

ARTICLE XII BASE ZONING DISTRICTS

The uses of land, buildings, and structures shall conform to the provisions of the zone in which they are located except as otherwise specifically provided for in this ordinance.

175-37. General Requirements.

The following requirements apply to all base zoning districts. See sections on each individual district below for purpose statements and specific requirements for each district.

176-Permitted Uses in each zoning district. Any use shown as a Permitted Use in the particular district in the Table of Land Uses in Section 175-53 shall be permitted in that district.

177-Conditional Uses in each zoning district. Any use shown as a Conditional Use in the particular district in the Table of Land Uses in Section 175-53 shall be permitted in that district only if a Conditional Use Permit is granted by the Planning Board in accordance with Article VII.

178-Prohibited Uses in each zoning district. Any use that is not listed as a Permitted Use or a Conditional Use in the particular district in the Table of Land Uses in Section 175-53 is prohibited.

179-Dimensional Standards in each zoning district. All buildings and structures shall be erected, structurally altered, enlarged, or moved and all land in each zoning district shall be used in accordance with the dimensional standards for that district as shown in the Table of Dimensions in Section 175-54.

180-Performance Standards applicable to each zoning district. Uses within each zoning district shall conform to all applicable standards of this Ordinance, including but not limited to:

1. Article XX. Standards for Specific Uses
2. Article XXIII. Signs
3. Article XXIV. Septic Systems

181-Coordination with Overlay District Provisions.

1. Areas within each zoning district may be located within the Wetland Conservation Overlay District. All uses of land within the WCOD shall be in compliance with the standards and requirements of that district in addition to the provisions of the specific base zoning district.
2. Areas within each zoning district may be located within the Shoreland Protection Overlay District. All uses of land within the SPOD shall be in compliance with the standards and requirements of that district in addition to the provisions of the specific base zoning district.
3. Areas within each zoning district may be located within the Flood Hazard Overlay District. All uses of land within the FHOD shall be in compliance with the standards and requirements of that district in addition to the provisions of the specific base zoning district.

4. Areas within each zoning district may be located within the Aquifer Protection Overlay District. All uses of land within the APOD shall be in compliance with the standards and requirements of that district in addition to the provisions of the specific base zoning district.
5. Areas within each zoning district may be located within the Personal Wireless Service Facilities Overlay District. The installation of all Personal Wireless Service Facilities within the PWSFOD shall be in compliance with the standards and requirements of that district in addition to the provisions of the specific base zoning district.
6. Areas within each zoning district may be located within the Historic Overlay District. All uses of land within the HOD shall be in compliance with the standards and requirements of that district in addition to the provisions of the specific base zoning district.
7. When a land use is subject to requirements of one or more overlay districts, the requirements of the underlying zoning district and all of the overlay district(s) shall apply and any conflict between such regulations shall be resolved by applying the most restrictive regulation.

175-38. Rural District (R).

- A. ***Purpose of the Rural District.*** The purpose of the Rural District is to preserve the rural character of the areas of Durham that have historically been rural, that are low density, that are not served or intended to be served by public water and public sewerage, and that the Master Plan identifies as areas that should remain rural and their agricultural heritage preserved. In this district, customary rural land uses will be preserved and all development will be carried out with the objective of preserving the natural and scenic environment of the district. Residential development will be limited to housing that is designed so that the character of the district is maintained, the scenic quality is protected, and a significant amount of open space is permanently preserved.
- B. ***Development Standards in the Rural District.*** In addition to the dimensional standards, development in the Rural District shall conform to the following additional requirements:
 1. All residential subdivisions shall be developed as Conservation Subdivisions in accordance with Article XIX and the provisions of the Subdivision Regulations, unless the subdivision is exempt from the requirement as set forth in Article XIX. As part of any conservation subdivision in the Rural District, common open space shall be set aside and permanently protected. The minimum amount of common open space shall be equal to 100 percent of the “unsuitable areas” plus at least 50 percent of the “usable area” of the parcel.
 2. No new residential lot shall have its required minimum lot frontage or driveway on a street that is functionally classified as an arterial or collector unless the Planning Board makes a finding that there is no viable alternative for meeting the frontage requirement or for providing vehicular access to the lot due to the shape of the lot, the topography of the site, the potential impact on wetlands or other natural resources, or pre-existing legal restrictions applicable to the lot.

175-39. Residence A District (RA).

- A. ***Purpose of the Residence A District.*** The purpose of the Residence A District is to maintain the integrity of existing high density residential areas that are predominately served by public water and sewerage while ensuring that new development, redevelopment, or expansions of existing buildings and structures are consistent with and maintain the established character of these neighborhoods.
- B. ***Development Standards in the Residence A District.*** In addition to the dimensional standards, development in the Residence A District shall conform to the following additional requirements:
 - 1. All residential subdivisions shall be developed as Conservation Subdivisions in accordance with Article XIX and the provisions of the Subdivision Regulations, unless the subdivision is exempt from the requirement as set forth in Article XIX. As part of any conservation subdivision in the Residence A District, common open space shall be set aside and permanently protected. The minimum amount of common open space shall be equal to 100 percent of the “unsuitable areas” plus at least 30 percent of the “usable area” of the parcel.
 - 2. No new residential lot shall have its required minimum lot frontage or driveway on a street that is functionally classified as an arterial or collector. The Planning Board may waive this limitation based upon a finding that there is no viable alternative for meeting the frontage requirement or for providing vehicular access to the lot due to the shape of the lot, the topography of the site, the potential impact on wetlands or other natural resources, or pre-existing legal restrictions applicable to the lot.

175-40. Residence B District (RB).

- A. ***Purpose of the Residence B District.*** The purpose of this district is to maintain the integrity of existing medium-density residential areas while ensuring that new development, redevelopment, and expansions of existing buildings and structures are consistent with and maintain the established character of these neighborhoods.
- B. ***Development Standards in the Residence B District.*** In addition to the dimensional standards, development in the Residence B District shall conform to the following additional requirements:
 - 1. All residential subdivisions shall be developed as “Conservation Subdivisions” in accordance with Article XIX and the provisions of the Subdivision Regulations, unless the subdivision is exempt from the requirement as set forth in Article XIX. As part of any conservation subdivision in the Residence B District, common open space shall be set aside and permanently protected. The minimum amount of common open space shall be equal to 100 percent of the “unsuitable areas” plus at least 40 percent of the “usable area” of the parcel.
 - 2. No new residential lot shall have its required minimum lot frontage or driveway on a street that is functionally classified as an arterial or collector. The Planning Board may waive this limitation based upon a finding that there is no viable alternative for meeting the frontage requirement or for providing vehicular access to the lot due to the shape of the lot, the topography of the site, the potential impact on wetlands or other natural resources, or pre-existing legal restrictions applicable to the lot.

175-41. Residence Coastal District (RC).

- A. ***Purpose of the Residence Coastal District.*** The purpose of the Residence Coastal District is to protect the water quality of the community's principal surface waters and to preserve the rural character and scenic beauty of these coastal areas including the view of the shore as seen from the water. In this district, all development will be carried out in a manner that preserves the natural and scenic environment of the district. Residential development shall be limited to housing that is designed so that the character of the district is maintained, the scenic quality of coastal areas is protected, and a significant amount of open space is permanently preserved.
- B. ***Development Standards in the Residence Coastal District.*** In addition to the dimensional standards, development in the Residence Coastal District shall conform to the following additional requirements:
1. All residential subdivisions shall be developed as Conservation Subdivisions in accordance with Article XIX and the provisions of the Subdivision Regulations, unless the subdivision is exempt from the requirement as set forth in Article XIX. As part of any conservation subdivision in the Residence Coastal District, common open space shall be set aside and permanently protected. The minimum amount of common open space shall be equal to 100 percent of the "unsuitable areas" plus at least 50 percent of the "usable area" of the parcel.
 2. No new residential lot shall have its required minimum lot frontage or driveway on a street that is functionally classified as an arterial or collector. The Planning Board may waive this limitation based upon a finding that there is no viable alternative for meeting the frontage requirement or for providing vehicular access to the lot due to the shape of the lot, the topography of the site, the potential impact on wetlands or other natural resources or pre-existing legal restrictions applicable to the lot.

175-42. Central Business District (CB)

- A. ***Purpose of the Central Business District.*** The purpose of the Central Business District is to maintain the mixed-use, pedestrian-oriented character of the downtown area while accommodating new development, redevelopment, and enlargement of existing buildings in a manner that maintains and enhances the small town character of the downtown. Downtown Durham should be an attractive and vibrant community and commercial center where desirable residential, retail, office, and other nonresidential growth can occur in a clean, safe, pedestrian-friendly environment. The Central Business District is intended to accommodate a range of uses in a manner that encourages fuller utilization of the limited area of Downtown through denser building construction and modified parking requirements.
- B. ***Development Standards in the Central Business District*** In addition to the dimensional standards, development in the Central Business District shall conform to the following additional requirements:
1. Building Setback – Along the westerly side of Madbury Road from Main Street to Pettee Brook Lane, the front wall of the principal building shall be located no closer than 15 feet to, and no farther than 20 feet from, the front property line. Along the westerly side of Madbury Road from Pettee Brook Lane to Garrison Avenue, the front wall of the principal building shall be located no closer than 20 feet to, and no farther

than 30 feet from, the front property line. For corner lots, this requirement shall apply to all frontages abutting a public street. Up to 50 percent of the front façade may be recessed beyond the maximum setback distance if the space between the front wall and the front property line is used as pedestrian area in accordance with paragraph 4. below. The expansion or modification of an existing building shall be exempt from this requirement if the Planning Board finds that conformance with this requirement would not be consistent with the character of the existing building.

2. Pedestrian Area – The area directly in front of the front wall of the building and extending to the front property line shall be maintained as a pedestrian area and shall be improved with appropriate amenities to link the building with the sidewalk and to encourage pedestrian and/or customer use of this space. For corner lots, this provision shall apply only to the frontage on the street with a greater amount of pedestrian traffic.
3. Front Entrance – The front wall of the principal building shall contain a front door providing access to the building for tenants, customers, or other users of the building, unless the Planning Board determines that placement of the front door on another façade is a practical approach and the design of the front façade will engage the street in an effective and attractive manner. If the front wall of the building is located behind the front property line, a paved sidewalk or other appropriate pedestrian way shall be provided from the sidewalk to the front door. This provision shall not be interpreted to prevent the creation of other entrances to the building. For corner lots, this provision shall apply only to the frontage on the street with a greater amount of pedestrian traffic.
4. Storage and Service Areas – All storage and service areas and facilities including dumpsters shall be located to the side or rear of the principal building and shall not be visible from a public street. Dumpsters and storage areas shall be screened or landscaped in accordance with the provisions of Article XXII and Chapter 118, Article 3, Section 118-18 of the Solid Waste Ordinance.
5. Minimum Building Height – All new principal buildings or additions to existing principal buildings that increase the building footprint by more than 20 percent, shall have a minimum of 2 usable stories or a height equivalent of 2 stories above adjacent grade at the front wall of the building.
6. Maximum number of stories – The maximum number of permitted stories is 4 except as restricted in sections 8 and 9 below. However, the maximum number of permitted stories in the remainder of the district outside of the area covered in sections 8 and 9 below, may be increased to 5 stories subject to all of the following provisions:
 - a. Adding a story is permitted by conditional use.
 - b. The provisions regarding percentage of office/retail use apply.
 - c. The additional fifth story must be set back from the first floor as follows:
 - i. by at least 10 feet where any side of the building faces a public street;
 - ii. by at least 20 feet where any side of the building faces Main Street; and
 - iii. by at least 25 feet where any side of the building faces an adjacent lot (not separated by a street) situated in the section of the Central Business District that is restricted to 3 stories (Section 175-42 B. 8. and 9., or as those subsections may be renumbered in the future).

The setback in i. and ii., above, also applies where they may be any intervening street or road that has never been built but which appears on an approved plat or other Town plan.

- d. The Planning Board must determine that the additional story will not have an adverse impact upon the streetscape, giving particular consideration to scale and mass (See Architectural Regulations for guidance).
- e. Building height. When an additional story is incorporated under this section the maximum building height is 60 feet.

7. Required office/retail uses for a mixed-use with residential building

- a. One-story building: A mixed-use with residential use is not allowed in a one-story building.
- b. Two-story building: The entire first floor must be office/retail.
- c. Three- or four- story building: The entire first floor must be office/retail. Alternatively, office/retail uses may be located anywhere on the first, second, third, and fourth floors provided: 1) the amount of office/retail equals or exceeds the square footage of the first floor and 2) where the building fronts on a public road, the first floor of the portion of the building facing the road must be office/retail to a depth of at least 50 feet.
- d. Five-story building: The entire first floor must be office/retail. Also, 1 additional floor (any floor) or an area equal to the square footage of the 1/5 story must be office/retail.
- e. For a building where there are distinct sections with a different number of stories and for sites where there are multiple buildings, the required minimum overall office/retail gross square footage is determined by the sum of the minimum office/retail area required by each distinct section, or by each separate building, using the required office retail space specified above. For these sites, the disposition of office/retail and residential space on the site is flexible provided the minimum overall amount of office/retail required is included and the Planning Board determines that the configuration of the building and its uses meets the intent of this subsection 7.
- f. Outdoor public use areas. Outdoor space on the subject property that is dedicated in perpetuity to public use may be used to meet the office/retail square footage requirement on a one-to-one basis provided that: a) the Planning Board determines that the design, location, management, and other aspects of the space will add a significant public amenity to the project; and b) the outdoor space may be used to meet a maximum of 50 percent of the overall required office/retail square footage.

8. Maximum Height of Mixed-Use Buildings, Section of Main Street – No building in the Central Business District on any lot with frontage along either side of Main Street, from and including Tax Map 109, Lot 104 (A-E) to the easterly boundary of the district, shall exceed 3 stories. This provision specifically includes the following properties: Tax Map 109, Lot 104 (A-E); Tax Map 109, Lot 106; Tax Map 109, Lot 107; Tax Map 109, Lot 108; Tax Map 109, Lot 109; Tax Map 109, Lot 110; Tax Map 108, Lot 18; Tax Map 108, Lot 19; Tax Map 109, Lot 3; Tax Map 109, Lot 2; Tax

Map 109, Lot 1; Tax Map 108, Lot 17; Tax Map 108, Lot 16; Tax Map 108, Lot 15; Tax Map 108, Lot 14; and Tax Map 108, Lot 13.

9. Maximum Height of Mixed-Use Buildings, Madbury Road – No building in the Central Business District on any lot with frontage along Madbury Road shall exceed 3 stories. This provision specifically includes the following properties: Tax Map 2, Lot 12-0; Tax Map 106, Lot 48; Tax Map 106, Lot 49; Tax Map 106, Lot 44; Tax Map 108, Lot 19; Tax Map 106, Lot 40; Tax Map 106, Lot 39; Tax Map 106, Lot 66; and Tax Map 108, Lot 20.
10. Number of bedrooms – There shall be a maximum of 2 bedrooms in any dwelling unit within a mixed use with residential building or development.

175-43. Professional Office District (PO)

- A. ***Purpose of the Professional Office District.*** The purpose of the Professional Office District is to provide an area for the growth of professional services and offices adjacent to the Downtown. The district allows for the conversion of existing fraternities/sororities into office uses as well as multi-unit housing. The district is intended to be pedestrian focused with strong pedestrian connections to the Downtown and UNH campus. The district is intended to maintain the existing character of the neighborhood by requiring buildings to be set back and the area in front of the buildings to be retained as open area and not used for parking or other vehicular activities.
- B. ***Development Standards in the Professional Office District.*** In addition to the dimensional standards, development in the Professional Office District shall conform to the following additional requirements:
 1. Pedestrian Area – The area directly in front of the front wall of the principal building and extending to the front property line shall be maintained as a pedestrian area and shall be improved with appropriate amenities to link the building with the sidewalk and to encourage pedestrian use of this space. For corner lots, this provision shall apply only to the frontage on the street with a greater amount of pedestrian traffic.
 2. Storage and Service Areas – All storage and service areas and facilities including dumpsters shall be located to the side or rear of the principal building and shall not be visible from a public street. Dumpsters and storage areas shall be screened or landscaped in accordance with the provisions of Article XXII and Chapter 118, Article 3, Section 118-18 of the Solid Waste Ordinance.
 3. Maximum Height – The maximum height of any new or redeveloped building in the Professional Office District shall be 3 stories.

175-44. Church Hill District (CH)

- A. ***Purpose of the Church Hill District.*** The purpose of the Church Hill District is to preserve and enhance the historic character of this area by allowing for multiple land uses including professional offices, limited retail uses, and senior housing. The adaptive reuse of existing buildings is encouraged including the use of first floor space for non-residential use while the upper floors are residential. Reuse of existing buildings is bound by the standards of the Historic Overlay District provisions and is required to maintain the historic character of the building's façade. New development should maintain the character of the area and is subject

to the standards of the Historic Overlay District. Parking should be located behind buildings.

B. ***Development Standards in the Church Hill District.*** In addition to the dimensional standards, development in the Church Hill District shall conform to the following additional requirements:

1. Pedestrian Area – The area directly in front of the front wall of the principal building and extending to the front property line shall be maintained as a pedestrian area and shall be improved with appropriate amenities to link the building with the sidewalk and to encourage pedestrian use of this space. For corner lots, this provision shall apply only to the frontage on the street with a greater amount of pedestrian traffic.
2. Storage and Service Areas – All storage and service areas and facilities including dumpsters shall be located to the rear of the principal building and shall not be visible from a public street. Dumpsters and storage areas shall be screened or landscaped in accordance with the provisions of Article XXII and Chapter 118, Article 3, Section 118-18 of the Solid Waste Ordinance.

175-45. Courthouse District (C)

A. ***Purpose of the Courthouse District.*** The purpose of the Courthouse District is to revitalize this area of the community by allowing a variety of retail and professional services including such businesses as banks, professional offices, restaurants, motor vehicle repair facilities, and gasoline stations. The use of sites for multiple uses is encouraged. The district is intended to enhance the area's pedestrian nature and reinforce the pedestrian links to Downtown. The character of new development should create a smooth visual transition into the Historic District by assuring that the architecture, landscaping, and signage are compatible with the historic buildings in and adjacent to the district.

B. ***Development Standards in the Courthouse District.*** In addition to the dimensional standards, development in the Courthouse District shall conform to the following additional requirements:

1. Pedestrian Facilities – All uses in the Courthouse District shall provide for pedestrian facilities linking the entrance of the principal building to the public sidewalk and providing for pedestrian circulation within the site.
2. Front Yard Area – The area between the front wall of the principal building and the front property line that is not used for pedestrian access, vehicular access, or parking shall be maintained as a vegetated landscaped area or lawn.
3. Storage and Service Areas – All storage and service areas shall be located to the side or rear of the principal building and shall not be visible from a public street. Dumpsters and storage areas shall be screened in accordance with the provisions of Article XXII and Chapter 118, Article 3, Section 118-18 of the Solid Waste Ordinance.
4. Architectural Treatment of Canopies – Any freestanding canopy shall be architecturally compatible with the design of the principal building and shall have a similar roof line and appearance. No advertising features including distinctive graphics shall be located on a canopy.

175-46. Coe's Corner District (CC)

- A. ***Purpose of the Coe's Corner District.*** The purpose of the Coe's Corner District is to create a gateway to the more intensive commercial uses of the Courthouse, Church Hill, and Central Business Districts by establishing a transition zone with controlled commercial development that preserves the scale and scenery of the area and highlights its natural features. Within the district, limited commercial land uses that are sensitive to and complement the existing scale of buildings and the natural environment are allowed. The objective for the district is to accommodate well-designed, high-quality office and hospitality uses. The reuse of existing residential buildings for non-residential uses and the construction of new buildings should maintain the character of the area.
- B. ***Development Standards in the Coe's Corner District.*** In addition to the dimensional standards, development in the Coe's Corner District shall conform to the following additional requirements:
1. Front Yard Area – The area between the front wall of the principal building and the front property line shall be maintained as a naturally vegetated area or lawn and shall not be used for vehicular facilities or parking except for driveways.
 2. Storage and Service Areas – All storage and service areas and facilities including dumpsters shall be located to the side or rear of the principal building and shall not be visible from a public street. Dumpsters and storage areas shall be screened or landscaped in accordance with the provisions of Article XXII and Chapter 118, Article 3, Section 118-18 of the Solid Waste Ordinance.
 3. Reuse of Residential Structures – The conversion or reuse of a residential structure for a non-residential use shall not alter the essential residential character of the building or site. Alterations or additions to the building shall maintain the existing character of the structure and shall not increase the apparent scale of the building when viewed from a public street.

175-47. Reserved.

175-48. Office and Research District – Route 108 (OR)

- A. ***Purpose of the Office and Research District - Route 108.*** The purpose of the Office and Research District – Route 108 is to provide an area for the development of high-quality office and research uses in a rural business park environment that maintains the rural appearance of the corridor and a sense of open space. Buildings and parking lots are required to be set back and significant open land retained on each lot.
- B. ***Development Standards in the Office and Research District - Route 108.*** In addition to the dimensional standards, development in the Office and Research District – Route 108 shall conform to the following additional requirements:
1. Access to Route 108 – Each lot of record as of the date of adoption of the Office and Research District – Route 108 shall be limited to 1 vehicular access to Route 108.
 2. Route 108 Setback and Buffer – All buildings shall be setback at least 100 feet plus 2 feet for each foot of building height in excess of 25 feet from any property line adjacent to Route 108. No parking or vehicular facilities other than driveways roughly perpendicular to Route 108 shall be located within this setback area. This area shall be

retained as a naturally vegetated buffer and landscaped in accordance with the provisions of Article XXII.

3. Front Yard Area – The area between the front wall of the principal building and the front property line shall be maintained as a naturally vegetated area or lawn and shall not be used for vehicular parking or facilities except for driveways.
4. Storage and Service Areas – All storage and service areas and facilities including dumpsters shall be located to the side or rear of the principal building and shall not be visible from a public street. Dumpsters and storage areas shall be screened or landscaped in accordance with the provisions of Article XXII and Chapter 118, Article 3, Section 118-18 of the Solid Waste Ordinance.

175-49. Reserved.

175-50. Mixed Use and Office Research District (MUDOR)

- A. ***Purpose of the Mixed Use and Office Research District.*** The purpose of the Mixed Use and Office Research District is to provide an area in the community for high-quality office development and comparable uses.
- B. ***Development Standards in the Mixed Use and Office Research District.*** In addition to the dimensional standards, development in the Mixed Use and Office Research District shall conform to the following additional requirements:
 1. Storage and Service Areas – All storage and service areas and facilities including dumpsters shall be located to the side or rear of the principal building and shall not be visible from a public street. Dumpsters and storage areas shall be screened or landscaped in accordance with the provisions of Article XXII and Chapter 118, Article 3, Section 118-18 of the Solid Waste Ordinance.
 2. Streetscape Buffer – A landscaped buffer strip at least 25 feet in width meeting the requirements of Article XXII shall be established and maintained between any public street and all buildings, parking areas, and service or storage areas. Where the existing landscape is open field, the buffer strip shall be located adjacent to the facility so that it is located as far from the road as feasible thereby retaining open fields along the road.
 3. Residential Buffer – A landscaped buffer strip at least 50 feet in width meeting the requirements of Article XXII shall be established and maintained between any property line that abuts a lot in use as a single-family residence and all buildings, parking areas, and service or storage areas.
 4. Public Sewerage – All uses, except for single-family dwellings on individual lots, shall be connected to and serviced by a public sewerage system and shall not be allowed to dispose of sewage through an on-site disposal system such as a septic system.

175-51. Office, Research and Light Industry District (ORLI)

A. ***Purpose of the Office, Research and Light Industry District.*** The purpose of the Office, Research and Light Industry District is to provide areas in Durham to accommodate a wide range of businesses that create employment and contribute to the town's economic vitality.

B. ***Development Standards in the Office, Research and Light Industry District.*** In addition to the dimensional standards, development in the Office, Research and Light Industry District shall conform to the following additional requirements:

1. Storage and Service Areas – All storage and service areas and facilities including dumpsters shall be located to the side or rear of the principal building and shall not be visible from a public street. Dumpsters and storage areas shall be screened or landscaped in accordance with the provisions of Article XXII and Chapter 118, Article 3, Section 118-18 of the Solid Waste Ordinance.
2. Streetscape Buffer – A landscaped buffer strip at least 25 feet in width meeting the requirements of Article XXII shall be established and maintained between any public street and all buildings, parking areas, and service or storage areas. Where the existing landscape is open field, the buffer strip shall be located adjacent to the facility so that it is located as far from the road as feasible thereby retaining open fields along the road.
3. Residential Buffer – A landscaped buffer strip at least 50 feet in width meeting the requirements of Article XXII shall be established and maintained between any property line that abuts a lot in use as a single-family residence and all buildings, parking areas, and service or storage areas.

175-52. Durham Business Park District (DBP)

A. ***Purpose of the Durham Business Park District.*** The purpose of the Durham Business Park District is to provide an area for the development of high-quality office and research uses in a business park environment with the possibility of complementary recreational uses and to accommodate a senior care facility.

B. ***Development Standards in the Durham Business Park District.*** In addition to the dimensional standards, any structure in the Durham Business Park District must conform to the design guidelines for the district established by the Town Council (established by covenant in 2011).