

Zoning Ordinance Amendments

2006-Present

2006

- 06-02- Amending Chapter 175 “Zoning”, Article XIV
“Shoreland Protection Overlay District”, Section 175-72(A)(4)
changing “principal” to “non-residential or multi-unit” building.....7/17/06
- 06-06- Amending Chapter 175 “Zoning,” Article XII, Section 175-53(A)
Table of Land Use changing Mixed Use with Residential from a
Permitted to a Conditional Use in the Professional Office Zone.....8/21/06
- 06-07- Amending Chapter 175 “Zoning,” Article II, “Definitions,”
Section 175-7; Article XIII “Wetland Conservation Overlay
District,” Sections 175-60, 175-61 and 175-65; Article XIV
“Shoreland Protection Overlay District,” Sections 175-69,
175-71,175-72 and 175-75.1; Article XX, “Performance
Standards,” Section 175-109 with regards to timber harvesting/forestry
regulation.....7/16/07

2007

- 07-01- Amending Chapter 175 “Zoning,” Zoning Map to change
Tax Map 5, Lot 1-8 to the Central Business Zoning District2/5/07
- 07-08- Amending Chapter 175 “Zoning,” Article II, “Definitions,”
Section 175-7, definition of Home Occupation.....9/10/07

2008

- 08-02- Amending Chapter 175 “Zoning,” Article II, “Definitions,”
Section 175-7, Article XII, “Zone Requirements,”
Sections 175-53, 175-54 and 175-55 with regards to several misc.
changes.....3/3/08
- 08-04- Amending Chapter 175 “Zoning,” Article II, “Definitions,”
Section 175-7, definition of Wholesale Sales6/16/08
- 08-05- Amending Chapter 175 “Zoning,” Article II, “Definitions,”
Section 175-7, amending “Personal Services” to include
Fitness Centers.....4/7/08
- 08-07- Amending Chapter 175 “Zoning,” Article III, “Administration
And Enforcement,” deleting Section 175-9(A)(13).....6/16/08
- 08-08- Amending Chapter 175 “Zoning,” Article XXI, “Off-Street
Parking and Loading”.....7/7/08

08-09- Amending Chapter 175 “Zoning,” Article XXIII, “Signs and Utility Structures”	7/7/08
08- 12- Amending Chapter 175 “Zoning,” Zoning Map, to expand the Office and Research and Light Industry Zoning District into the Residence B Zoning District to include the remaining land of Sprucewood to the Lee Town Line	10/20/08
08-13- Amending Chapter 175 “Zoning,” Article II, “Definitions,” Section 175-7, definition of Habitable Floor Area.....	8/18/08
08-14- Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-54, to lower the minimum lot area per dwelling unit in the Central Business Zoning District.....	8/18/08
08-16- Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53(A), to allow Stables as a Conditional Use in the Multi-Unit Dwelling/Office Research Zoning District.....	9/22/08

2009

09-01- Amending Chapter 175 “Zoning,” Article XXIV, “Septic Systems,” Section 175-139, “Suitability of the Location of the Leaching Field,” and Section 175-140, “Duties of the Code Enforcement Officer”	2/16/09
09-10- Amending Chapter 175 “Zoning,” Article II, “Definitions,” Section 175-7, Article XII, “Zoning Requirements,” Section 175-41, “Central Business District (CB), Section 175-43, “Professional Office District (PO), Section 175-56, “Special Situations Affecting Dimensions,” and Article XXI, “Off-Street Parking and Loading,” Section 175-116, “On Site Landscaping and Exterior Screening, Section 175-117, “Driveway Permits; Penalty; Fees”	10/19/09

2010

10-03- Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-45(F)(2-4), “Development Standards in the Courthouse District”	2/15/10
10-07- Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53, “Table of Uses”, to allow Single Family Homes and Duplexes in the Office Research & Light Industry Zoning District as a Conditional Use and to allow Single Family Homes in the Multi-Unit Dwelling/ Office Research Zoning District as a Conditional Use.....	7/12/10
10- 09 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-41(F)(7), “Development	

Standards in the Central Business District,” to change the requirements for the Maximum Height of Mixed-Use Buildings in the Central Business Zoning District.....	7/26/10
10- 10 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Removing Section 175-55(E), “Minimum Contiguous Lot Area”.....	9/27/10
10- 15 Amending Chapter 175 “Zoning,” Article XIX, “Conservation Subdivisions,” Section 175-107(B), “Applicability,” to add ORLI & MUDOR Zoning Districts to the list of Zones to which Conservation Subdivision Regulations apply.....	1/24/11

2011

11- 05 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53, “Table of Uses,” to allow Single Family Residences in the Professional Office Zoning District as a Permitted Use.....	10/3/11
11- 06 Amending Chapter 175 “Zoning,” Article XIX, “Conservation Subdivisions,” addition a new section, Section 175-107 II, “Workforce Housing Option”.....	10/3/11

2012

12- 01 Amending Chapter 175 “Zoning,” Zoning Map, to move Map 2, Lots 6-0 & 7-1 from the Professional Office Zoning District to the Residence A Zoning District.....	3/5/12
12- 02 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53, “Table Of Uses,” to make Eldercare Facilities a Non-Permitted Use in the Residence A Zoning District.....	3/5/12
12- 03 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53, “Table Of Uses,” to allow Light Manufacturing as a Permitted Use in the CB, PO, CC, C, CH, OR, MUDOR, ORLI and DBP Zoning Districts.....	3/5/12

2013

13-02 Amending Chapter 175 “Zoning,” Article II, “Definitions,” Article XII, “Zone Requirements,” Section 175-41(A) & (F)(7) and Section 175-54, to limit the height and number of stories in a section of Main Street in the Central Business District.....	1/28/13
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- 13-03 Amending Chapter 175 “Zoning,” Article II, “Definitions,” Article XII, “Zone Requirements,” Section 175-53, and Article XX, “Performance Standards,” Section 175-109, “Compliance Required,” to allow the keeping of Chickens and Turkeys as an Accessory Use to Single and Two-Family Residences subject to various restrictions.....4/1/13
- 13-06 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-41(F), “Central Business District,” Section 175-43(F), “Professional Office District,” and Section 175-54, “Table of Dimensional Requirements,” to increase the setbacks along Madbury Road and to reduce the Maximum Permitted Building Heights from 50 Feet to 35 Feet.....9/9/13
- 13-07 Amending Chapter 175 “Zoning,” Article II, “Definitions,” Table II-1, “Dwelling Density By Type,” such that the Maximum Number of Occupants in Unrelated Households changes from 1.5 to 1 per 300 square feet of habitable floor area for dwelling type “Apartment” (Excluding the ORLI and MUDOR Districts).....9/9/13
- 13-10 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-41(F), “Central Business District,” Section 175-53, “Table of Uses,” and Section 175-54, “Table Of Dimensional Requirements,” regarding misc. changes.....12/16/13

2014

- 14-04 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53, “Table of Uses,” regarding misc. changes.....5/19/14
- 14-05 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-54, “Table of Dimensional Requirements,” regarding misc. changes.....5/19/14
- 14-06 Amending Chapter 175 “Zoning,” Article XXIII, “Signs and Communications Devices,” Section 175-129, “Placement of Signs,” Section 175-131, “Permitted Messages,” and Section 175-133, “Permitted Signs, by District,” regarding political signs.....6/16/14
- 14-11 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53(A), “Table of Uses,” to change Single Family Residential Use in the ORLI and MUDOR Zoning Districts from Not Permitted to a Conditional Use8/4/14
- 14-12 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53(A), “Table of Uses,” to change Conference Center Use in the MUDOR and ORLI Zoning Districts from Conditional Use to Not Permitted.....10/06/14

- 14-13 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53(A), “Table of Uses,” to change Convenience Store with Gasoline Sales Use in the ORLI Zoning District from Conditional Use to Not Permitted.....10/06/14
- 14-14 Amending Chapter 175 “Zoning,” Article II, “Definitions,” Table II-1, “Dwelling Density By Type,” to change the Maximum Number of Occupants in an Unrelated Household from 1 to .5 per 300 Square Feet of Habitable Floor Area for “Apartment” (Excluding Accessory Apartments) except in the ORLI and MUDOR Zoning Districts.....12/1/14

2015

- 15-5 Amending Chapter 175 “Zoning,” Article XII, “Zone Requirements,” Section 175-53(A), “Table of Uses” and Section 175-54, “Table of Dimensional Requirements,” with regards to the Durham Business Park Zoning District.....4/20/15
- 15-6 Amending Chapter 175 “Zoning,” Article I, “General Provisions,” Section 175-3, “Purpose,” to add language regarding Renewable Energy.....5/4/15
- 15-7 Amending Chapter 175 “Zoning,” Article XVII, “Durham Historic Overlay District,” Section 175-91(A)(3) “Historic District Commission, Membership”.....6/15/15
- 15-8 Amending Chapter 175 “Zoning,” Article II, “Definitions,” and Article XV, “Flood Hazard Overlay District,” to comply with FEMA requirements.....9/21/15
- 15-9 Amending Chapter 175 “Zoning,” Article XII, Section 175-53, “Table of Land Uses,” to change “Mixed Use with Residential (Office/Retail Down, Multiunit Residential Up)” from Conditional Use to Not Permitted in the Professional Office (PO) and Church Hill (CH) Zoning Districts.....10/5/15

2016

- 16-6 Amending Chapter 175 “Zoning,” Article II, “Definitions,” Article XII, Section 175-53 “Table of Uses,” and Article XX, “Performance Standards,” to include Accessory Animal Husbandry For Goats.....6/6/16
- 16-8 Amending Chapter 175 “Zoning,” Article XVII, “Durham Historic Overlay District”.....7/18/16

2017

- 17-1 Amending Chapter 175 “Zoning,” Article II, “Definitions,” Article XII, Section 175-53 “Table of Uses,” and Article XX, Section 175-109(E), “Accessory Dwelling Units and Accessory Apartments” to update the Ordinance in accordance with the State’s Statute on Accessory Dwelling Units.....2/20/17
- 17-7 Amending Chapter 175 “Zoning” – Various amendments throughout the whole document.....10/2/17

2018

- 18-1 Amending Chapter 175 “Zoning,” Article XV, “Flood Hazard Overlay District,” Various amendments.....4/16/18
- 18-2 Amending Chapter 175 “Zoning,” Various amendments dealing with floor area, piers & docks, and sign master plans.....6/4/2018
- 18-4 Amending Chapter 175 “Zoning,” Article XXIII, “Signs and Communication Devices,” Section 175-26 “Special Exceptions” for temporary signage in the Historic District.....8/20/2018
- 18-7 Amending Chapter 175 “Zoning,” Sections 175-7, 175-42, 175-54, 175-56 and 175-112 regarding development in the Central Business District and occupancy within all districts.....12/17/2018

2019

- 19-3 Amending Chapter 175 “Zoning,” Various Articles including Article XXI, “Off-Street Parking” pertaining to parking.....11/18/2019

2020

- 20-3 Amending Chapter 175 “Zoning,” Various Articles to include a “Short Term Rental” designation.....2/3/2020
- 20-7 Amending Chapter 175 “Zoning,” Article XVII, “Durham Historic Overlay District,” Various Sections.....4/20/2020