

Expanding Housing Choice

Exploring ways to provide a wider variety of housing options



Sec. 6.12 Measurement and Computation

6.12.4 Density

A. Calculation of Density

Density calculations may result in a fraction. If the fraction is less than 0.5, the fraction shall be deleted. If the fraction is 0.5 or greater, the number shall be rounded up to the next whole number.

B. Right-of-Way

Other than calculating the density bonus area pursuant to paragraph 6.4.3A, Major Roadway Density Bonus Area, all existing right-of-way shall be excluded from the calculation of the area of a project for density purposes. Right-of-way shall mean the ultimate right-of-way of a roadway as established by NCDOT or the City of Durham, as appropriate.

Sec. 13.5 Lot Standards

13.5.3 Double Frontage

- A. For a Residential-residential lots that have-has frontage on two non-intersecting local or collector streets, the following shall apply:
1. For a lot with a single-family structure, the lot shall be accessed from one street only with treatment such as a berm, walls, or landscaping fronting on the second street to preclude access. This shall not apply for access to an accessory dwelling unit.
 2. For a lot with a two-family or multifamily structure, the lot can be accessed from both streets as long as access points are off-set to inhibit cut-through traffic.⁵⁷
- B. Residential lots adjacent to a boulevard or major/minor thoroughfare shall have vehicular access from the local street only.
- C. Nonresidential lots with double frontage shall have off-set access points to inhibit cut-through traffic.

Sec. 14.3 Nonconforming Lots

14.3.2 Single-Family and Two-Family Residential Lots

- A. Any legally established lot of record not located within a Special Flood Hazard Area that has a minimum width of 35-30 feet created prior to the effective date of this Ordinance that is located on a street that is accepted and maintained by NCDOT or the City (or such other form of access as is permitted pursuant to paragraph 12.2.2, Other Forms of Access) may be developed with a single-family or two-family residence subject to all other applicable Ordinance requirements; and the availability of water and wastewater treatment systems, so long as such use is a permitted use in the district in which the property is located.

⁵⁷ This allows for more flexible design and dispersion of traffic.

