

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE  
REGARDING EXPANDING HOUSING CHOICES (TC1800007)**

**WHEREAS**, the Durham City Council wishes to amend certain provisions in the Unified Development Ordinance in order to allow for more and varied housing opportunities; and

**WHEREAS**, based upon the Durham Chapel Hill Carrboro Metropolitan Planning Organization (DCHC MPO) Metropolitan Transportation Plan (MTP), it is estimated that Durham County as a whole will grow by about 160,000 people by 2045; and

**WHEREAS**, housing is becoming more expensive and less attainable, especially in neighborhoods near downtown that have existing city infrastructure and services, and are near amenities and employment centers; and

**WHEREAS**, when neighborhoods become less attainable due to constrained supply, high pricing, and limited housing options, other previously attainable and naturally affordable neighborhoods will, and currently are, experiencing the cycle of displacement, higher prices, and fewer housing options for current and new residents seeking to live in such neighborhoods; and

**WHEREAS**, it is important to recognize the character and history of neighborhoods and balance the necessity of attainable and affordable housing, market-rate and subsidized; and

**WHEREAS**, teardowns of older housing stock and displacement of current residents in urban neighborhoods is a phenomenon happening now with no indication of decelerating; and

**WHEREAS**, this governing body has determined that the set of amendments below is an appropriate step, in addition to other needed programs, to address the housing issues Durham is currently facing; and

**WHEREAS**, it is recognized that zoning has had a historical role in perpetuating segregation, economic exclusion and the disparity of outcomes for multiple generations of Durham residents; and

**WHEREAS**, the proposed changes begin to address the historic lack of equitable land use decisions; and

**WHEREAS**, this governing body supports choices in housing for all its residents, in order to achieve a strong, healthy, sustainable and equitable community; and

**WHEREAS**, doing nothing as it relates to zoning is an option, but an option this governing body does not choose; and

**WHEREAS;** it is the objective of the Durham City Council to have the UDO promote *equitable* regulatory efficiency and consistency, and the health, safety, and general welfare of the community;

**NOW, THEREFORE,** be it ordained that 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, of the *Unified Development Ordinance* is amended to make the following changes set forth in the deletions (strikethroughs) and additions (underlining) below:

**PART 1**

Amendments found in Attachment B1

**PART 2**

Amendments found in Attachment B2

**PART 3**

Amendments found in Attachment B3

**PART 4**

Amendments found in Attachment B4

**PART 5**

Amendments found in Attachment B5

**PART 6**

Amendments found in Attachment B6

**PART 7**

That the Unified Development Ordinance shall be renumbered, including references, as necessary to accommodate these changes.

**PART 8**

That this amendment of the Unified Development Ordinance shall become effective October 1, 2019.