in excess of 50 feet for purposes of determining density.”	No change	No change	No comments	
<ul style="list-style-type: none"> <li>RS-M District Major Roadway Density Bonus</li> </ul>	An increase in the maximum density by one unit/acre if the site maintains at least 500 feet of frontage along a major thoroughfare or boulevard, or along a service road for a limited or full control access roadway and it is utilized for access.	No change	No change	No comments	
<b>Locations for Duplexes and other housing types</b>					
<b>Duplexes</b>	Only allowed in RU-5(2), RU-M, and RS-M residential districts.	<ul style="list-style-type: none"> <li>Expanded allowance to all residential districts in the Urban Tier, and RU-5 in the Suburban tier</li> <li>Allow in cluster subdivisions</li> <li>Allow in conservation subdivisions</li> </ul>	No change from November	<ul style="list-style-type: none"> <li>a. Only allow if one unit serves a family at 60% AMI or less for at least 25 years (80% AMI if sale unit)</li> <li>b. Only allow if uses prototypes consistent with existing character</li> </ul>	<p>The proposal Allows primary dwellings other than single-family throughout the Urban tier, and provides more variety of housing options for cluster and conservation subdivisions that primarily happen in the Suburban tier.</p> <p><i>Cluster and conservation subdivisions</i> are currently allowed types of subdivisions that allow for smaller lots in trade for additional open space and conservation areas. The allowed densities do not change.</p> <p>The comments are difficult to enforce, penalize those who succeed in earning more than 60% by losing housing, and prototypes could be done as suggested forms, but “consistent with character” is subjective and not always needed or warranted.</p>
<b>Townhouses</b>	Allowed in RU-5(2), RU-M, and RS-M residential districts. Also allowed through the Townhouse Transitional Use and Thoroughfare Density bonuses (RU district only)	<ul style="list-style-type: none"> <li>Deleted Townhouse Transitional Use;</li> <li>Allow in cluster subdivisions</li> <li>Allow in conservation subdivisions</li> </ul>	No change from November	No comments	Allows more housing variety in these types of subdivisions. This would not change the maximum densities allowed for these types of subdivisions.
<b>Multiplexes</b> (3-4 unit apartment building on one lot)	Allowed in RS-M and RU-M residential zoning districts	Added allowance through the existing Thoroughfare Density Bonus	No change from November	No comments	As previously noted, allowing more opportunities for multiplexes along major thoroughfares allows for more housing diversity along major transportation and transit routes.
<b>Apartments</b>	Only allowed in RS-M and RU-M	No change	No change	No comments	
<b>Single-family housing types</b>	Most allowed in any RS or RU	Patio home deleted; otherwise no	<ul style="list-style-type: none"> <li>Patio home remains deleted</li> </ul>	No comments	Patio homes were never utilized and require a

Comparison Table with Comments Received

Topic	Current Requirement	November Discussion Draft	March Planning Commission Draft	Comments received	Staff Comments
(detached, attached, zero lot line, traditional, patio home)	residential districts; Attached single family only allowed in RS districts in a cluster subdivision	change	<ul style="list-style-type: none"> <li>Clarify that any single-family housing type can be used within a conservation or cluster subdivision</li> <li>Expand allowance of single-family attached to RS districts in Urban tier (to be consistent with duplex allowances)</li> </ul>		“patio” that adds significant amounts of impervious surface.
<b>Small lot house</b>	NA	New Housing Type- Allow as duplex or single family in all residential districts in the Urban tier, and RU districts in the Suburban Tier.	<ul style="list-style-type: none"> <li>Re-structured as <b>Small Lot Bonus Option B</b> (and not as a distinct, separate housing type)</li> <li>Not allowed in RS-20.</li> </ul>	Apply lot reductions in RS-20 too (both Options A and B)	A newly proposed lot reduction option that would allow for small lots but require small house/duplex (1,200 sq. ft. maximum for the entire structure with a maximum height of 25 feet). Originally proposed in November as a new housing type, it is re-structured as a Small Lot Option B.
<b>Minimum Lot dimensions (lot area= square feet; lot width= feet)</b>					
<b>Single-family Detached</b> (a standard house), and other single-family detached house types- <b>zero lot line</b> and <b>traditional house</b>					
<ul style="list-style-type: none"> <li><b>RS-20</b></li> <li><b>RS-10</b></li> <li><b>RS-8</b></li> <li><b>RU-5</b></li> <li><b>RU-5(2)</b></li> <li><b>RS-M</b></li> <li><b>RU-M</b></li> <li><b>RC</b></li> </ul>	20,000; 100 10,000; 75 8,000; 60 5,000; 45 5,000; 45 5,000; 45 3,500; 35 5,000; 45	No change Urban Tier only- 8,000; 60 Urban Tier only- 5,000; 45 3,500; 35 3,500; 35 Urban Tier only- 3,500; 35 3,000; 35 3,500; 35	No change, but restructured to be a by-right option ( <b>Small lot Option A</b> ) from the current requirements.  Additional performance requirements have been added including driveway location and design, tree plantings, and downspout placement.	a. Apply to RS-20 b. Delete all additional requirements (additional trees, driveway design, downspout) c. Are ribbon driveways too costly? Provide a narrower driveway option? d. 35’ wide lots too narrow	The proposed changes allow for the option of an incremental reduction in lot dimensions with certain additional requirements. The November version simply revised the table of dimensional standards. The March version keeps the current base allowances but re-structures the reductions as an Option A.  RS-20 remains unchanged due to the few number of lots, the uniqueness of those lots (substantially larger single-family lots), and that the next increment reduction – to RS-10 standards- was not deemed to be incremental. No suggested reduction has been proposed.
<b>Duplexes</b> (a house with two units in it on one lot)					
<ul style="list-style-type: none"> <li><b>Urban tier</b></li> <li><b>Suburban tier</b></li> </ul>	7,000; 50 7,500; 60	Changed to match single-family dimensional and setback requirements	No change, but re-structured as discussed above.	No comments	This reflects allowing a building with two units in it be treated the same way as a building (house) with one unit in it.
<b>Single-family Attached</b> (like a duplex, but each unit is on its own lot)	3,000; 35 (per building site minimum is 7,000 sq. ft.)	No change	The dimensions would apply to the pair of units/lots. (RU-5 base requirement example: the pair of lots must total a minimum of	No comments	Changed to match changes made for duplexes, and where the standards apply to the pair of units/lots.

Comparison Table with Comments Received

Topic	Current Requirement	November Discussion Draft	March Planning Commission Draft	Comments received	Staff Comments
			5,000 sq.ft. with a total width of the pair to be 45 feet		
<b>Townhouse</b>	No minimum lot area or width requirements	No change	No change	No comments	
<b>Multiplex</b>	No minimum lot area; minimum lot width- 70 feet	Urban tier- 50 feet	No change from November	No comments	
<b>Apartment</b>	No minimum lot area; minimum lot width- 75 feet	No change	No change	No comments	
<b>Patio home</b> (type of small, grouped zero lot line houses that requires minimum amount of patio space)	Per group- 25,000 sq. ft. Per unit- 3,000 square feet Lot width- 35 feet	Deleted	No change from November	No comments	This was a housing type that was never used and requires patio areas that create additional impervious surface.
<b>New- "Small lot"</b> - allowed as single-family or duplex	NA	2,000; 25	No change, but restructured to be a by-right option ( <b>Small Lot Option B</b> )  Additional performance requirements have been maintained or added including option A requirements, structure size limit of 1,200 sq. ft. and building footprint, height limit of 25 feet, specific minimum yards, <i>new</i> density cap, <i>new</i> prohibition on ADUs, <i>new</i> shared driveway requirement.	a. Delete additional parameters. b. Delete height limit c. Delete restriction on ADUs d. Allow an ADU if a single-family lot e. Delete building coverage f. Remove/revise density cap	A newly proposed lot reduction option that would allow for small lots but require small house/duplex (1,200 sq. ft. maximum for the entire structure with a 40% building coverage maximum- the November version specified 800 square foot maximum footprint).  Originally proposed in November as a new housing type, it is re-structured as a Small Lot Option B.  As mentioned previously, the additional parameters help address issues such as tree canopy and impervious surface. Also meant to maintain intent to be a small house/duplex on a small lot.
<b>Flag lot</b> 	Allowed by right. <ul style="list-style-type: none"> <li>Pole width must be a minimum of 20 feet.</li> <li>Lot area minimums must be met</li> </ul>	Added narrow pole version to allow for 12-foot width, with limits on the number (one) and size/height of structure (1,200 sq. ft.; 25 feet).	Added prohibition on ADUs and driveway design requirement.	a. Require houses to face the side b. Require parking c. Allow ADUs on reduced-pole flag lots d. Allow to choose which side is rear yard e. Delete limit of one narrow pole f. Delete ribbon driveway design requirement g. Delete allowance of existing narrow pole flag lots to develop as standard flag lots.	Flag lots allow for the use of very deep lots. The narrow pole option allows for narrower lots to take advantage of this lot pattern, with limitations.  The purpose of requiring a house to face sideways is unclear. Parking is already required.
<b>Infill Development Standards in Residential Districts</b>					

Comparison Table with Comments Received

Topic	Current Requirement	November Discussion Draft	March Planning Commission Draft	Comments received	Staff Comments
<b>Applicability</b>	Urban tier: Any development on a site less than 4 acres in a residential district	Add same applicability to RU districts in the Suburban tier	No change from November	No comments	There are a limited number of neighborhoods zoned with RU zoning in the Suburban tier and generally reflect the same development pattern as those in the Urban Tier.
<b>Minimum Lot width</b>	Requires new lots to have a minimum width that is the smaller of: <ul style="list-style-type: none"> <li>The average of adjacent lots along same block face; or</li> <li>Median of all lots on same block face</li> </ul>	Deleted	No change from November	No comments	These rules currently override base zoning lot width rules. If these rules are maintained, the proposed lot reduction allowances would be moot.
<b>Street yards</b>	Required street yard shall be anywhere between the smallest and deepest established street yards on lots on the same block face.  Minimum street yard provisions apply to corner lots, allowing to apply an infill standard or base zoning allowance.	No change	No change from November	For corner lots, add that one side is street yard and one side is side yard	No concerns with the current street yard infill standards have been made until after the March draft.  The comment is similar to the current requirement, but instead of regulating both street frontages as street yards as the ordinance requires throughout, it mandates one side be a "side yard".
<b>Landscaping</b>	Infill development shall continue the pattern of street yard trees that has been established on all lots within 150 feet of the property unless an intervening street exists prior to that distance, in which case the street location shall define the terminating point of the required street tree pattern. When new trees are planted, they shall be a variety that, at maturity will be similar in height, width, and form to existing trees in the context area	Revised and replaced with planting or preserving one canopy or understory tree, in addition to any required street tree, planted to the rear of the structure. The Durham Landscape manual shall be used to determine allowable species.	No change from November, except allowing the preserving or planting anywhere on the lot as long as the root protection zone is maintained.  Per small lot Bonus options A and B, an additional tree would also require protecting or planting.	Proposal is too complicated/ root zone protection issue.	This establishes a clear, enforceable standard while addressing tree canopy and stormwater issues. The current standard is subjective and unenforceable.  It also clarifies the similar tree coverage requirements for residential infill proposed through TC1800005 Tree Coverage and Landscaping Revisions.
<b>Building width</b>	<ul style="list-style-type: none"> <li><i>Context area:</i> any principal buildings located on lots within 150 feet of the property line of the proposed site</li> <li>New construction shall not exceed the average building width for existing residential structures in the context area by more than 25%, unless a building articulation of at least six feet in depth at a point that mimics the average building width in the context area is provided.</li> </ul>	Deleted the context area and replaced with the context area used for street yards (along the block face)	No change from November	Requirement is confusing	The current text references a second type of context area other than the one used for determining street yards (already established along the block face). Staff determined this wasn't necessary and that the street yard context area should be sufficient.  No explanation as to the confusing nature was provided.

Topic	Current Requirement	November Discussion Draft	March Planning Commission Draft	Comments received	Staff Comments
<b>Maximum Building height</b>	The lesser of: <ul style="list-style-type: none"> <li>• The base zoning maximum, or</li> <li>• More than 14 feet taller than the height of any adjacent structure, except for portions that lie more than 25 feet from an adjacent structure.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintained standard but removed the 25 foot exception.</li> <li>• Added specific clarification as to which adjacent structures and if adjacent lots are vacant.</li> </ul>	<ul style="list-style-type: none"> <li>• Changed to allow maximum height to be the maximum of the existing structures on the same and opposing block face (similar to street yard context area, but added the opposing block face).</li> <li>• Allows for more height with a minor special use permit.</li> <li>• Would not apply to accessory structures or additions located to the rear of the existing structure.</li> </ul>	<ol style="list-style-type: none"> <li>Maintain the current standard/ November version/maybe slight modification</li> <li>Create a dynamic height increment standard- allow 1 story over the mean</li> <li>Eliminate exemption for rear additions</li> <li>Keep current standard but change from “lesser” to “greater”</li> </ol>	<p>Concerns were raised that the current limitation wasn’t sufficient, thus staff has proposed a new methodology, utilizing established height on the same and opposing block face.</p> <p>Additions to the rear were proposed for exemption to allow more flexibility or additions that were set back from the block face, but can create bump-up additions to the rear of the structure.</p>
<b>Vehicular use area (on-site parking and driveways)</b>	Shall conform to the predominate location of parking within the context area.	Adopts the Old West Durham and Tuscaloosa-Lakewood NPO maximum driveway width of 12 feet, and the additional width allowance per Old West Durham.	No change from November. Additional driveway placement and design would apply if reducing lot sizes through options A or B	No comment beyond other related comments to delete the extra driveway design requirement.	The current requirement is somewhat subjective, and the standard already established through the two NPOs are specific and appear reasonable. It also helps address impervious surface concerns.
<b>Parking</b>	<p>None required if the lot is less than 40 feet wide and required building placement conflicts with required parking dimensional standards.</p> <p>Otherwise, approximately 2 per unit with one allowed as on-street if 23 feet of frontage is available.</p> <p>No parking is required for an official affordable housing unit.</p>	No change	No change	<ol style="list-style-type: none"> <li>Create a waiver program approved by staff if the residential street of the development is parked at less than 50% during morning and evening peak hours, verified by time-stamped picture</li> <li>EAB- reduce or eliminate parking</li> <li>Add parking for ADUs</li> </ol>	<p>Staff determined no changes were warranted at this time. On-site parking allowances and reductions already exist, and in certain cases parking is already waived.</p> <p>As previously discussed, adding additional on-site spaces for ADUs adds cost, impervious surface, and creates an overall additional barrier for establishing an ADU.</p>
<b>NEW: Maximum Building Coverage</b>	NA	NA	<p>Maximum of 40%.</p> <p>Includes all buildings except those measuring 144 sq. ft. or less.</p> <p>Allows more coverage with a minor special use permit.</p>	<ol style="list-style-type: none"> <li>Delete this provision- too onerous</li> <li>Allow larger building coverage for duplexes/triplexes</li> </ol>	<p>Informed by analysis of current building coverages within residential districts in the Urban tier, and was used in early zoning ordinances (35-45% for single- and two-family zoning). The median building coverage for all residential districts in the Urban tier is 18%, and it ranges based upon zoning district from approximately 15%-23%.</p> <p>This provision was proposed to help address impervious surface concerns.</p>
<b>Other Proposed changes</b>					
<b>Residential in Nonresidential Districts</b>	Nonresidential districts currently allow residential development. The Commercial Neighborhood (CN) district only allows single-family.	No change	Allow duplexes in CN		Consistent with matching single-family development with duplex development.
<b>Double Frontage lots</b>	Single-family residential lots limited to one access, with other street	Allow access from either side if for ADU or for duplex sites.	No change from November	For corner lots, require only one street yard and one side yard for	The modifications to allow for additional access provide more design flexibility and usage of the

Comparison Table with Comments Received

Topic	Current Requirement	November Discussion Draft	March Planning Commission Draft	Comments received	Staff Comments
	access barred.			sides fronting a street	street network.
<b>Nonconforming single-family use exemption</b>	Allows reconstruction of a non-conforming single-family residence	Add allowance for a duplex	No change from November	None	Creates additional relief for residents.
<b>Nonconforming single-family lot</b>	Allows by-right construction of a single-family residence on a nonconforming lot if the zoning allows it and if the minimum lot width is 35 feet.	Expand to include duplexes and reduce minimum width to 30 feet	No change from November	None	Creates more by-right opportunities for housing on legal nonconforming lots.
<b>Additional General comments received</b>				<ul style="list-style-type: none"> <li>a. Do not allow any proposed revisions in local historic districts, except for ADU revisions.</li> <li>b. Provide a sunset clause</li> <li>c. Develop a steering committee</li> <li>d. Develop design criteria for properties in historic districts as allowed by statute.</li> <li>e. EAB- Reduce/eliminate residential parking requirements.</li> <li>f. EAB- Expand allowances for triplexes</li> <li>g. Appearance Commission- maintain neighborhood context standards</li> <li>h. Appearance commission- strategy for discouraging demolitions</li> <li>i. Develop tax/financial programs for encouraging construction of second housing units</li> </ul>	



## ATTACHMENT 3: SUMMARY OF PUBLIC OUTREACH

Planning Staff has performed a variety of public outreach and meetings beginning in 2018. They appear in chronological order below.

### Summary Figures:

- 46 meetings/events
  - 4,214 unique website page views
  - 1,455 questionnaire participants
  - 600+ email contacts
1. EHC Housing Practitioners' Panel- March 9, 2018
  2. EHC Housing Practitioners' Panel- June 5
  3. Summer Pop-up Events: Includes emails, press and social media notifications, "Bull City Today," and website
    - a. Rock the Park - June 9th from 6-8 pm Duke Park
    - b. Durham Farmers Market – June 23rd from 9-12
    - c. Rock the Park - July 7th from 6-8 pm at Forest Hills Park
    - d. Rock the Park - August 4th from 6-8 at Southern Boundaries Park
    - e. Latino Festival – August 11th from 12-5
  4. Summer Online Survey - Active June through August 15
  5. Inter-Neighborhood Council (INC) meeting - July 24
  6. Appearance Commission - August 15
  7. Work sessions:
    - a. City Council - August 22
    - b. Board of County Commissioners (BOCC) - September 4
  8. Triangle J Council of Government Housing Practitioners' Quarterly Meeting - June 8
  9. EHC Housing Practitioners' Panel- October 30
  10. November open houses - November 27 and 29 (see materials below under "Documents")
    - a. Open House Online questionnaire - active from November 26th thru January 28th
    - b. Online documents
    - c. Email, City social media notifications, "Bull City Today"
  11. Meetings with the Coalition for Affordable Housing and Transit (CAHT)- November 19 and December 18

12. Meeting with Duke Office for Durham and Regional Affairs Affordable Housing Group - December 20
13. Development Community Stakeholders Quarterly Meeting - December 6
14. City Council Work Session - December 6
15. Planning Commission info item - January 3, 2019
16. BOCC Work Session - January 7
17. Watts-Hillandale Neighborhood Association - January 7
18. Old West Durham Neighborhood Association Board - January 16
19. Tuscaloosa-Lakewood Neighborhood Association Board - January 24
20. Trinity Park Neighborhood Association - February 3
21. Old West Durham Neighborhood Meeting- February 4
22. Morehead Hill Neighborhood Association - February 5
23. EHC Housing Practitioners' Panel- February 7
24. Forest Hills Residents - February 19
25. Spring Valley/Cole Mill/West Hills area residents - February 25
26. INC Meeting- February 26
27. Forest Hills Residents- March 5
28. Old East Durham Neighborhood Stakeholders – March 6
29. Environmental Affairs Board- March 6
30. Burch Avenue Neighborhood - Scheduled for March 7 (Cancelled)
31. Northgate Park Neighborhood - March 7
32. Habitat for Humanity- March 22
33. Community Event- Minneapolis 2040: Race, Place, and Equity- March 25
34. Watts-Hillandale Neighborhood Residents- April 1
35. SW Central Durham Quality of Life- April 3
36. NECD Council Committee- April 4
37. East Durham Stakeholders- Residents, builders, landlords- April 8
38. CAHT EHC subcommittee- April 10
39. NECD Leadership Committee- April 18
40. PAC-1 Meeting- April 20
41. Community Event: EHC Community Conversation- April 27