



Unified Development Ordinance (UDO) Text Amendment Application

City-County Planning Department

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Planning

Application Guide, Online Payment, and Submittal Portal: <https://dsc.durhamnc.gov/264>

Application Questions: policy@durhamnc.gov | 919-560-4137

APPLICATION REQUIREMENTS (INCLUDE LIST NUMBER IN ATTACHMENT NAME WITH SUBMITTAL)	
1. Digital (pdf) Copy of this Application	
2. Digital Payment Receipts – Application, Notice & Recording (see https://dsc.durhamnc.gov/264) *Consult with staff before any payments are made	
3. Pre-Submittal Meeting Summary and Date	
4. Details of the Proposed Amendment(s): a. Provide the current section numbers and text to be amended. b. Provided a detailed description of the desired changes to the existing text, and/or show deletions by strike-through and new text by underlining.	
5. Response to the following items: a. What is the rationale or condition(s) that justify the proposed amendment(s)? b. Explain how the amendment(s) would be consistent with the Comprehensive Plan and other applicable City or County policies or plans. c. Explain how the proposal is reasonable and in the public interest for the City and County as a whole.	
ACKNOWLEDGEMENTS	
I, the undersigned, acknowledge that the application is complete and that all information included is accurate to the best of my knowledge. Applications are considered accepted only after they have been determined to be complete according to paragraph 3.2.4 of the Unified Development Ordinance, not upon submission.	
Name:	
Firm:	
Phone:	
Email:	
Address:	
Digital Signature:	
Date Signed:	

What is the rationale or condition(s) that justify the proposed amendment(s)?

As a group of local practitioners dedicated to Durham, we have decades of combined experience with the details of the Unified Development Ordinance and Reference Guide for Development that prevent much needed new housing from being built. This includes housing at all price points. The application addresses:

- Geometries
- Setbacks
- Small Lots
- Flag Lots
- Parking
- ADUs
- Use Zoning
- Townhomes
- Non-Conformities

The applicant's goal is to enable more housing, better housing to be built, and more affordable housing to be built, particularly in the incremental scale.

Explain how the amendment(s) would be consistent with the Comprehensive Plan and other applicable City or County policies or plans.

This amendment is consistent with the current district intent statements and each change proposed within the amendment addresses one of the city's most important goals, increasing the amount of new housing available. It also increases economic development through its smallest local businesses.

Explain how the proposal is reasonable and in the public interest for the City and County as a whole.

Each component of the proposed amendment promotes consistent scale with the existing district intent statements, while making new housing possible at a variety of unit sizes and affordability levels, opening up Durham neighborhoods to all residents.

Durham Habitat specifically supports the following four elements of this application:

- Side yard and corner setback modifications on residential lots
- Residential flag lot requirement modifications
- Parking requirement modifications
- Allowance of residential construction in non-residential zoning