

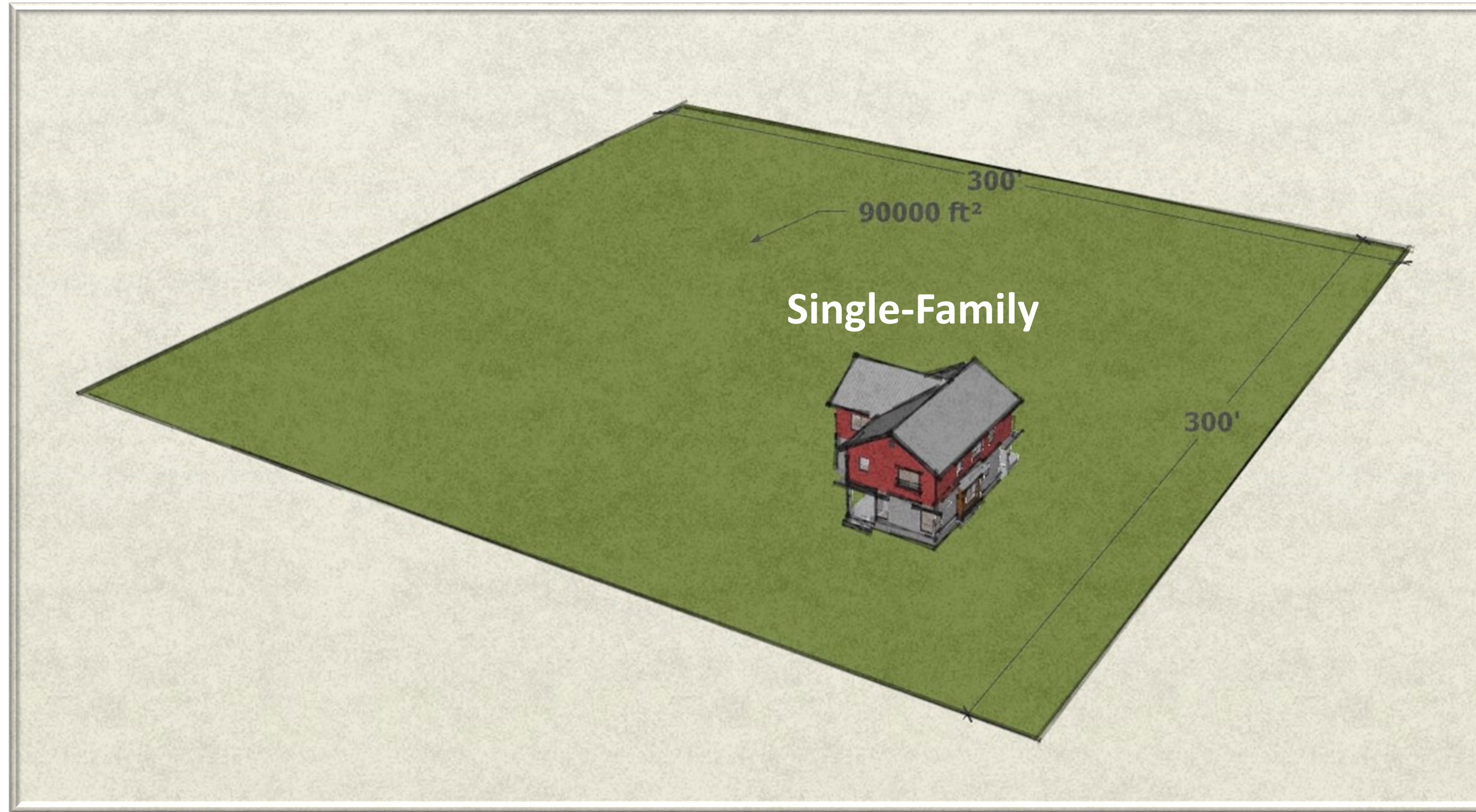
Land Use Ordinance Amendments

PART 1 – HOUSING DENSITY

As Recommended By The Planning Board

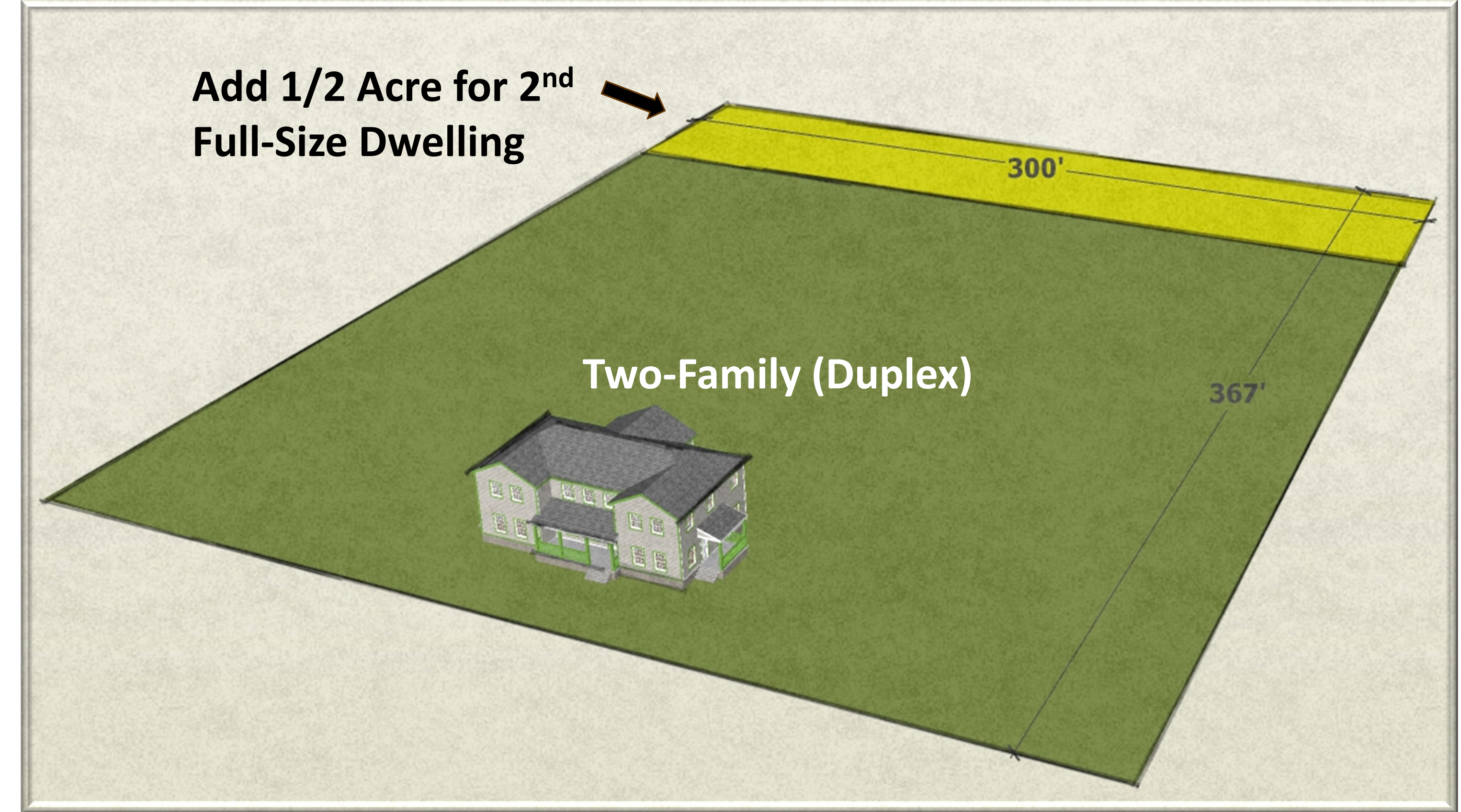
Current Durham Requirements

SINGLE-FAMILY



- 2 Acre Lot for a Single-Family
- 300 Ft Road Frontage
- 1 Accessory Apartment
- No More than 50% Floor Area of House
- Maximum of 2 Housing Units

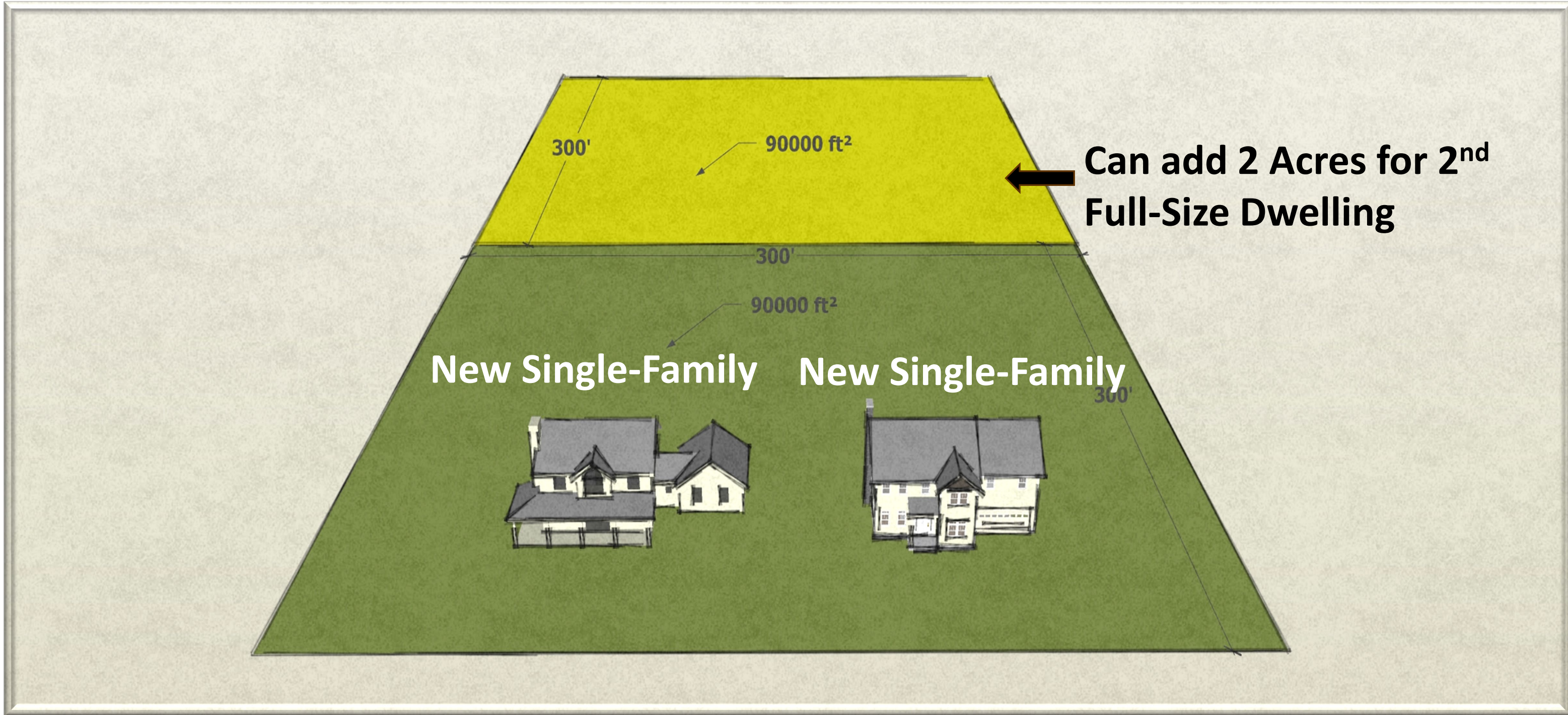
TWO-FAMILY (DUPLEX)



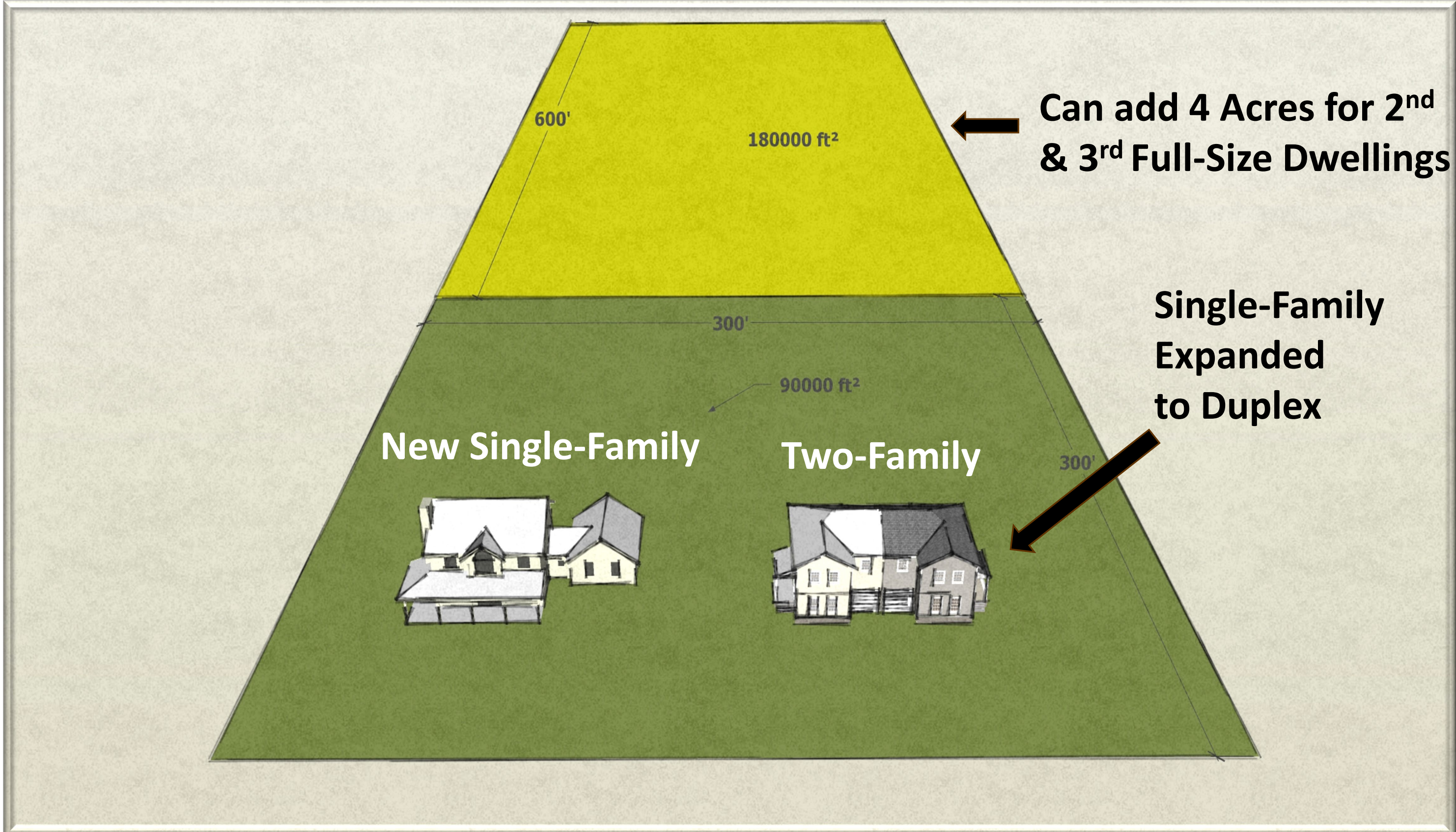
- 2^{1/2} Acre Lot for a Two-Family
- 300 Ft Road Frontage
- No Accessory Apartment
- Maximum of 2 Housing Units

LD 2003 Requirements (Effective July 1, 2024)

VACANT LOT



DEVELOPED LOT

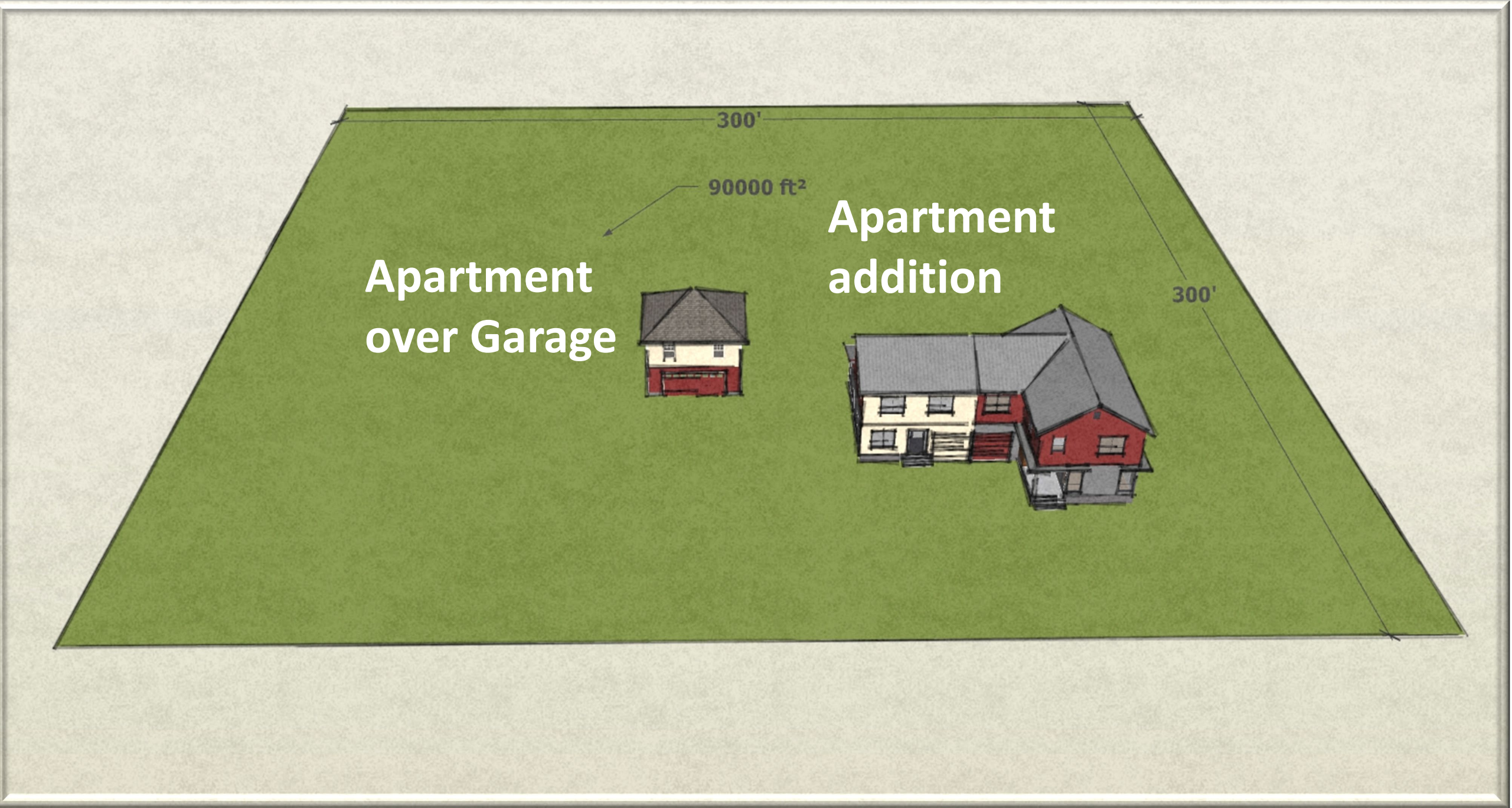


- Must allow 2 Dwelling Units on a vacant lot
- Can be Duplex or 2 Single-Family Homes
- Maximum of 2 Units
- Can Require 2 Acres per Dwelling Unit

- Must allow 3 Dwelling Units on a lot with an existing home
- Can be One Attached, One Detached, or One of Each
- Maximum of 3 Units
- Can Require 2 Acres per Dwelling Unit

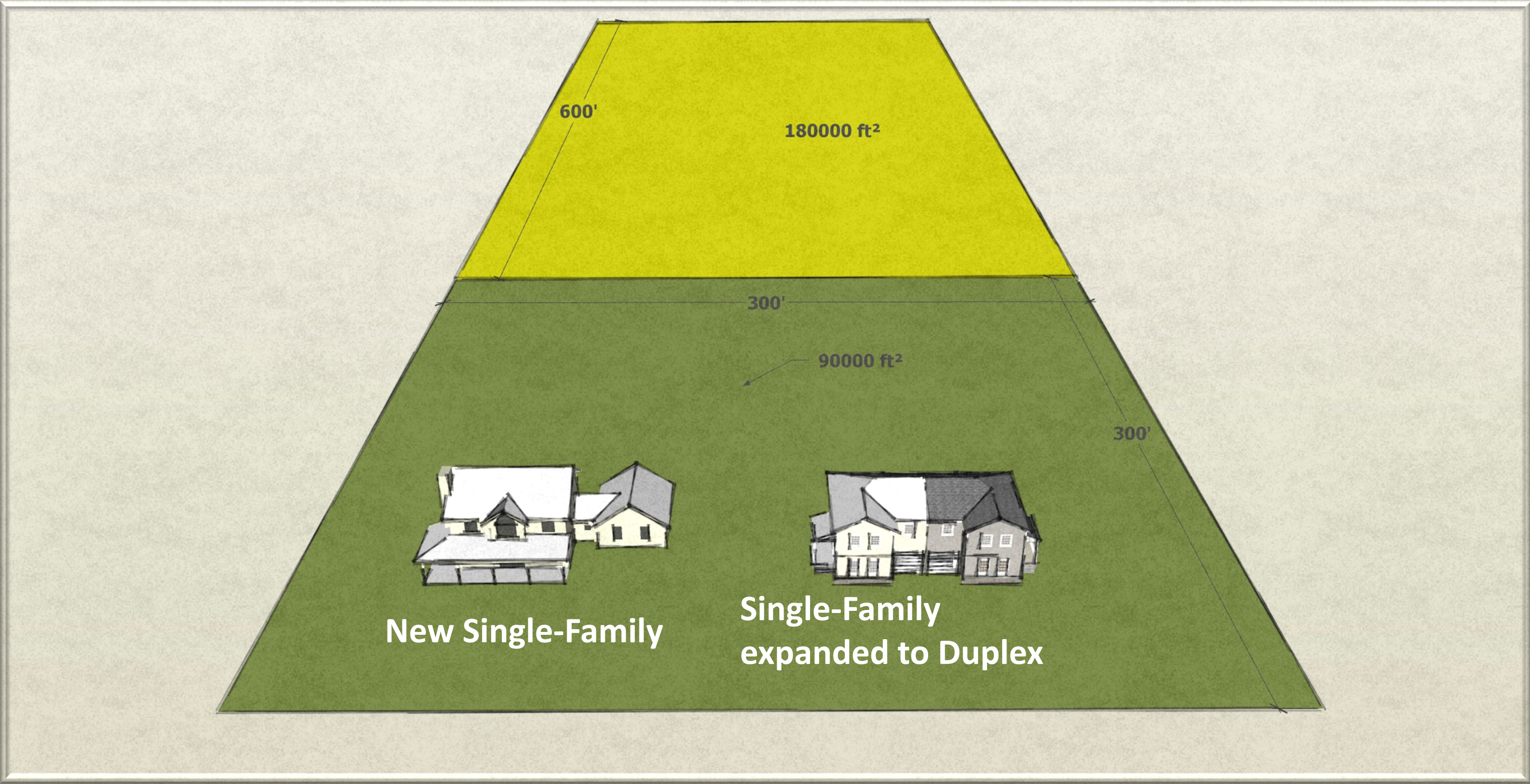
PLANNING BOARD PROPOSAL MARCH 2024

1. FOLLOW COMPREHENSIVE PLAN FOR SMALLER ACCESSORY APARTMENTS (Address Housing Availability)



- Single-Family with 2 Smaller Accessory Apartments
- 2-Acre Lot
- Maximum of 3 Housing Units

2. FOLLOW LD 2003 FOR FULL SIZED HOUSING UNITS (Address Housing Impacts)



- Single-Family and a Duplex on the Same Lot
- 2 Acres per Full-Sized Dwelling Unit
- 6 Acres for 3 Dwelling Units
- Maximum of 3 Housing Units

DRAFT AMENDMENTS TO IMPLEMENT PLANNING BOARD PROPOSAL

ARTICLE 4 – DISTRICT REQUIREMENTS

- 1. Remove restriction for 1 Single-family or Duplex per lot (as required by LD 2003)**
- 2. Require Minimum Lot Area of 90,000 sq. ft. (2.07 acres) per dwelling unit**
- 3. Exempt accessory apartments from increased lot area (as required by LD 2003)**
- 4. Set maximum dwelling units at 3 per lot**

ARTICLE 5 – PERFORMANCE STANDARDS

- 1. Change purpose of accessory apartments to protect “rural” character vs. “single-family” character of neighborhood & community**
- 2. Remove restriction for 1 accessory apartment per lot (maximum of 2)**
- 3. Remove single-family restriction for back lots (as required by LD 2003)**

ARTICLE 16 – NONCONFORMING USES

- 1. Change “lot area” to “minimum lot size” as basis for grandfathering**
- 2. Adding full-sized dwelling units will require increasing the lot area for each proposed dwelling unit on nonconforming lots**

ARTICLE 19 – DEFINITIONS

- 1. Clarify the nature and purpose of accessory apartments**
- 2. Eliminate the definitions for “multi-family dwelling” (3 or more attached dwelling units not allowed)**