RESEARCH TRIANGLE PARK

RTP Development Code







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Section 1 General

(A) Development Options in Wake County and Durham County

(1) All lands in the Research Triangle Park (RTP) that are located in the RA, Research Applications district in Wake County, may, at the landowner's option, develop under the RA district regulations, or under one of the three alternate development options outlined in the RA district regulations and this RTP Development Code.

(2) All lands in the RTP that are located in the University, College, and Large Scientific and Technical Research Park (UC-3) district in Durham County, may, at the landowner's option, continue to develop as a traditional corporate development in accordance with this RTP Development Code, or develop under one of the three alternate development options outlined in this RTP Development Code.

(3) This RTP Development Code serves as the Enhanced Development Standards defined in Article VI, Section 3.1(e) of the Second Amended and Restated Conditions, Covenants, Restrictions and Reservations recorded in Deed Book 20112, Page 2052, in the Office of the Register of Deeds, Wake County, North Carolina, and Deed Book 10457, Page 466, in the Office of the Register of Deeds, Durham County, North Carolina.

(B) Lands with Site Plans Approved Under Prior Wake County or Durham County Zoning Regulations

(1) All development approvals or permits approved for lands in the RA district in Wake County before November 24, 2025, shall remain valid until their expiration date, and shall be carried out in accordance with the terms and conditions of their approval and all other applicable Wake UDO development standards in effect at the time of approval. They shall not be subject to review under this RTP Development Code. However, if the development approval or permit expires or is revoked (e.g., for failure to comply with the terms and conditions of approval), all subsequent development of the site shall comply with the RA district regulations in effect subsequent to November 24, 2025, and this RTP Development Code.

(2) All development approvals or permits approved for lands in the former Science Research Park (SRP) district in Durham County before November 24, 2025, shall remain valid until their expiration date, and shall be carried out in accordance with the terms and conditions of their approval and all other applicable Durham UDO development standards in effect at the time of approval, so long as they remain valid and have not expired or been revoked. They shall not be subject to review under this RTP Development Code. However, if the development approval or permit expires or is revoked (e.g., for failure to comply with the terms and conditions of approval), all subsequent development of the site shall comply with the UC-3 district regulations in effective subsequent to November 24, 2025, and this RTP Development Code.

(C) Lands Classified SRP-C Prior to January 1, 2026

(1) For purposes of this RTP Development Code, the lands classified Science Research Park-Center district (SRP-C) on the Durham Zoning Map in the Durham UDO prior to November 24, 2025, may be treated either in accordance with the MUN regulations and requirements in this RTP Development Code, or in accordance with the SRP-C district regulations which are no longer in effect (a copy of which is included and incorporated into this RTP Development Code as Appendix A), at the landowner's option.

(2) In addition, any parcels of land that are adjacent to the lands that were classified SRP-C on the Durham Zoning Map in the Durham UDO prior to November 24, 2025, may treat those old SRP-C lands as an approved MUN alternate development option for purposes of meeting the MUN threshold requirements of Section 3(B), Mixed Use Node (MUN) Threshold Requirements, of this RTP Development Code.

Section 2 The Three Alternate Development Options

The three alternate development options under which land in the RA district in Wake County or the UC-3 district in Durham County may be developed are:

(A) Mixed-Use Node (MUN) Alternate Development Option

The Mixed-Use Node (MUN) alternate development option, which accommodates high density/intensity development that embodies key elements of walkable urbanism, including but not limited to walkable and bikeable areas that are well-connected to the regional transportation network through a range of transit options; a mix of uses including research and development, offices, retail, entertainment, public and quasi-public uses, and moderate and higher density residential uses; and the establishment of a strong public realm of sidewalks, pedestrianways, trails, streets, and open spaces that support a pedestrian-friendly environment with focal points for engagement. The vertical mixing of uses is strongly encouraged. The horizontal mixing of stand-alone uses is also allowed, provided the development is well-integrated in terms of complementary uses, access and circulation, and compatible design.

(B) Residential Neighborhood Development (RND) Option

The Residential Neighborhood Development (RND) alternate development option, which accommodates traditional neighborhood development in a compact form. The RND alternate development option includes primarily residential development (with a range of housing options), a center with a mix of additional uses (including neighborhood-supporting retail uses and civic uses), and a strong public realm that is human-scale and pedestrian-oriented, with integrated open space and recreational opportunities.

(C) Enhanced Corporate Campus (ECC) Option

The Enhanced Corporate Campus (ECC) alternate development option, which accommodates the expansion and redevelopment of the existing traditional corporate campuses in the RTP, or the development of new corporate campuses, in a form that allows for a broad mix of uses and moderate and higher densities/intensities. The allowed uses under this alternate development option include research and development, offices, retail, eating and drinking establishments, and recreational uses. Both horizontal and vertical mixed-use development is encouraged but not required. The redeveloped or new ECC must include improved pedestrian and street connections between existing and new buildings, enhanced walkability and pedestrian-friendliness, support the RTP Comprehensive Transportation Plan, improve street connections both internal and external to the campus, and maintain a reasonable amount of open space. The transitional ECC allows a traditional corporate campus to add a limited amount of new development while retaining the characteristics of the existing development. Transitional ECC development is intended to ultimately transition into one of the other alternate development options over time as more significant redevelopment occurs.

Section 3 The Threshold Requirements

(A) General Requirements

(1) Alternate Development Options

(a) To exercise the option to develop under one of the three alternate development options, a landowner shall demonstrate the proposed alternate development option complies with the threshold requirements in this Section.

(b) A portion or the entire parcel may be developed under one of the alternate development options, or different parts of a parcel may be developed under multiple alternate development options, provided that:

(i) The threshold requirements in this Section are met for each alternate development option;

(ii) The development standards for each alternate development option are met, and

(iii) The proposed development is approved in accordance with the procedural requirements of this RTP Development Code, the RTP Design Guidelines, and the Wake UDO (Section 3-51-4(D), Approval Procedures, Wake UDO) or the Durham UDO (Section 3.7, Site Plan Review, Durham UDO), as applicable.

(2) Traditional Corporate Development

There are no threshold requirements for the development or redevelopment of a traditional corporate development in the UC-3 district in Durham County.

(B) Mixed Use Node (MUN) Threshold Requirements

Development that utilizes the Mixed-Use Node (MUN) alternate development option shall meet the following threshold requirements:

(1) Minimum Size

The proposed development shall be a minimum of 15 contiguous acres in size, unless it is contiguous to and an expansion of an existing MUN alternate development option and is a minimum of five acres in size. An expansion is considered contiguous if it is adjacent to or across a street from an existing MUN. For purposes of this subsection, adjacent shall mean an arrangement where two parcels or sites either share a common boundary line or would share a common boundary line but for the fact a street (excluding I-40, NC-540, I-885, and NC-885), alley, easement, drive aisle, or stream divides the two parcels or sites.

(2) Location

The proposed alternate development option is in one of the following locations:

(a) Adjacent to the following street intersections in the RA district in Wake County, with direct access to at least one of the following streets:

- **(i)** Louis Stephens Drive and Kit Creek Road;
- **(ii)** Louis Stephens Drive and Little Drive;
- **(iii)** Davis Drive and Development Drive; or
- **(iv)** Davis Drive and Kit Creek Road.

(b) Along the following major street corridors in the RA district in Wake County, with direct access from the development to the street:

- **(i)** Davis Drive;
- **(ii)** Development Drive;
- **(iii)** Kit Creek Road;
- **(iv)** Louis Stephens Drive, north of Kit Creek Road; or,
- **(v)** Any new street segment constructed in the RTP that is classified as a Throughfare Street in accordance with Section 5(B)(1)(b)(i) of this RTP Development Code.

(c) Adjacent to the following street intersections in the UC-3 district in Durham County, with direct access to at least one of the following streets:

- **(i)** NC 54 and Davis Drive;
- **(ii)** NC 54 and TW Alexander Drive;
- **(iii)** E. Cornwallis Road and I-885;
- **(iv)** TW. Alexander Drive and I-885;
- **(v)** E. Cornwallis Road and Davis Drive;
- **(vi)** E. Cornwallis Road and TW Alexander Drive; or
- **(vii)** Louis Stephens Drive and Hopson Road.

(d) Along the following major street corridors in the UC-3 district in Durham County, with direct access from the development to the street:

- **(i)** NC 54;
- **(ii)** Davis Drive;

(iii) Ellis Road;

(iv) So-Hi Drive;

(v) Northeast Creek Parkway;

(vi) TW Alexander Drive;

(vii) Louis Stephens Drive;

(viii) E. Cornwallis Road;

(ix) Hopson Road; or

(x) Any new street segment constructed in the RTP that is classified as a Throughfare Street in accordance with Section 5(B)(1)(b)(i) of this RTP Development Code.

(C) Residential Neighborhood Development (RND) Threshold Requirements

Development that utilizes the Residential Neighborhood Development (RND) alternate development option shall meet the following threshold requirements:

(1) Minimum Size

A proposed RND development shall be either:

(a) A minimum of 75 contiguous acres in size; or

(b) A minimum of 50 acres in size if contiguous to and integrated into an MUN alternate development option.

(2) Location

The proposed development shall be in one of the locations accessed by one of the major street corridors identified in subsection (B)(2)(b) or (B)(2)(d) above, either directly from the street or through an MUN development. In addition, the access street to the development shall not be located within 1,000 feet of any intersection identified in subsection (B)(2)(a) or (B)(2)(c) above.

(3) Total Land Area in RTP

No more than a total of seven percent of the land area in RTP shall be developed as an RND alternate development option.

(D) Enhanced Corporate Campus (ECC) Threshold Requirements

Development that utilizes the Enhanced Corporate Campus (ECC) alternate development option shall meet one of the following threshold requirements:

(1) A Redeveloped ECC alternate development option shall be either:

(a) Redevelopment of an entire corporate campus site approved under the standard RA district regulations in Wake County, approved under the old SRP district regulations in Durham County, or developed using the Transitional ECC alternate development option; or

(b) The redevelopment of a logical component of an entire traditional corporate campus site that is a minimum of eight acres in size, approved under the standard RA district regulations in Wake County, approved under the old SRP district regulations in Durham County, or developed using the Transitional ECC alternate development option.

(2) A New ECC alternate development option shall be the development of a new corporate campus on land that is vacant and a minimum of eight acres in size. For purposes of this RTP Development Code, vacant means land that has not been developed, or land that was developed in the past but has been completely cleared of any development.

(3) A Transitional ECC alternate development option shall consist of the redevelopment of a portion of an existing corporate campus development site approved under the standard RA district regulations in Wake County, or under the old SRP district regulations in Durham County, that adds:

(a) No more than three principal uses not allowed in a traditional corporate development but that is allowed in an ECC alternate development option in Table 1: Principal Use Table; and

(b) The lesser of 10 percent of the existing development site's gross square feet of building space, or 10,000 gross square feet of building space.

(E) Approval Procedures

(1) General Site Plan Review Procedures

(a) Alternate Development Options

(i) Prior to commencing development under the MUN, RND, or Redeveloped or New ECC alternate development options, and submitting an application for site plan approval of an alternate development option to either Wake County (Section 3-51-4(D), Approval Procedures, Wake UDO) or Durham County (Section 3.7, Site Plan Review, Durham UDO), as applicable, or submitting an application for a design plan to the RTP Board of Design, a landowner shall submit a complete application for a site plan for the alternate development option to the Chief Planner. The Chief Planner shall determine if the application is complete. An application shall be determined complete only if it:

(a) Contains all contents required for the application in accordance with the Procedures Manual;

(b) Is in the form required by the Procedures Manual; and

(c) Includes information in sufficient detail to evaluate the application to determine whether it complies with the standards applicable to the specific alternative development option.

(ii) The RTP Planning Board shall review an application and approve it if the application demonstrates the proposed alternate development option complies with the applicable requirements and standards of this RTP Development Code.

(iii) The applicant shall then either submit (1) an application for site plan for the alternate development option to either Wake County (Section 3-51-4(D), Approval Procedures, Wake UDO) or Durham County (Section 3.7, Site Plan Review, Durham UDO), as applicable, and/or (2) submit an application for design plan for the alternate development option to the RTP Board of Design (the design plan may be reviewed, at the applicant's option, either before, concurrent with, or after the review of a site plan by Wake County or Durham County, as applicable).

(iv) The application for site plan by either Wake County or Durham County shall be reviewed and decided in accordance with each county's UDO, as applicable.

(v) The RTP Board of Design shall review and decide the application for a design plan for the alternate development option in accordance with the RTP Design Guidelines.

(vi) An alternate development option shall receive all three approvals before commencement of construction.

(b) Traditional Corporate Development and Transitional ECC Alternate Development Option

(i) Prior to commencing development for either (1) a traditional corporate development in the UC-3 district in Durham County, or (2) a transitional ECC alternate development option in either Durham or Wake counties, and submitting an application for site plan approval to Durham County or Wake County, as applicable, a landowner shall submit and have approved by the Chief Planner an application for site plan for the traditional corporate development or the transitional ECC alternate development option, in accordance with this RTP Development Code. The application shall demonstrate the proposed traditional corporate development or transitional ECC alternate development option, as applicable, complies with the requirements and standards of this RTP Development Code.

(ii) The applicant shall then submit either (1) an application for site plan for the traditional corporate development to Durham County (Section 3.7, Site Plan Review, Durham

UDO), or an application for site plan for the transitional ECC alternate development option to Durham County (Section 3.7, Site Plan Review, Durham UDO) or Wake County (Section 3-51-4(D), Approval Procedures, Wake UDO), as applicable, and/or (2) submit an application for design plan to the RTP Board of Design (the design plan may be reviewed, at the applicant's option, either before, concurrent with, or after the review of the site plan).

(iii) The application for site plan by Durham County shall be reviewed and decided in accordance with the Durham UDO.

(iv) The application for site plan by Wake County shall be reviewed and decided in accordance with the Wake UDO.

(v) The application for a design plan shall be reviewed and decided in accordance with the RTP Design Guidelines.

(vi) A traditional corporate development and a transitional ECC alternate development option shall receive all three approvals before commencement of construction.

(c) Conversion Schedule for Principal Uses

The site plan may include a conversion schedule that identifies the extent to which a principal use approved for development in the site plan may be converted to another principal use allowed for the alternate development option in accordance with this RTP Development Code.

(d) Minor Deviations and Amendments

(i) Minor Deviations

Minor deviations may be approved for an approved site plan for an alternate development option by the Chief Planner, provided the Chief Planner determines that such minor deviations are limited to changes addressing technical considerations that could not reasonably be anticipated during the approval process, or any other change that has no material effect on the development form and character of the approved site plan or any of its approved terms or conditions. Minor deviations that may be approved by the Chief Planner include, but are not limited to, the following:

(a) Minor shifts in building size or location that do not result in any substantive changes or impacts to the site elements or surrounding lands;

(b) Minor relocation of sidewalks, pedestrianways, civic plazas, or gathering spaces to address topographic or environmental conditions on the site;

(c) Minor relocations of parking lots to address topographic or environmental conditions;

(d) Minor changes to landscape and tree planting areas to address topographic or environmental conditions on the site; and

(e) Driveway relocations.

(ii) Amendments

An approved site plan for an alternate development option or traditional corporate development, or an approved design plan, may be amended in accordance with the procedures for its original approval, if it is in compliance with the applicable requirements and standards of this RTP Development Code and/or the RTP Design Guidelines, as applicable.

(2) Modifications to Standards in the Alternate Development Options

(a) General

The RTP Planning Board may, in accordance with the threshold requirements, procedures, and standards of this section, review and make a decision on a request for Modification to the standards applicable to an alternative development option.

(b) Threshold Requirements

A Modification to standards applicable to an alternative development option may be requested only from one or more of the standards in the following sections of this RTP Development Code:

(i) All standards in Section 5, Standards Applicable to the Alternate Development Options, except for Section 5(A), Permitted Uses, and any standards subject to compliance with the Durham UDO or Wake UDO;

(ii) All standards in Section 6, Standards Applicable to the Mixed-Use Node (MUN) Development Option, except for any standards subject to compliance with the Durham UDO or Wake UDO;

(iii) All standards in Section 7, Standards Applicable to the Residential Neighborhood Development (RND) Development Option, except for any standards subject to compliance with the Durham UDO or Wake UDO; or

(iv) All standards in Section 8, Standards Applicable to the Enhanced Corporate Campus (ECC) Development Option, except for any standards subject to compliance with the Durham UDO or Wake UDO.

(c) Procedure for Modifications

(i) Either an applicant requesting approval for an alternate development option, or a landowner of land that has received alternate development option approval, may request a Modification in accordance with this section by submitting an application for Modification to the Chief Planner.

(ii) A Modification that is being requested prior to approval of an alternate development option shall be submitted concurrent with the application for site plan approval under this RTP Development Code (see Section 3(E)(1), General Site Plan Review Procedures).

(iii) Upon receipt of an application for Modification, the Chief Planner shall determine if the application is complete. An application shall be determined complete only if it:

(a) Contains all contents required for the application in accordance with the Procedures Manual;

(b) Is in the form required by the Procedures Manual; and

(c) Includes information in sufficient detail to evaluate the application to determine whether it complies with the appropriate decision standards in subsection (d) below.

(iv) An affirmative vote of at least 75 percent of the Planning Board members eligible to vote at the meeting at which the vote is taken shall be required to approve an application for a Modification.

(d) Modification Decision Standards

The Planning Board may approve or approve with conditions a Modification from strict compliance with standards identified in subsection (b) above, only if it is demonstrated by substantial evidence provided as part of the application that:

(i) Unique Site Conditions

There are special or unique physical conditions on the site, such as size, shape, topography, environmental features, or existing development constraints, that make strict compliance impracticable or contrary to the purpose and intent of this RTP Development Code;

(ii) Equivalent or Better Performance

The modified standard(s) will result in a development that achieves the general intent of the standard modified, and will not compromise or adversely affect public health, safety, welfare, or the general purposes of the alternate development option and this RTP Development Code;

(iii) Community Benefit

The modified standard(s) would result in an alternate development option that provides equal or greater community benefit than would a development that complies with the standard(s) being modified; and

(iv) Supports Development Form and Character of Alternate Development Option

The proposed alternate development option, when considered with the modified standard(s), generally supports and will achieve the development form and character of the alternate development option intended by this RTP Development Code.

Section 4 Overview of Standards Applicable to the Alternate Development Options and Traditional Campus Development

(A) General

Any development in the RA district in Wake County, or any development in the UC-3 district in Durham County, that develops either a MUN, RND, or ECC alternate development option shall comply with the standards of Section 5, Standards Applicable to the Alternate Development Options. In addition:

(1) A MUN alternate development option shall also comply with the standards of Section 6, Standards Applicable to the Mixed-Use Node (MUN) Development Option;

(2) A RND alternate development option shall also comply with the standards of Section 7, Standards Applicable to the Residential Neighborhood Development (RND) Development Option; and

(3) An ECC alternate development option shall also comply with the standards of Section 8, Standards Applicable to the Enhanced Corporate Campus (ECC) Development Option.

(B) Traditional Corporate Development

Any development in the UC-3 district in Durham County that develops as a traditional corporate development shall comply with the standards of Section 9, Dimensional and Intensity Standards.

Section 5 Standards Applicable to the Alternate Development Options

(A) Permitted Uses

(1) Organization and Applicability of Allowed Principal, Accessory, and Temporary Uses

(a) General

(i) Table 1: Principal Use Table, in subsection (3) below, identifies allowed principal uses for development that utilizes one of the alternate development options, or develops as a traditional corporate development. The table shows whether each use is permitted or prohibited, depending on whether the proposed development uses an alternate development option or develops as a traditional corporate development. A use that is unlisted in Table 1: Principal Use Table, shall be permitted or prohibited by the Chief Planner. The decision of the Chief Planner may be appealed by the applicant to the RTP Planning Board.

(ii) Accessory uses or structures are uses or structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures and which are located on the same lot as the permitted principal use or structure, or on a contiguous lot under the same ownership. In traditional corporate development, accessory uses include those uses listed in Section 3-51-2(C) of the Wake UDO or listed in the RTP Covenants. Accessory uses or structures are permitted following approval by the Chief Planner, provided they comply with the requirements and

standards of this RTP Development Code, and will not have a significant impact on adjacent uses. The decision of the Chief Planner may be appealed by the applicant to the RTP Planning Board.

(b) Abbreviations in Principal Use Table

Table 1: Principal Use Table, designates whether and how a principal use is allowed under each alternate development option or in a traditional corporate development, as follows:

P	Uses identified with a "P" are permitted as of right for the alternate development option or traditional corporate development, subject to compliance with all other applicable standards and requirements of this Section and this RTP Development Code.
B	Uses identified with a "B" are permitted following approval by the RTP Planning Board, and subject to compliance with all other applicable standards and requirements of this Section and this RTP Development Code.
(blank)	Uses identified with a blank are not allowed for the development option or traditional corporate development, unless it is otherwise expressly allowed by other provisions in this RTP Development Code.

(2) Multiple Principal and Accessory Uses

A lot may include multiple principal uses with one or more accessory uses, if they are allowed in Table 1: Principal Use Table, and this RTP Development Code.

(3) Principal Use Table

The permitted and prohibited principal uses are identified in Table 1: Principal Use Table. In Table 1: Principal Use Table:

(a) TCD references traditional corporate development.

(b) MUN references the Mixed-Use Neighborhood alternate development option.

(c) ECC references the Enhanced Corporate Campus alternate development option.

(d) RND references the Residential Neighborhood Development alternate development option.

Table 1: Principal Use Table

P = Permitted B = Permitted following approval by RTP Planning Board
(blank) = Not Permitted

Use Classification/Category/Specific Use	TCD	MUN	ECC	RND
AGRICULTURAL USES				
Apiculture	P	P	P	P
Crop production	P		P	
Forestry	P		P	
RESIDENTIAL USES				
Household Living				
Dwelling, single-unit attached		P		P
Dwelling, two-unit				P
Dwelling, three-unit				P
Dwelling, four-unit				P
Dwelling, multi-unit		P		P
Dwelling, cottage court development				P
Group Living				
Group home		P		P

Table 1: Principal Use Table

P = Permitted B = Permitted following approval by RTP Planning Board
(blank) = Not Permitted

Use Classification/Category/Specific Use	TCD	MUN	ECC	RND
Independent living facility		P		P
PUBLIC/CIVIC/INSTITUTIONAL USES				
Community Service				
Adult care center		P		P
Child care center [1]	P	P	P	P
Civic, social, or fraternal organization [1]	P	P		P
Community recreation center		P		P
Cultural facility [1]	P	P	P	P
Public assembly [1]	P	P	P	P
Religious assembly		P		P
Education				
College or university	P	P	P	
School, K-12	P	P	P	P
School, vocational		P	P	
Medical				
Medical or dental laboratory		P		
Medical or dental office or clinic [1]		P	P	P
Nursing home		P		P
Parks and Open Space				
Arboretum or botanical garden		P	P	P
Park or greenway	P	P	P	P
Passenger Terminals				
Bus or rail station		P	P	P
Utilities				
Antennas [1]	B	B	B	B
Solar energy systems	B	B	B	B
Utility facility, Major [1]	B		B	
Utility facility, Minor [1]	B	B	B	B
Wireless Communication Facility, Attached	B	B	B	B
Wireless Communication Facility, Freestanding Concealed	B	B	B	B
Wireless Communication Facility, Freestanding Non-Concealed	B	B	B	B
COMMERCIAL USES				
Animal-Related Uses				
Animal shelter		P		P
Dog day care		P		P

Table 1: Principal Use Table

P = Permitted B = Permitted following approval by RTP Planning Board
(blank) = Not Permitted

Use Classification/Category/Specific Use	TCD	MUN	ECC	RND
Kennel		P		P
Veterinary hospital		P		
Eating or Drinking Establishments				
Bar		P		P
Microbrewery		P		P
Restaurant [1]	P	P	P	P
Restaurant, Carryout [1]	P	P		P
Lodging Uses				
Hotel or motel		P	P	P
Office				
Business service center [1]	P	P	P	
Conference or training center [1]	P	P	P	
Office, Contractor	P		P	
Office, General business or professional	P	P	P	P
Retail Sales and Personal Services				
Bank or financial institution		P		P
Laundry Pick-up or Drop-Off		P	P	P
Laundry, Self-service		P		P
Liquor store		P		P
Personal grooming or wellbeing service		P		P
Retail sales [1]	P	P		P
Self-storage		B		
Studio/School		P	P	P
Recreation and Entertainment Uses				
Neighborhood recreation area				P
Performing arts center		P		
Recreation facility, Indoor		P	P	P
Recreation facility, Outdoor		P	P	
Vehicle Sales and Services				
Car wash		B		
Commercial fuel depot [1]	B		B	
Gas station		B		
Personal vehicle sales and rental		B		
Personal vehicle service and repair		B		
INDUSTRIAL USES				
Artisanal production	P	P	P	P
Data center	P		P	

Table 1: Principal Use Table

P = Permitted B = Permitted following approval by RTP Planning Board
(blank) = Not Permitted

Use Classification/Category/Specific Use	TCD	MUN	ECC	RND
Light Industrial service	P	P	P	
Pilot plant	P	P	P	
Production facility and operations with a high degree of scientific input	P	P	P	
Prototype production facility	P	P	P	
Research and development	P	P	P	

NOTES

[1] In TCD development, only permitted as an auxiliary use to one of the other permitted principal uses in the district.

(B) Street Standards

All new streets shall comply with the following standards:

(1) Street Types and Street Configuration

The alternate development option, to the maximum extent practicable, shall be designed and laid out in an efficient fashion that encourages and supports multiple forms of mobility and walkability, using a combination of the street types identified below. The location and general layout of the street type and its cross-section shall be identified as part of the site plan application submitted in accordance with Section 3(E), Approval Procedures.

(a) Definitions of Street Elements

Along with vehicular travel lanes and other common street elements, streets within the alternate development option may include one or more of the following elements:

(i) Bicycle Lane

A portion of the roadway designated for bicycles by striping, signage, and/or pavement markings for preferential or exclusive use of bicycles. A bicycle lane may be placed immediately adjacent to vehicular travel lanes, buffered from travel lanes by pavement markings, or buffered and protected by a concrete curb or similar means of protection.

(ii) Multiuse Path

A hard-surface pathway physically separated from vehicular travel lanes by the curb and a planting area that is located within the street right-of-way, and designed for bicyclists, pedestrians, and other non-motorized traffic. A multiuse path is similar to a sidewalk but is generally wider to better accommodate higher levels of nonmotorized traffic.

(iii) Sidewalk

A hard-surfaced walk or raised path and any curb ramps or blended transitions along and generally paralleling the side of the streets. The sidewalk is generally separated from vehicular travel lanes by the curb and planting area and is designed for pedestrians and other non-motorized traffic.

(b) Classification of Street Types

The street types in the alternate development option shall be organized into the following functional classifications:

(i) Thoroughfare Streets

Thoroughfare streets are the highest classification and are intended to carry the heaviest amount of vehicular traffic. One type of thoroughfare street contains Bus

Rapid Transit (BRT) facilities. There are also three other types of thoroughfare streets that can be used by an alternate development option. The thoroughfare street types are:

(a) Thoroughfare Street with BRT

This throughfare street type Includes four general purpose vehicular travel lanes, and two dedicated lanes and stations for BRT service along the middle or edge of the roadway. Sidewalks are provided on both sides of the street and a bi-directional multiuse path is provided on one side of the street. The sidewalks and multiuse path are buffered from the roadway by a Street Tree Planting Zone.

(b) Thoroughfare Street with Median

This thoroughfare street type includes four general purpose vehicular travel lanes with a wide median. Sidewalks and buffered bicycle lanes are provided on both sides The sidewalks are buffered from the street by a Street Tree Planting Zone.

(c) Thoroughfare Street A

This thoroughfare street type Includes four general purpose vehicular travel lanes. One side of the street has a buffered bike lane and a sidewalk, and the other side has either a buffered bike lane and a sidewalk or a multiuse path. The sidewalk(s) and, if applicable, multiuse path are buffered from the roadway by a Street Tree Planting Zone.

(d) Thoroughfare Street B

This thoroughfare street type includes four general purpose vehicular travel lanes. Each side of the street includes a multiuse path that is separated from the roadway by a Street Tree Planting Zone.

(ii) Collector Streets

Collector streets are the middle classification and carry a moderate amount of vehicular traffic, connecting higher capacity arterial streets with local streets that connect to destinations. There are three types of collector streets that can be used by an alternate development option. each of which includes different configurations of lanes, multimodal facilities, medians, and other street elements. The collector street types are:

(a) Collector Street Four Lane

This collector street type Includes four general purpose vehicular travel lanes. On-street parking may be provided on one or both sides of the street. One side of the street has a bike lane and a sidewalk, and the other side has either a bike lane or a multiuse path and a sidewalk. The bike lanes may be buffered. The sidewalks and multiuse path are buffered from the street by a Street Tree Planting Zone.

(b) Collector Street Three Lane

This collector street type includes two general purpose vehicular travel lanes and a center two-way-turn lane. On-street parking may be provided on one or both sides of the street. One side of the street has a bike lane and a sidewalk, and the other side has either a bike lane or a multiuse path and a sidewalk. The bike lanes may be buffered. The sidewalk(s) and, if applicable, multiuse path are buffered from the roadway by a Street Tree Planting Zone.

(c) Collector Street with Multimodal Median

This collector street type includes two general purpose vehicular travel lanes, and in the median a wide activated multimodal zone that accommodates bicycles, pedestrians, and other recreational uses. Each side of the street includes a sidewalk buffered from the street by a Street Tree Planting Zone.

(iii) Local Streets

Local streets are the lowest classification and accommodate low-volume vehicular traffic and serve individual destinations. There are four types of local streets that could be used by an alternate development option. The local street types are:

(a) Local Street Two Lane

This local street type includes two general purpose vehicular travel lanes. The street includes bicycle lanes or sharrows on each side of the street, and may include on-street parking on one or both sides of the street. Each side of the street includes a sidewalk buffered from the street by a Street Tree Planting Zone.

(b) Local Street Two-Way

This local street type includes between 12 and 24 feet of pavement (with a preferred width of 20 feet) that is intended for shared use by vehicles and pedestrians.

(c) Local Street Alley

This local street type includes between 12 and 24 feet of pavement (with a preferred width of 20 feet) that is intended for shared use by vehicles and pedestrians.

(d) Local Street One-Way

This local street type is intended for one-way use and includes one lane of traffic and one row of on-street parking. Each side of the street includes a sidewalk buffered from the roadway by a Street Tree Planting Zone.

(c) Street Configuration

(i) Thoroughfare Street Types

All throughfare street types shall be designed with curb and gutter. The key transportation elements of each thoroughfare street type are identified in Table 2: Thoroughfare Street Standards. Detailed specifications of each element of each thoroughfare street type, including the width of each street element and its placement, are provided in the RTP Comprehensive Transportation Plan.

Table 2: Thoroughfare Street Standards

Street Element	Thoroughfare Street with BRT	Thoroughfare Street with Median	Thoroughfare Street A	Thoroughfare Street B
Number of Vehicular Lanes	4	4	4	4
Number of Transit Lanes	2	-	-	-
Median	Transit Station	Yes	No	No
Bike Lanes	No [1]	Yes	Optional [2]	No [3]
Bike Lane Buffer	n/a [1]	Yes	Optional [2]	n/a [3]
On-Street Parking	No	No	Optional	No

NOTES:

[1] Thoroughfare Streets with BRT include a multiuse path along one side of the street that is located behind the curb.

[2] Thoroughfare Streets A include either on-street buffered bike lanes or a multiuse path along one side of the street that is located behind the curb.

[3] Thoroughfare Streets B include a multiuse path along both sides of the street that are located behind the curb.

(ii) Collector Street Types

All collector street types shall be designed with curb and gutter. The key transportation elements of each collector street type are identified in Table 3: Collector Street Standards. Detailed specifications of each element of each collector

street type, including the width of each street element and its placement, are provided in the RTP Comprehensive Transportation Plan.

Table 3: Collector Street Standards

Street Element	Collector Street Four Lane	Collector Street Three Lane	Collector Street with Multimodal Median
Number of Vehicular Lanes	4	3	2
Median	No	No	Yes [2]
Bike Lanes	Yes	Optional [1]	Yes
Bike Lane Buffer	Optional	Optional [1]	Optional
On-Street Parking	Optional	Optional	Optional

NOTES:

[1] Collector Streets Three Lane include either on-street buffered bike lanes, or a multiuse path along one side of the street that is located behind the curb.

[2] The median has a preferred width of 26 feet and an optional width of between 16 and 28 feet

(i) Local Street Types

Local street types may or may not include curb and gutter. The key transportation elements of each local street type are identified in Table 4: Local Street Standards. Detailed specifications of each element of the local street type, including the width of each street element and its placement, are provided in the RTP Comprehensive Transportation Plan.

Table 4: Local Street Standards

Street Element	Local Street Two Lane	Local Street Two Way	Local Street Alley	Local Street One Way
Number of Vehicular Lanes	2	2	2	1
Median	No	No	No	No
Bike Lanes	[1]	No	No	No
Bike Lane Buffer	No	No	No	No
On-Street Parking	Yes	Optional	No	One row, optional

NOTES:

[1] Local Streets Two Lane include optional buffered bike lanes.

(2) Public Frontage Standards

Development under each alternate development option shall comply with the public frontage standards that apply to the development option, based on the specific street type. Public frontage begins outside the street curb and includes the Street Tree Planting Zone and the Sidewalk/Pedestrian Zone. The preferred and optional width of each public frontage element varies by development option and street type.

(a) Public Frontage Elements

(i) Street Tree Planting Zone

The Street Tree Planting Zone shall be located between the Sidewalk/Pedestrian Zone and the curb of the street. It starts at the edge of the curb of the street. Street trees shall be planted in the Street Tree Planting Zone that are spaced every 40 feet, on average, except that in case of conflicts with overhead utility lines, understory trees may be planted every 30 feet on average. See Figure 1: Layout of Building Frontage.

(ii) Sidewalk/Pedestrian Zone

The Sidewalk/Pedestrian Zone shall be located along the outside edge of the Street Tree Planting Zone. See Figure 1: Layout of Building Frontage. The purpose of the Sidewalk/Pedestrian Zone is to provide a path for pedestrians. Several street types include an optional multiuse path in addition to a sidewalk.

Figure 1: Layout of Building Frontage



(b) Public Frontage and Pedestrian Circulation

(i) Each alternate development option shall comply with the public frontage standards on both sides of the street, meaning a Sidewalk/Pedestrian Zone and Street Tree Planting Zone shall be placed on both sides of the street, in accordance with the standards in this Section, unless the Chief Planner determines it is impractical or not feasible due to the presence of topographic conditions or natural features, such as streams, lakes, or steep grades. If the Chief Planner determines it is impractical or not feasible to comply with the public frontage standards in accordance with this subsection, an alternative design of such elements shall be developed that complies with the public frontage standards of this subsection, to the maximum extent practicable.

(ii) In addition, the Sidewalk/Pedestrian Zone and Street Tree Planting Zone shall be extended along the street beyond the property boundary of the alternate development option site to connect with any existing sidewalk or trail that is within 300 feet of the edge of the property boundary of the alternate development option site.

(iii) Sidewalks and other walkways shall be constructed with all-weather surface material, as long as it complies with accessibility standards and, if applicable, complies with NCDOT standards.

(iv) The preferred width, and minimum and maximum allowable width for each Sidewalk/Pedestrian Zone and Street Tree Planting Zone, based on the street type, is established in Table 5: Public Frontage/Pedestrian Standards.

Table 5: Public Frontage/Pedestrian Standards

Street Type	Sidewalk/Pedestrian Zone Preferred Width (ft) Min | Max (ft)	Street Tree Planting Zone Preferred Width (ft) Min | Max (ft)
Thoroughfare Street with BRT [1]	Preferred Width: 8 Min | Max: 8 | 10	[1]
Thoroughfare Street with Median	8 6 | 10	Preferred Width: 8 Min | Max: 4 | 12
Thoroughfare Street A	[2]	6 4 | 10
Thoroughfare Street B	6 5 | 7	8 4 | 10
Collector Street Four Lane [3]	8 5 | 10	6 4 | 10
Collector Street Three Lane [3]	8 5 | 10	6 4 | 10

Table 5: Public Frontage/Pedestrian Standards		
Street Type	**Sidewalk/Pedestrian Zone Preferred Width (ft) Min | Max (ft)**	**Street Tree Planting Zone Preferred Width (ft) Min | Max (ft)**
Collector Street with Multimodal Median	8 6 | 10	6 4 | 10
Local Street Two Lane	6 5 | 10	6 4 | 8
Local Street Two-Way	6 5 | 7	5 4 | 8
Local Street Alley	n/a [4]	n/a
Local Street One-Way	n/a	5 4 | 8

Min = Minimum Max = Maximum ft = Feet

NOTES:

[1] A thoroughfare street with BRT shall provide, on one side of the street, a multi-use/bike facility that is between 10 and 12 feet in width. It shall be located outside of the Street Tree/Planting Zone and shall be separated from the Sidewalk/Pedestrian Zone by a landscaping or other strip between one-half (0.5) and 4 feet in width (preferred width 4 feet). For a street with center-running BRT, the preferred width of the street tree planting zone is 8 feet, with a minimum of 4 feet and a maximum of 12 feet. For a street with side-running BRT, the preferred width of the street tree planting zone is 12 feet, with a minimum of 8 feet and a maximum of 12 feet.

[2] A Throughfare Street A shall provide, on one side of the street, either a sidewalk that is between 6 and 10 feet in width (preferred width 8 feet) or a multi-use path between 10 and 12 feet in width (preferred width 10 feet), and a sidewalk on the other side of the street.

[3] A Collector Street Four Lane and Collector Street Three Lane that does not provide bike lanes shall provide, on one side of the street, a multi-use/bike facility that is between 10 and 12 feet in width (preferred width 10 feet). It shall be located outside of the Street Tree/Planting Zone and shall be separated from the Sidewalk/Pedestrian Zone by a landscaping or other strip between one-half (0.5) and 4 feet in width (preferred width 4 feet).

[4] Along a Local Street Alley, buildings shall be set back at least 15 feet (range of 15 to 20 feet) to provide for parking adjacent to the street.

(c) Additional Standards

(i) The location and configuration of streets and multiuse paths shall be coordinated with the RTP Comprehensive Transportation Plan.

(ii) At least one sidewalk or walkway at least five feet in width shall be provided from a sidewalk to a building entrance.

(iii) Where a sidewalk crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.

(d) Street Ownership

Except for the streets under the ownership and control of the North Carolina Department of Transportation (NCDOT), streets shall be owned and maintained by a private entity, such as the owner of the land on which the alternate development option is approved, a homeowners' or property owners' association, or an entity established to own and maintain infrastructure throughout the RTP.

(3) Vehicular Access and Circulation

(a) Curb cuts are permitted on a thoroughfare street only if adequate parcel access cannot be provided by collector or local streets.

(b) The spacing and width of curb cuts on an existing street that is under the ownership and control of NCDOT, or a new street that is intended to be dedicated to NCDOT, shall comply with the standards and requirements of NCDOT.

(c) To minimize the number of curb cuts, enhance walkability, and improve pedestrian and bicyclist safety, development shall be designed, to the maximum extent practicable, to:

(i) Use local street alleys to provide access to single-unit attached, two-unit, three-unit, and four-unit dwellings, and for service access; and

(ii) For all development, where access via local street alleys is impractical, use shared driveways to provide access to multiple sites and parcels.

(d) Driveways shall cross sidewalks at the same level as the sidewalk.

(e) Except in the Redeveloped ECC alternate development option, the spacing and design of curb cuts on all streets that are intended to be privately maintained shall comply with the standards in Table 6: Curb Cut Standards, to the maximum extent practicable. Modifications from these standards in accordance with Section 3(E)(2), Modifications to Standards in the Alternate Development Options may be permitted by the RTP Planning Board if:

(i) The applicant submits a transportation study certified by a licensed design or engineering professional that demonstrates the need for the deviation and that the modifications will not compromise or adversely affect pedestrian and bicyclist safety;

(ii) The modification is generally consistent with the curb cut/driveway standards in the RTP Comprehensive Transportation Plan; and

(iii) The modification is consistent with the general purpose and intent of development within the alternate development option.

Table 6: Curb Cut Standards

Street Type	Distance from Street Intersection, Min (ft)	Distance from Other Curb Cuts on Same Block Face, Min (ft)	Curb Cut Width, Max (ft)
Thoroughfare Street with BRT	200	600	30
Thoroughfare Street with Median	200	400	30
Thoroughfare Street A	200	400	30
Thoroughfare Street B	200	400	30
Collector Street Four Lane	100	250	30
Collector Street Three Lane	100	250	30
Collector Street with Multimodal Median	100	250	30
Local Street Two Lane	50	150	20
Local Street Two-Way	50	150	20
Local Street Alley	50	n/a	20
Local Street One-Way	50	150	20

Min = Minimum Max = Maximum ft = Feet

(C) Cross Access Between Adjacent Developments

The following standards apply to development in the MUN and RND alternate development options:

(1) The internal vehicular, pedestrian, and bicycle circulation systems shall be designed to allow vehicle, pedestrian, and bicycle cross-access between individual sites and the external street system in the RTP, to the maximum extent practicable.

(2) Easements allowing vehicle, pedestrian, and bicycle cross-access between individual development sites within an alternate development option, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the Wake County or Durham County land records, as applicable.

(D) Parking and Loading

Off-street vehicular parking, bicycle parking, and loading shall be provided in accordance with the following:

(1) Minimum and Maximum Off-Street Vehicular Parking

No minimum amount of off-street vehicular parking is required.

(2) Parking Standards

(a) Wake County

In Wake County, parking lots and spaces in the RA district shall comply with the standards in Section 15-10-10, Design Standards, Wake UDO, but not Section 15-10-10(F), Landscaping.

(b) Durham County

In Durham County:

(i) Development in the Transitional Use Area in the UC-3 district shall:

(a) Comply with all applicable standards in Article 10, Parking and Loading, Durham UDO, and the parking and loading standards of this Section, to the extent they do not conflict with the standards of Article 10, Parking and Loading, Durham UDO; and

(b) Not be located immediately adjacent to or across from properties zoned residential, unless separated from the street by a landscaped area equivalent to the average street yard of existing buildings or parking lots on adjacent properties.

(ii) Development in the Internal Campus area in the UC-3 district is only required to comply with the standards in Section 10.4.2, Parking Space Design Standards, and Sec. 10.4.3, Design Standards for Handicapped Accessible Parking, Durham UDO, and the parking and loading standards of this Section.

(3) Location of Off-Street Parking

(a) Except for residential uses in the RND alternate development option with less than four units on a lot, and development that uses the Redeveloped ECC alternate development option, no parking is permitted between a principal building on a site and a street.

(b) Except for development that uses the Redeveloped ECC alternate development option, all parking included in an alternate development option with frontage on a thoroughfare street shall be located behind the principal buildings.

(c) In the MUN, RND, and New ECC alternate development options, all development along a collector street or local street shall have no more than 20 percent of the off-street parking spaces located to the side of the development's principal buildings. The remaining parking spaces shall be located behind the principal buildings. If the building is located on a corner lot, the landowner shall determine which street the building faces for purposes of this provision and the location of parking.

(4) Configuration of Larger Parking Lots

(a) Parking lots with more than 180 parking spaces shall be organized into smaller modules that contain 60 or fewer spaces each and are visually separated by buildings, sidewalks, or pedestrian ways from the parking lot into the building's entrance.

(b) Each parking lot shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking lot. The route shall be designed and located to minimize the interface between pedestrian routes and traffic circulation routes, and shall provide ADA access.

(5) Traffic Impact Analyses

(a) In Wake County, development shall comply with the traffic impact analysis requirements of Section 15-12, Traffic Impact Analyses, Wake UDO.

(b) In Durham County, development shall comply with the traffic impact analysis requirements of Section 3.3, Traffic Impact Analysis, Durham UDO.

(6) Vehicular Stacking Standards

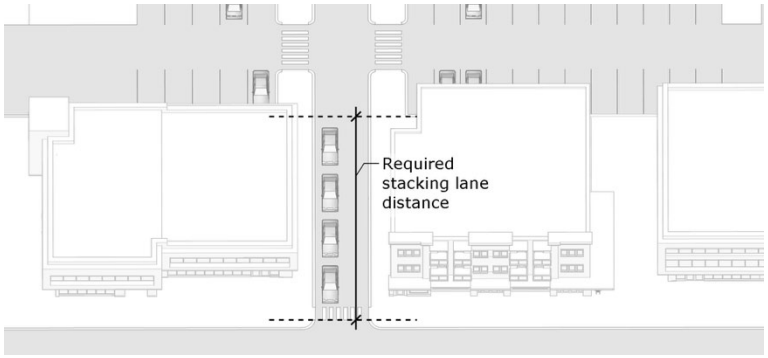
All uses except for attached residential dwellings or dwellings with fewer than six units in a single building shall provide stacking lanes between the edge of the street right-of-way and entrances into parking lots in accordance with the minimum stacking lane distances established in Table 7: Minimum Stacking Lane Distance for Parking Lot Entrance Driveways. (See Figure 2: Minimum Parking Lot Stacking Lane Distance, as an example).

Table 7: Minimum Stacking Lane Distance for Parking Lot Entrance Driveways

Number of Parking Spaces	Stacking Lane Distance, Min. (ft)
1 – 249	100
250 – 499	150
500 or more	150 + 15 for every additional 50 spaces beyond 500

Min = Minimum ft = Feet

Figure 2: Minimum Parking Lot Stacking Lane Distance



(7) Parking Structures

All parking structures shall provide openings for each level of the façade facing a street right-of-way at a minimum rate of 30 percent of the façade.

(8) Loading Areas

(a) In Wake County, loading areas shall be provided in accordance with Wake County Section 15-11, Off-Street Loading.

(b) In Durham County, loading areas shall be provided in accordance with all applicable standards related to loading areas in Article 10, Parking and Loading,

(E) Service Areas

Service areas shall comply with the following standards:

(1) Areas for waste disposal, mechanical equipment, and loading areas shall be incorporated into the primary building design, and construction for these areas shall be of materials of comparable quality and appearance as that of the primary building.

(2) Waste disposal equipment, mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building so their view from streets and

adjacent property is minimized, to the maximum extent practicable. The screening for waste disposal, truck parking, and related other service areas shall consist of the following:

(a) Where appropriate to ensure they cannot be seen from streets and adjacent property, a wall that is at least one foot higher than the largest object being screened, but no more than eight feet in height, on all sides where access is not needed. Where access is needed, an opaque gate of the same height as the wall shall be provided.

(b) The wall shall be obscured by landscaping, such that no more than one-half of the surface area of the screening wall is visible from the street within three years of the wall's erection. Plant materials used to fulfill these requirements shall be a minimum of four feet in height when planted, and planted so that there is no gap greater than two feet between plant foliage.

(F) Open Space Set-Asides

(1) General

Each alternate development option shall comply with the minimum amount of open space set-asides in Table 8: Required Open Space Set-Asides.

Table 8: Required Open Space Set-Asides

Development Option	Minimum Percent of Land Set Aside as Open Space, Based on Total Gross Acreage of Development Site
Mixed-Use Node (MUN)	8
Residential Neighborhood Development (RND)	10
Enhanced Corporate Campus (ECC)	15

(2) Areas Counted Toward Open Space Set-Aside Standards

The features and areas identified as counting towards open space set-asides in Table 9: Open Space Set-Aside Features, shall be credited towards compliance with the amount of open space set-asides required in Table 8: Required Open Space Set-Asides, and shall comply with the design and maintenance requirements for the particular feature.

Table 9: Open Space Set-Aside Features

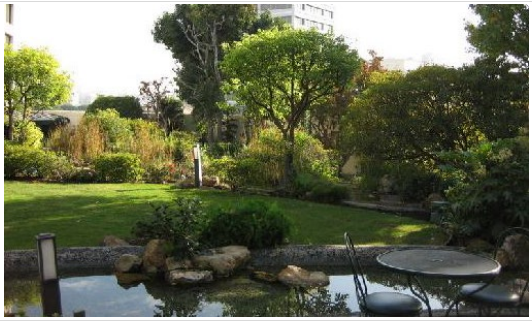
Illustration	Type of Open Space Set-Aside
	**Natural Features:** Natural features (including lakes, ponds, rivers, streams, wetlands, drainageways, and other riparian areas), riparian buffers, flood hazard areas, wildlife habitat, and other natural conservation areas. Preservation of any existing natural features shall have highest priority for locating open space areas. Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, and unhealthy conditions.
	**Required Landscape Areas**: In Wake County, areas occupied by required landscaping in accordance with the landscaping area maintenance requirements in Section 16-10-3(D), In Durham County, areas occupied by required landscaping in accordance with this RTP Development Code.

Table 9: Open Space Set-Aside Features	
Illustration	**Type of Open Space Set-Aside**
	**Active Recreational Areas:** Land occupied by areas and facilities used for active recreational purposes, such as ballfields, playgrounds, tennis courts, pools, jogging trails, community buildings and clubhouses, and land dedicated for parks. Active recreational areas shall be compact and contiguous, to the maximum extent practicable, unless used to link or continue existing or public open space lands.
	**Passive Recreational Areas (including Plantings and Gardens):** Formally planned and regularly maintained open areas that provide passive recreation opportunities, including trails and pedestrianways, arranged plantings, gardens (including community gardens and rooftop gardens with walking paths or gathering areas), gazebos, and similar structures. Passive recreation, other than rooftop gardens, shall provide direct access to the residents and tenants of the development. Rooftop gardens shall also be reasonably accessible to the occupants and users of the building, as appropriate.
	**Squares, Forecourts, and Plazas:** Squares, forecourts, plazas, and civic greens that provide active gathering places and opportunities to create special places. The minimum contiguous area shall be 500 square feet. Such features shall have direct access from the site to a street or sidewalk or pedestrianway and shall be designed to accommodate people sitting and gathering, incorporating benches, tables, fountains, or other similar amenities. Surrounding buildings shall be oriented toward the square, forecourt, or plaza when possible, and a connection shall be made to surrounding development, if possible.
	**Public Access Easements with Paths or Trails:** Paths or trails that are available for passive recreational activities such as walking, running, and biking, such as trails linked to the RTP Greenway. Greenways provided to comply with other requirements of the district shall count toward the minimum open space set-aside requirements in this section. Each such path or trail shall include at least one improved access from a public street, sidewalk, or trail that includes signage designating the access point.

Table 9: Open Space Set-Aside Features

Illustration	Type of Open Space Set-Aside
	**Stormwater Management Areas Treated as Site Amenities:** Up to 75 percent of the land area occupied by stormwater management facilities (including retention and detention ponds and other bioretention devices) can be counted towards the minimum open space set-aside standards, when such features are treated as an open space site amenity. Stormwater management facilities treated as an open space site amenity are encouraged to support passive recreation uses by providing access, gentle slopes (less than 3:1), vegetative landscaping, and pedestrian elements such as paths and benches. Stormwater management facilities shall be subject to a maintenance agreement approved by the operating authority or agency having regulatory authority over the facility. Stormwater management facilities treated as an open space site amenity shall include signage to both educate and facilitate appropriate usage to protect the stormwater treatment capabilities of the facility.

(3) Areas Not Counted as Open Space Set-Asides

The following areas shall not be counted as open space set-aside areas:

(a) Private yards and setbacks not subject to an open space or conservation easement;

(b) Street rights-of-way or private access easements, including sidewalks and street tree planting areas located within those rights-of-way or easements;

(c) Parking lots, driveways, and other vehicular use areas (including parking lot interior landscaping);

(d) Land covered by structures, unless designated for active recreational uses;

(e) Designated outdoor storage areas; and

(f) Stormwater ponds not located and designed as a site amenity (e.g., with low fencing, vegetative landscaping, gentle slopes, a fountain or other visible water circulation device, and pedestrian access or seating).

(4) Design Standards for Open Space Set-Asides

(a) Location

Open space set-asides shall be located so they are readily accessible and usable by occupants and users of the development, except where not reasonably possible (such as for certain natural features). Where possible, a portion of the open space set-asides should provide focal points for the development through prominent placement or easy visual access from streets.

(b) Configuration

(i) Open space set-asides shall be compact and contiguous, unless a different configuration is needed to continue an existing trail or accommodate preservation of natural features.

(ii) If the development site is adjacent to existing or planned public trails, parks, or other public open space area, the open space set-aside shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the trail, park, or other public open space area.

(5) Prioritization of Open Space Set-Asides

To the maximum extent practicable, open space set-asides shall be located and organized to include, protect, enhance, and establish as many of the following open areas and features as possible, in the following general order of priority:

(a) Natural features such as riparian areas, riparian buffers, flood hazard areas, floodplains, and wildlife habitat areas;

(b) In appropriate locations in the MUN, RND, and New ECC alternate development options, forecourts, plazas, and civic gathering places that provide active gathering places and opportunities to create special places;

(c) Water features such as lakes, rivers, streams, natural ponds, wetlands, and retention and detention ponds;

(d) Parks and trails;

(e) Protected trees and other mature trees;

(f) Areas that accommodate multiple compatible open space set-asides rather than a single use.

(6) Development Allowed within Open Space Set-Aside

Development within an open space set-aside shall be limited to that appropriate to the purposes of the type(s) of open space set-aside. Where appropriate, such development may include, but is not limited to, walking, jogging, and biking paths or trails; benches or other seating areas; meeting areas; tables, shelters, grills, and other picnicking facilities; storage sheds or similar facilities used solely for the storage of equipment used to maintain the open space; docks and other facilities for fishing; environmental education guides and exhibits; gazebos and other decorative structures; fountains or other water features; play structures for children; gardens or seasonal planting areas; pools; athletic fields and courts; and associated clubhouses.

(7) Ownership, Management, and Maintenance

(a) General

Open space set-asides shall be managed and maintained as permanent open space through one or more of the following options:

(i) Conveyance of open space set-aside areas to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining the land for its intended open space purposes, in perpetuity;

(ii) Conveyance of open space set-aside areas to a third-party beneficiary such as an environmental or civic organization or an entity that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended open space purposes, in perpetuity;

(iii) Conveyance of open space set-aside areas to an entity established to own and maintain infrastructure throughout the RTP, and that accepts responsibility for managing and maintaining the land for its intended open space purposes, in perpetuity; or

(iv) Establishment of easements on those parts of individually owned lots including open space set-aside areas that require the areas to be managed consistent with the land's intended open space purposes and prohibit any inconsistent future development, in perpetuity.

(b) Responsibility for Managing and Maintaining

Responsibility for managing and maintaining open space set-asides rests with the owner of the land of the open space set-asides. Failure to maintain open space set-asides in accordance with this Section shall be a violation of this RTP Development Code.

(G) Landscaping and Buffers

(1) Wake County

(a) General

In the RA district in Wake County, each alternate development option shall comply with the following requirements in Section 16-10, Landscaping and Bufferyards, Wake UDO:

(i) Section 16-10-1, Off-Street Parking Area Landscaping;

(ii) Section 16-10-2, Bufferyards, only on the outer edge of land that is adjacent to land that is not in the RA district or the UC-3 district in Durham County;

(iii) Section 16-10-3, Plant Material, Installation and Maintenance;

(iv) Section 16-11, Trash Storage Area Screening; and

(v) Section 16-12-8, Tree Protection During Construction.

(b) Additional Landscape Requirements for Parking Lots

In addition, in the RA district in Wake County, each alternate development option shall comply with the parking lot landscape requirements in subsection (2)(b) below that apply to land in the UC-3 Internal Campus in Durham County, to the extent they do not conflict with the standards of subsection (a) above.

(c) Street Trees

Street trees shall be planted in accordance with Section (B)(2)(a)(i), Street Tree Planting Zone.

(2) Durham County

(a) UC-3 Transitional Use Area

Within the Transitional Use Area in the UC-3 district in Durham County, landscaping shall be provided in accordance with Article 9, Landscaping and Buffering, Durham UDO, so as to ensure compatibility with adjacent properties.

(b) UC-3 Internal Campus

Within the Internal Campus in the UC-3 district in Durham County, the following landscaping and buffer standards in parking lots and loading areas shall apply:

(i) Parking Lot Perimeter Landscaping

All parking lots shall be screened from abutting properties and rights-of-way with a wall, fence, hedge, or other durable landscape barrier around the perimeter of the parking lot that complies with one of the following standards:

(a) A vegetative barrier, which uses planting materials in accordance with RTP Design Guidelines, Section DG-2.03, Utilize Consistent, High-Quality Materials to Create Enduring Open Spaces, and is established in a planting strip at least three feet wide in a MUN alternate development option, and five feet wide in a RND or ECC alternate development option. The vegetative screen shall form a solid continuous visual screen that is four feet in height within two years of planting, and maintained at four feet in height, measured from the parking lot pavement surface.

(b) A fence or wall which shall be four feet in height, but no greater. In addition, any portion of the perimeter of the parking lot that uses a fence or wall shall be landscaped with one canopy tree for every 40 linear feet of perimeter and 60 shrubs for every 100 linear feet or fraction thereof of perimeter, with grass ground cover, or other approved landscape treatment (excluding paving) constituting the rest. The trees and shrubs shall use planting materials in accordance with RTP Design Guidelines, Section DG-2.03, Utilize Consistent, High-Quality Materials to Create Enduring Open Spaces.

(ii) Parking Lot Islands

Parking lot islands shall be provided throughout a parking lot and located no more than 150 feet from another parking lot island and at the terminus of all rows of parking. Each parking lot island shall:

(a) Be at least five feet wide and average 153 square feet in area for single parking rows, and 306 square feet for double parking rows; and

(b) Contain at least one canopy tree or two understory trees per 153 square feet of the parking lot island, or fraction thereof.

(iii) Additional Parking Lot Landscaping Standards

(a) At least one shrub shall be provided in the parking lot interior for every 200 square feet of parking lot area, exclusive of perimeter plantings. The shrubs may be placed in the islands or in other locations within the interior of the parking lot. Any shrub contained in an island shall not exceed three feet in height.

(b) All landscaped areas in or adjacent to a parking lot shall be protected from vehicular damage by either a raised curb at least six inches in height, or a wall at least 30 inches in height.

(c) All interior landscaped areas of the parking lot not dedicated to trees or to preservation of existing vegetation, including islands, shall be landscaped with grass, ground cover, shrubs, or other appropriate landscape treatment.

(d) Pavement shall not be used as landscape treatment.

(iv) Alternative Parking Lot Landscaping Compliance for Redeveloped ECC

A proposed alternate development option that demonstrates it cannot reasonably comply with the minimum standards of subsections (i) through (iii) above may propose alternative means of compliance which the RTP Planning Board shall review and decide to approve, approve with conditions, or deny. The proposed alternative means of compliance shall be approved or approved with conditions, only if it adequately addresses the general intent and purposes of subsections (i) through (iii) above, and it complies with the standards of those subsections, to the maximum extent practicable.

(v) Loading Area Operational Limits

In the MUN, RND, and New ECC alternate development options, deliveries and collections are prohibited between 10 p.m. and 7 a.m.

(3) Tree Coverage Standards That Apply in Both Wake and Durham Counties

In both Wake and Durham counties:

(a) In a MUN alternate development option, a minimum of three percent tree coverage (either preservation of existing tree canopy or new trees) is required and can be provided anywhere within the development site.

(b) In a RND and New ECC alternate development options, a minimum of five percent tree coverage (either preservation of existing tree canopy or new trees) is required and can be provided anywhere within the development site.

(c) In a Redeveloped ECC alternate development option, a minimum of eight percent tree coverage (either preservation of existing tree canopy or new trees) is required and can be provided anywhere within the development site.

(4) Tree Coverage Standards in Only Durham County

In addition, within the entire UC-3 district in Durham County, there shall be a minimum of ten percent tree coverage, unless it can be shown that the requirement is met through existing on-site vegetation.

(H) Infrastructure

In both the Transitional Use Area and Internal Campus of the UC-3 district in Durham County, the standards of Section 12.1, Improvement Requirements, Section 12.7, Water and Sanitary Sewer Systems, Section 12.8, Stormwater Management, Section 12.9, Other Utilities, Section 12.10, Sedimentation and Erosion Control, and Section 12.11, Performance Guarantees, Durham UDO, shall apply. All other standards in Article 12, Infrastructure and Public Improvements, shall not apply, except that Street Naming Standards in Section 12.3.2 shall be followed, as determined by the Durham County Planning Director or a designee, in consultation with the Durham Emergency Communications Center, or as approved by NCDOT procedures for rights-of-way under NCDOT control.

(I) Utilities

Except for appurtenances such as transformer boxes, all new utilities within the MUN, RND, and ECC alternate development options shall, to the maximum extent permitted by law, be placed underground or within buildings.

(J) Subdivision Design and Improvements

(1) Wake County

In the RA district in Wake County, each alternate development option shall comply with Article 8, Subdivision Design and Improvements, Wake UDO, except where those standards conflict with the RA district standards.

(2) Durham County

(a) Within the Transitional Use Area in the UC-3 district in Durham County, development shall comply with Article 13, Additional Standards for Subdivision, Durham UDO.

(b) Within the Internal Campus in the UC-3 district in Durham County, development shall comply with Section 12.3.2, Street Naming, and Article 13, Additional Standards for Subdivision, Durham UDO, except for the following:

(i) Section 13.8, Ownership Alternatives, and Section 13.9, Phased Development, Durham UDO; and

(ii) Section 13.4, Block Standards, and Section 13.6, Street Connectivity Standards, which shall not apply to redevelopment or expansions of Redeveloped ECC alternate development options approved prior to November 24, 2025.

(K) Stormwater Management

(1) Wake County

In the RA district in Wake County, each alternate development option shall comply with Article 9, Stormwater Management, Wake UDO.

(2) Durham County

In the UC-3 district in Durham County, each alternate development option shall comply with Section 6.11.4 L, Stormwater, Durham UDO.

(L) Environmental and Related Standards

(1) Wake County

In the RA district in Wake County, each alternate development option shall comply with the following in the Wake UDO:

(a) Article 10, Erosion and Sedimentation Control;

(b) Article 11, Environmental Standards;

(c) Article 12, Water and Wastewater Systems; and

(d) Article 14, Flood Hazard Areas.

(2) Durham County

In the UC-3 district in Durham County, each alternate development option shall comply with all applicable environmental standards of Article 8, Environmental Protection, unless compliance is expressly altered in other parts of this RTP Development Code.

(M) General Site Design and Performance Standards

Each alternate development option In the RA district in Wake County shall comply with Section 17-12, Trash Storage Area Requirements, Wake UDO (the other parts of Article 17, General Site Design and Performance Standards, Wake UDO, do not apply).

(N) Development Adjacent to Natural Area Preserves

(1) General

(a) An alternate development option that is located adjacent to a parcel designated as Natural Area Preserves shall comply with the standards of this subsection. For purposes of this subsection, adjacent shall mean an arrangement where two parcels or sites share a common boundary line.

(b) In the case of conflict between these standards and other standards in this RTP Development Code, these standards shall control, unless expressly stated to the contrary.

(2) Standards

An alternate development option subject to the requirements of this subsection shall comply with the following standards:

(a) Buffered Setback Area

The alternate development option shall establish a setback area from the property line/boundary of the Natural Area Preserves that extends at least 50 feet from the property line/boundary. Within the setback area, and as close as is reasonably possible to the property line/boundary with the Natural Area Preserves, and based on natural features and topographical conditions, a buffer shall be established that extends the entire length of the property line/boundary with the Natural Area Preserves. No development shall occur within the buffer. An illustration of the buffer is included in Figure 3: Illustration of Required Buffer. The buffer functions as an opaque screen from the ground to a height of at least 40 feet upon full maturity of the trees. The buffer shall:

(i) Be at least 50 feet in width; and

(ii) Include five evergreen trees, four understory trees, and 90 shrubs per 100 linear feet.

Figure 3: Illustration of Required Buffer



(b) Height of Buildings Between 50 and 150 Feet from Natural Area Preserves

Building height shall not exceed five stories or 90 feet in the area extending from the edge of the buffer in subsection (a) above, out to 150 feet from the property line/boundary of the Natural Area Preserves.

Section 6 Standards Applicable to the Mixed-Use Node (MUN) Development Option

Development that utilizes the MUN alternate development option shall also comply with the following standards.

(A) Dimensional, Intensity, and Density Standards

Development that utilizes the MUN alternate development option shall comply with the dimensional, intensity, and density standards in Table 10: MUN Dimensional, Intensity, and Density Standards. Unless expressly noted otherwise, the standards apply to land within the development site based on the highest classification street upon which a lot has frontage.

Table 10: MUN Dimensional, Intensity, and Density Standards

Standard	Street Type			
	Thoroughfare Street with BRT	Thoroughfare Street, No BRT	Collector Street	Local Street
Block length, max (ft) [1]	700 [1] [2]	700 [2]	700 [2]	600 [2]
Lot width, min (ft)	40			
Build-to-line, min | max (ft) [3] [4]	0 | 35 [5]			
Building width in build-to-zone, min (% of lot width) [5]	80	70 [6]		
Side yard depth, min (ft)	No minimum			
Rear yard depth, min (ft)	No minimum [7]			
Building coverage, max (% of gross site area) [8]	80	70		
Density, min (du/acre) [9]	8	6		
Building height, min | max (ft)	30 | 300 [10]			
Building façade fenestration or transparency, min (% of street level façade area) [11]	50			

Min = Minimum Max = Maximum ft = Feet du = Dwelling Units

NOTES:

[1] Block length along NCDOT streets subject to NCDOT requirements

[2] A mid-block pedestrian crossing at least 10 feet in width is required if block length exceeds 600 feet.

[3] Measured from Sidewalk/Pedestrian Zone.

[4] The area between the minimum and maximum build-to line that extends the width of the lot constitutes the build-to zone.

[5] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using low-impact development techniques, and on collector streets, surface parking, where permitted.

[6] Build-to-line and building width in build-to-zone standards do not apply along the frontage of a Local Street Two Lane or Local Street Alley that is used as an alley or service street and is not the primary access to a site.

[7] If parking is provided on a portion of a lot adjacent to a Local Street Alley, buildings shall be set back at least 13 feet from the edge of the alley.

[8] The building coverage standards apply to the entire MUN alternate development option development site and shall not include parking lots, or parking structures.

[9] Minimum density shall be calculated based upon the gross area of the lot or tract instead of the total development site. Applicable to residential development, or the residential component of mixed-use development.

10] A one story building that is a minimum of 15 feet in height may be approved by the RTP Planning Board if it is integrated into the overall design of the MUN alternate development option in a way that supports the general character of the development option, as described in this RTP Development Code, and occurs on a limited basis.

[11] Abutting or facing a street frontage or pedestrian way, except along building frontages that include loading areas or ventilation features required by applicable provisions in State Building Code.

Section 7 Standards Applicable to the Residential Neighborhood Development (RND) Development Option

Development that utilizes the RND alternate development option shall also comply with the following standards.

(A) Dimensional, Intensity, and Density Standards

Development shall comply with the dimensional, intensity, and density standards in Table 11: RND Dimensional, Intensity, and Density Standards. Unless expressly noted otherwise, the standards apply to the development site based on the highest classification street upon which a lot has frontage.

Table 11: RND Dimensional, Intensity, and Density Standards

Standard	Street Type		
	Thoroughfare Street	Collector Street	Local Street
Block length, max (ft)	700		
Lot width, min (ft)	25		
Build-to-line, min | max (ft) [1] [2]	0 | 35	0 | 35	0 | 35
Building width in build-to-zone, min (% of lot width) [3]	80	70 [4]	
Side yard depth, min (ft)	No minimum		
Rear yard depth, min (ft)	No minimum [5]		
Building coverage, max (% of gross lot area) [6]	80	70	
Density, min | max (du/acre) [7]	8 | 60	6 | 60	
Building height, min | max (ft)	30 | 90 [8}		
Building façade fenestration or transparency, min (% of street level façade area) [9]	50 for nonresidential uses 35 for residential uses		

Min = Minimum Max = Maximum ft = Feet du = Dwelling Units

NOTES:

[1] Measured from Sidewalk/Pedestrian Zone.

[2] The area between the minimum and maximum build-to line that extends the width of the lot constitutes the build-to zone.

[3] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using low impact development techniques, and on collector streets -- surface parking, where permitted.

[4] Build-to-line and building width in build-to-zone standards do not apply along the frontage of a Local Street Two Lane or Local Street Alley that is used as an alley or service street and is not the primary access to a site.

[5] If parking is provided on a portion of a lot adjacent to Local Street Alley, buildings shall be set back at least 13 feet from the edge of the alley.

[6] The building coverage standards apply to the entire RND alternate development option development site and shall not include parking lots, or parking structures

[7] Density shall be calculated based upon the gross area of the lot or tract instead of the total development site. Applicable to residential development, or the residential component of mixed-use development.

[8] A one story building that is a minimum of 15 feet in height may be approved by the RTP Planning Board if it is integrated into the overall design of the RND alternate development option in a way that supports the general character of the development option, as described in this RTP Development Code, and occurs on a limited basis.

[9] Abutting or facing a street frontage or pedestrian way except along building frontages that include loading areas or ventilation features required by applicable provisions of the State Building Code.

(B) Center and Subcenters

The development shall be designed with at least one neighborhood center and may include one or more sub-centers.

(1) The neighborhood center shall include active open space (such as a square, commons, green, or active recreation area), and a mix of office, retail, research and development, civic (such as a school, religious institution, or government building), and residential uses. It shall be served by one or more prominent street intersections.

(2) A sub-center shall include active open space (such as a square, commons, green, or active recreation area), and may include residential, office, retail, or civic uses.

(3) A minimum of 80 percent of the residential development shall be within 2,000 feet of a neighborhood center or subcenter, or a MUN development, measured using the shortest fully accessible route that uses the sidewalks, greenway trails, or other pedestrian paths in the development.

(C) Mix of Uses

The development shall provide a mix of residential and nonresidential uses, in accordance with the following:

(1) A minimum of 15 percent of the development in the RND alternate development option shall be nonresidential, unless adjacent to a MUN development.

(2) A minimum of 60 percent of the development in the RND alternate development option shall be residential.

(3) Within five years after approval of the RND alternate development option by either Wake County or Durham County in accordance with Section 3(E), Approval Procedures, a minimum of five percent of a RND development not adjacent to a MUN development shall be nonresidential. For the purpose of this provision, percentages shall be measured based on the gross floor area of the uses as a percentage of the overall constructed gross floor area of the development.

(4) A development that fails to meet the minimum requirement for mix of uses shall only be permitted to proceed with additional development that will bring the development into compliance or closer into compliance with the requirements of this subsection. Once the development is in compliance, site construction may continue in accordance with the approved site plan.

(D) General Street Layout

(1) The development option shall be laid out into blocks, streets, alleys, and open space and natural areas, to the maximum extent practicable. Exceptions are allowed due to unusual topographical, environmental, or physical conditions.

(2) Cul-de-sacs are prohibited.

(3) Streets shall be organized in a hierarchy based on functional characteristics, including capacity and design speed.

Section 8 Standards Applicable to the Enhanced Corporate Campus (ECC) Development Option

Development that utilizes the Enhanced Corporate Campus (ECC) alternate development option shall also comply with the following standards.

(A) ECC Development Options

There are three different types of development under the ECC alternate development option. They are:

(1) Redeveloped ECC

Redeveloped ECC alternate development option, which consists of redevelopment of:

(a) An entire development site approved under the RA district standards in Wake County, or approved under the old SRP district regulations in Durham County; or

(b) A logical component of an entire development site approved under the RA district standards in Wake County, or approved under the old SRP district regulations in Durham County, that is a minimum of eight acres in size.

(2) New ECC

New ECC alternate development option, which consists of development on a development site that is vacant and that is a minimum of eight acres in size.

(3) Transitional ECC

Transitional ECC alternate development option, which consists of the redevelopment of a portion of an existing corporate campus development site approved under the standard RA district regulations in Wake County, or under the old SRP district regulations in Durham County, that adds:

(a) No more than new three principal uses not allowed in a traditional corporate development but that are allowed in an ECC alternate development option in Table 1: Principal Use Table; and

(b) The lesser of 10 percent of the existing development site's gross square feet of building space, or 10,000 gross square feet of building space.

(B) Additional Standards That Apply to Redeveloped ECC Alternate Development Option

Development of a Redeveloped ECC alternate development option shall also comply with the following standards:

(1) Dimensional and Intensity Standards

The Redeveloped ECC alternate development option shall comply with the dimensional and intensity standards in Table 12: Redeveloped ECC Dimensional and Intensity Standards. The standards apply to each proposed development site based on the highest classification street upon which land within the development site has frontage.

Table 12: Redeveloped ECC Dimensional and Intensity Standards

Standard	Street Type		
	Thoroughfare Street	Collector Street	Local Street
Block length, max (ft) [1]	800		
Lot width, min (ft)	150		
Side yard depth, min (ft) [2]	No minimum		
Rear yard depth, min (ft)	No minimum		
Building coverage, max (% of gross lot area) [3]	60		
Building height, min | max (ft)	30 [4] | 160 [5]		
Building façade fenestration or transparency, min (% of street level façade area) [6]	Not applicable		

Min = Minimum Max = Maximum ft = Feet

NOTES:

[1] The development is encouraged, but not required, to be laid out with blocks, in a grid pattern. This block standard applies only when blocks are used.

[2] No loading or storage areas shall be permitted within a side yard.

[3] The building coverage standard applies to the entire Redeveloped ECC development site and shall not include parking lots, or parking structures.

[4] Or the height of the shortest existing building on the development site.

[5] When there is no exiting building on the development site that is 15 feet in height, a one story building that is a minimum of 15 feet in height may be approved by the RTP Planning Board if it is integrated into the overall design of the Redeveloped ECC alternate development option in a way that supports the general character of the development option, as described in this RTP Development Code, and occurs on a limited basis.

[6] Abutting or facing a street frontage or pedestrian way, except along building frontages that include loading areas or ventilation features required by the State Building Code.

(2) Other Standards

In addition:

(a) Connections to Areas on Corporate Campus Outside Redeveloped ECC

Reasonable efforts shall be made to strengthen pedestrian and vehicular connections to developed lands within the corporate campus outside the Redeveloped ECC, through sidewalks, pedestrianways, and street connections.

(b) Integration of Open Space Set-Asides

To the maximum extent practicable, the open space set-asides in the Redeveloped ECC required in accordance with Section 5(F), Open Space Set-Asides, shall be integrated and coordinated with open space areas in other areas on the corporate campus outside the Redeveloped ECC.

(c) Extension of Street Types and Standards Outside Redeveloped ECC

The extension of the street types, street standards, and public frontage standards in Section 5(B)(1), Street Types and Street Configuration, onto the portions of the corporate campus outside the Redeveloped ECC, in a coordinated way, is encouraged.

(C) Additional Standards That Apply to New ECC Development

A New ECC alternate development option shall also comply with the following standards:

(1) Dimensional and Intensity Standards

The New ECC alternate development option shall comply with the dimensional and intensity standards in Table 13: New ECC Dimensional and Intensity Standards. The standards apply to each proposed development site based on the highest classification street upon which land within the development site has frontage.

Table 13: New ECC Dimensional and Intensity Standards

Standard	Street Type		
	Thoroughfare Street	Collector Street	Local Street
Block length, max (ft) [1]	800		
Lot width, min (ft)	100		
Build-to-line, min | max (ft) [2] [3]	0 | 50	0 | 60	0 | 60
Building width in build-to zone, min (% of lot width) [4]	70	60 [3]	
Side yard depth, min (ft) [5]	No minimum		
Rear yard depth, min (ft)	No minimum		
Building coverage, max (% of gross lot area) [6]	70	60	
Building height, min | max (ft)	30 [7] | 160		
Building façade fenestration or transparency, min (% of street level façade area) [8]	50		

Min = Minimum Max = Maximum ft = Feet

Table 13: New ECC Dimensional and Intensity Standards			
Standard	Street Type		
	Thoroughfare Street	Collector Street	Local Street

NOTES:

[1] The development is encouraged, but not required to be laid out with blocks, in a grid pattern. This block standard applies when blocks are used.

[2] Measured from Sidewalk/Pedestrian Zone.

[3] The area between the minimum and maximum build-to line that extends the width of the lot constitutes the build-to zone.

[4] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using low impact development techniques, and on collector streets -- surface parking, where permitted.

[5] No loading or storage areas shall be permitted within a side yard.

[6] The building coverage standards apply to the entire New ECC alternate development option development site and shall not include parking lots or parking structures.

[7] A one story building that is a minimum of 15 feet in height may be approved by the RTP Planning Board if it is integrated into the overall design of the New ECC alternate development option in a way that supports the general character of the development option, as described in this RTP Development Code, and occurs on a limited basis.

[8] Abutting or facing a street frontage or pedestrian way, except along building frontages that include loading areas or ventilation features required by the State Building Code.

(2) General Street Layout

The New ECC alternate development option is encouraged, but not required, to be laid out into blocks, in a grid or semi-grid pattern. Streets shall be organized in a hierarchy based on functional characteristics, including capacity and design speed.

(D) Additional Standards That Apply to Transitional ECC Alternate Development Option

The Transitional ECC alternate development option shall also comply with the following standards:

(1) Dimensional and Intensity Standards

The dimensional and intensity standards that apply to a traditional corporate development in Table 14: TCD Dimensional and Intensity Standards.

(2) Compliance with All Other Applicable Standards and Requirements of the Durham UDO or Wake UDO

(a) If in Durham County, all other applicable standards and requirements of the Durham UDO that apply to a traditional corporate development, including but not limited to the standards and requirements in Section 9(D), Compliance with All Other Applicable Standards and Requirements of the Durham UDO; or

(b) If in Wake County, all the requirements that apply to the standard RA district in the Wake UDO.

(3) Limitation on Future Development of Transitional ECC Development

The Transitional ECC alternate development option is intended to be an interim designation to allow traditional corporate campuses to introduce a few new uses allowed under the ECC alternate development option (but not allowed in a traditional corporate campus), and a limited amount of additional building space without triggering the requirements that apply to a Redeveloped ECC. Once a development site applies for and receives approval for additional development as a Transitional ECC alternate development option, all future development applications for the development site shall be reviewed as either a MUN, RND, or Redeveloped or New ECC alternate development option.

Section 9 Standards Applicable to Traditional Corporate Development (TCD)

(A) General

(1) Lands in the RTP in the UC-3 district in Durham County may continue to develop or redevelop under the rules established by the old (but abolished) Scientific Research Park (SRP) district in the Durham UDO, as traditional corporate development in accordance with this Section.

(2) The purpose of the old SRP district and traditional corporate development is to provide an area for business and scientific research and development, for training, and for production of prototype products, plans or designs in a low-density, open, campus-like setting. The purpose of such production is limited to research, development or evaluation of the merits of those products, plans or designs. The purpose of the old SRP district and traditional corporate development is intended to accommodate research facilities, pilot plants, prototype production facilities and other manufacturing operations that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process.

(3) To ensure traditional corporate development complies with the requirements of the old (but abolished) SRP district, traditional corporate development shall comply with the standards and requirements of this section.

(B) Allowed Principal and Accessory Uses

Allowed principal and accessory uses for traditional corporate development (TCD) are established in Table 1: Principal Use Table and Section 5(A), Permitted Uses, in this RTP Development Code.

(C) Dimensional and Intensity Standards

Traditional corporate development shall comply with the dimensional and intensity standards in Table 14: TCD Dimensional and Intensity Standards.

Table 14: TCD Dimensional and Intensity Standards

Standard	Value
Lot area, min (sf)	n/a
Lot width, min (ft)	300
Street yard, min (ft)	100 [1] [3]
Side yard, min (ft)	100 [2] [3]
Rear yard, min (ft)	100 [2] [3]
Building coverage, max (percent)	15 [4] [5]
Height, max (ft)	120

Min = Minimum Max = Maximum ft = Feet sf = Square Feet

NOTES:

[1] The street yard standard shall only apply to yards adjacent to public rights-of-way.

[2] Side and rear yards can be eliminated if adjacent property is abutting directly on the boundary of, touching, or sharing a common point to a railroad right of way, or can be reduced to 30 feet if adjacent to permanently protected open space and the building separation is at least 150 feet.

[3] No parking, loading, or storage shall be permitted within the required yard areas.

[4] The maximum building coverage shall not apply to parking structures.

[5] Building coverage may be further restricted by the impervious surface standards of Section 8.7.2B, Impervious Surface Limits, of the Durham UDO.

(D) Compliance with All Other Applicable Standards and Requirements of the Durham UDO

In addition, traditional corporate development shall comply with all other applicable standards and requirements of the Durham UDO, including but not limited to:

(1) Article 7, Design Standards;

(2) Article 8, Environmental Protection;

(3) Article 9, Landscaping and Buffering;
(4) Article 10, Parking and Loading;
(5) Article 11, Sign Standards;
(6) Article 12, Infrastructure and Public Improvements;
(7) Article 13, Additional Requirements for Subdivisions;
(8) Article 14, Nonconformities;
(9) Article 15, Enforcement;
(10) Article 17, Definitions; and
(11) The UC-3 district regulations.

Section 10 Definitions and Rules for Construction, Interpretation, and Measurement

(A) Rules for Construction, Interpretation, and Measurement

The rules in this section shall apply for construing or interpreting the terms and provisions of this RTP Development Code.

(1) Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text of this RTP Development Code and any heading, caption, figure, illustration, table, or map, the text shall control. Graphics and other illustrations are provided for informational purposes only and should not be relied upon as a complete and accurate description of all applicable regulations or requirements.

(2) Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms like "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

(3) Computation of Time

(a) In computing any period of time prescribed or allowed, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday. When the period of time prescribed or allowed is less than seven days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation.

(b) The term "day" means a business day (Monday through Friday, excluding days on which the Research Triangle Foundation is closed due to a holiday), unless a calendar day is indicated.

(c) The term "month" means a calendar month.

(d) The term "year" means a calendar year unless otherwise indicated.

(e) Whenever a person has the right or is required to do some act within a prescribed period of time following the service of a notice or other document through mailed delivery, three days shall be added to the prescribed period.

(4) References to Other Regulations/Publications

(a) Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall mean a reference to the most recent edition of such regulation, resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.

(b) Whenever reference is made to a section of the Durham UDO or Wake UDO and that section is later amended or superseded, this RTP Development Code shall be deemed

amended to refer to the amended section or the section that most nearly corresponds to the superseded section, and the Chief Planner is authorized to administratively make conforming amendments to this RTP Development Code.

(5) Delegation of Authority

Any act authorized by this RTP Development Code for the Chief Planner to act, may be delegated by the Chief Planner to a professional-level employee under the Chief Planner's supervision.

(6) Mandatory and Discretionary Terms

The words "shall," "must," "should" and "will" are mandatory, establishing an obligation or duty to comply with the particular provision. The word "may" is permissive.

(7) Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

(a) "And" indicates that all connected items, conditions, provisions, or events apply; and

(b) "Or" indicates that one or more of the connected items, conditions, provisions, or events apply.

(8) Tenses and Plurals

Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

(9) Term Not Defined

If a term used in this RTP Development Code is not defined in this RTP Development Code, the Chief Planner is authorized to interpret its meaning. The meaning shall be based upon the definitions used in accepted sources—including, but not limited to, *A Planners Dictionary, A Glossary of Zoning, Development, and Planning Terms, A Survey of Zoning Definitions* (all published by the American Planning Association), and *Black's Law Dictionary,* as well as general dictionaries such as *Merriam-Webster, American Heritage, Webster's New World,* and *New Oxford American* dictionaries.

(B) Rules of Measurement

(1) Buildings

(a) Building Height

(i) The vertical distance of a building measured from the average elevation of the proposed finished grade to the highest point of the roof (outside top covering of the building) on a flat or shed type roof and to top of the highest eave (excluding dormers) for a hip, gable, gambrel, mansard, or barrel roof. If a structure or appurtenance, such as a penthouse, mechanical or equipment room, or air conditioning equipment is located above the roof level of the building, the height measurement shall include said structures and appurtenances.

(ii) The height measurement shall not include spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances required to be placed on the roof and not intended for human occupancy; however, the heights of these structures or appurtenances shall not exceed any height limitations prescribed by the Federal Aviation Administration (FAA) if they are within the flight-approach zone of airports.

(b) Building Coverage

The horizontal area within the outside of the exterior walls of the ground floor of all principal and accessory buildings.

(2) Build-to Zone

An alignment establishing the area, measured from the Sidewalk/Pedestrian Zone, where a building shall be placed. (See Figure 4: Build-to Zone and Lot Width). The build-to zone is established by the minimum build-to line and the maximum build-to line. The front façade of a building is required to be placed within the build-to-zone.

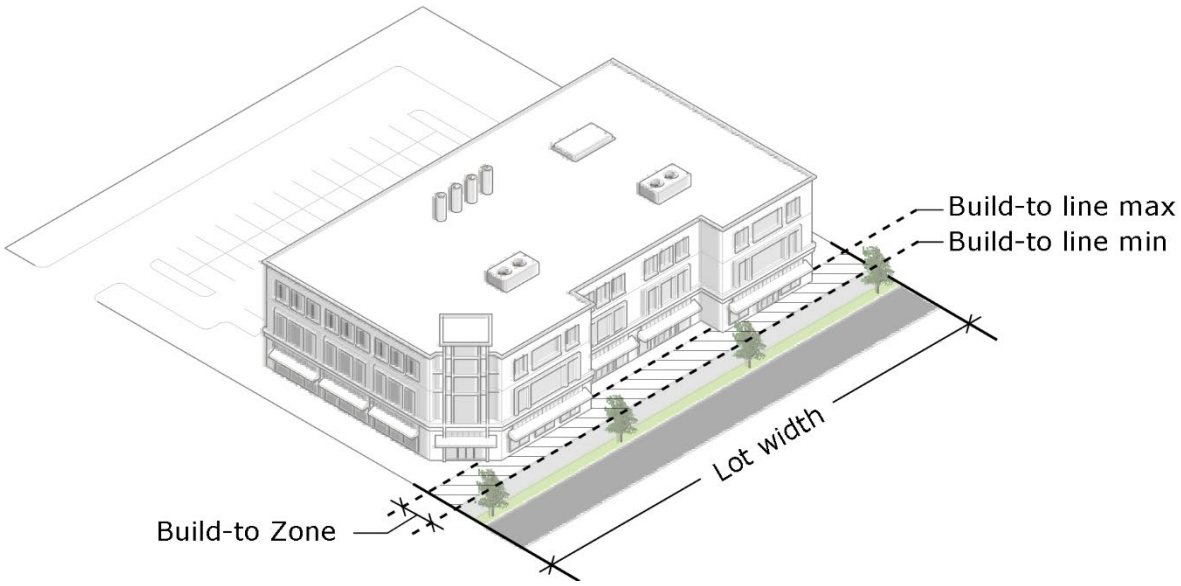
(a) Minimum Build-to Line

The minimum distance from the Sidewalk/Pedestrian Zone, where a building shall be placed.

(b) Maximum Build-to Line

The maximum distance from the Sidewalk/Pedestrian Zone, where a building shall be placed.

Figure 4: Build-to Zone and Lot Width



(3) Building Width Within Build-to Zone

The length of the building within the build-to zone, measured as a percentage of the linear width of the build-to zone occupied by the building.

(4) Block

The land lying within an area bounded on all sides by streets.

(5) Block Length

The distance or length of a block.

(6) Density

The total number of dwelling units divided by the total development site area, including natural features and water bodies. The calculation of the number of units allowed per maximum density can result in a fraction of a unit. If the fraction is less than one-half, the fraction shall be deleted. If the fraction is greater than one-half, the number shall be rounded up to the next whole number. All existing right-of-way (including streets) shall be excluded from the calculation of density, unless it is dedicated to a public agency.

(7) Lots

(a) Lot

A parcel, tract, or area of land established by a plat or otherwise permitted by law which can be identified and referenced by a recorded plat or map. The word lot includes the words parcel and tract.

(b) Lot Measurement

(i) Lot Area

The size of a lot measured within the lot lines.

(ii) Lot Width

The distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard. If, however, a lot fails to meet the minimum lot width at the rear of the required front yard, the required front yard shall be established at the point where the minimum lot width has been satisfied.

(iii) Lot Line

Any legal boundary of a lot. Where applicable, the lot line may coincide with the street right-of-way line.

(iv) Setback

The distance by which a building or structure is required to be separated from a property line or the outside of the curb.

(v) Yard

An area within a lot that lies between a principal structure on the lot and the nearest lot line, unoccupied and unobstructed by any portion of a structure from the ground upward. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the extreme support of the roof of the principal building shall be used.

(C) Definitions

The following terms and uses (shown in bold font), when used in these regulations, shall have the meaning ascribed to them below.

Abut

To physically touch or border upon, or to share a common property line.

Accessory Uses and Structures

A use or structure which is customarily accessory and clearly incidental and subordinate to permitted principal uses and structures and which are located on the same lot as the permitted principal use or structure, or on a contiguous lot under the same ownership.

Adjacent

An arrangement where two properties either share a common boundary line or would share a common boundary line but for the fact a street, alley, easement, drive aisle, rail line, or stream divides the properties.

Adult Care Center

A facility where an individual, agency, or organization provides supervision or care for more than six adults in a place other than their usual place of abode.

Alley

A strip of land, either publicly or privately owned, that is set aside primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.

Alter
To do construction on or renovate an existing structure other than a repair or addition. This includes any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or interior partitions, as well as any change in doors or windows, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

Annual
A plant whose entire life lasts one year or growing season.

Animal Shelter
A facility which is used to house or contain household pets and which is owned, operated, or maintained by a government entity or a duly incorporated humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.

Antenna
Any exterior apparatus designed for telephone, radio, or television communications through the sending or receiving of electronic signals, and that does not meet the definition of a Wireless Communication Facility.

Apiculture
The maintenance of honey bee colonies.

Applicant
The owner of land or property, or the owner's authorized agent, who applies for a site plan in accordance with this RTP Development Code.

Arboretum or Botanical Garden
A place where trees, shrubs, or other woody plants are grown, exhibited, or labeled for scientific, education, or passive recreational purposes--but not including the harvest of plants or their produce.

Arcade
A series of arches or beams supported by columns or pillars; a covered passageway; a recessed gallery with columns or piers open to the street.

Artisanal Production
An establishment that involves the making or fabrication of crafts or products by an artist, artisan, or craftsperson either by hand or with minimal automation and may include educational presentations and direct sales to consumers. This definition includes small-scale fabrication, manufacturing, and other industrial uses and processes typically not permitted in non-industrial zoning districts such as welding and sculpting. This use does not include microbreweries.

Automated Teller Machine (ATM)
A mechanized device operated by or on behalf of a bank, financial institution, or other establishment that allows customers to conduct automated banking or financial transactions. Where an ATM is provided at the site of a bank or financial institution for use by customers in motor vehicles, the ATM is considered a drive-through facility accessory use. At other locations, an ATM may be considered a separate accessory use to the principal use(s) of the location.

Awning
A shelter projecting from and supported by the exterior wall of a building constructed of rigid or non-rigid materials on a supporting framework that may include a type that can be retracted, folded, or collapsed against the wall of a supporting building.

Bank or Financial Institution

An establishment that provides retail banking services (banks, savings and loans institutions, credit unions, mortgage lending), or similar financial services to individuals and businesses. This use type does not include check cashing, auto title, or payday loan businesses or bail bond brokers. Accessory uses may include automated teller machines (ATMs) and facilities providing drive-through service.

Bar

An establishment where the primary business is providing or dispensing by the drink for on-site consumption of fermented malt beverages and/or malt, special malt, vinous or spirituous liquors. The sale of food products such as sandwiches and light snacks is secondary to the primary business, and music, live entertainment, or dancing may be provided. This use does not include any adult use.

Berm

A man-made landscape feature generally consisting of a linear, raised mound of soil covered with grass lawn or other permanent, living ground cover.

Building

A structure, either temporary or permanent, having a roof designed to be impervious to weather, and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This definition shall not include screened enclosures not having a roof impervious to weather.

Bus or Rail Station

A facility or structure where bus or rail vehicles stop to provide transportation services serving local, regional, or intercity destinations to the public. Accessory uses can include convenience retail or restaurants, and a bus or rail station may be accessory to other principal uses.

Business Service Center

An establishment primarily engaged in providing a range of office support services, such as document copying and printing services, word processing, services, on-site personal computer rental, and office product sales, and the shipment and delivery of mail lor parcels.

Caliper

A nursery measurement of tree trunk diameter. Trunk caliper for trees up to four inches in caliper is to be measured six inches above the soil line. Trees four inches in caliper and greater are measured 12 inches above the soil line.

Canopy

A roof-like structure with no walls that is attached or not attached to an adjacent structure. A canopy is not a marquee.

Car Wash

An establishment that provides washing and cleaning of passenger or recreational vehicles by hand, by use of automated equipment, or by self-service facilities.

Chief Planner

A professional employed or contracted with by the Research Triangle Foundation of North Carolina who is designated by the President & CEO of the Research Triangle Foundation to exercise the authorities assigned to this role under this RTP Development Code.

Child Care Center

A program where three or more children less than 13 years old receive care on regular basis of at least once a week for more than four hours from persons not related to the children in care.

Civic, Social, or Fraternal Organization

A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members, and guests.

College or University

An institution offering a program of post-secondary education and instruction leading to associate, baccalaureate, or higher degrees, and that is approved by a national association of colleges and universities. It may include classrooms, offices, student bookstores, performance facilities, dormitories, athletic facilities, and similar uses used to support educational activities

Column

An upright pillar, typically cylindrical and made of stone or concrete, supporting an entablature, arch, or other structure, or standing alone as a monument.

Commercial Fuel Depot

An unattended, automated fuel dispensing facility that dispenses fuel to businesses and organizations that maintain a fleet of vehicles. This use does not include any retail sale of gasoline to the general public and does not include any store sales, vehicle service, or vending operations.

Community Garden

A private facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person, household, family, or non-profit organization for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Composting Facility

A facility where organic matter, such as plant trimmings and food waste, derived primarily from off-site sources is made subject to decomposition processes to produce compost. Activities may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost.

Community Recreation Center

A facility operated by a public or nonprofit entity for the provision of social and recreation programs and facilities. The facility may be designed to accommodate and serve specific residential developments or significant segments of the community, and may include meeting rooms, game rooms, club houses, swimming pools, courts, exercise equipment, snack bars, kitchens, and similar facilities.

Conference or Training Center

A facility designed for conferences, seminars, product displays, recreation activities, employment, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premises consumption.

Crop Production

Activities that primarily involve raising or producing field crops or other plants.

Cross-Access

Providing connections between abutting properties, whether vehicular or pedestrian (or both).

Cultural Facility

A facility for storing, using, loaning, and occasionally selling literary, historical, scientific, musical, artistic, or other reference materials, such as a library, or for displaying or preserving objects of interest or providing facilities for one or more of the arts or sciences to the public, such as a museum. Accessory uses include gift shops, food services, offices, storage facilities, and meeting rooms.

Data Center

A facility containing one or more large-scale computer systems used for data storage and processing, typically for off-site users. Typical supporting equipment includes redundant power supplies, power generators, cooling units, and enhanced security features.

Decibel

A unit of measure used to express the magnitude of sound pressure and sound intensity.

Dedication

The transfer without payment of ownership or other interest in real property from a private entity to a public agency or non-profit organization.

Developer

In accordance with NCGS 160D-102, a person, including a governmental agency or redevelopment authority, who undertakes any development and who is the landowner of the property to be developed or who has been authorized by the landowner to undertake development on that property.

Development

In accordance with N.C.G.S. § 160D-102, any of the following:

- The construction, erection, alteration, enlargement, renovation, substantial repair, movement to another site, or demolition of any structure.
- The excavation, grading, filling, clearing, or alteration of land.
- The subdivision of land as defined in N.C.G.S. § 160D-802.
- The initiation or substantial change in the use of land or the intensity of use of land.

Development Site

Land that consists of all land proposed to be developed on a site. It may include one lot or tract, or a number of lots or tracts that are under single ownership or single control. The development site is considered a unit for the purposes of development or other use. The development site for an alternate development option shall include all land that is considered part of the alternate development option.

Diameter at Breast Height (DBH)

The diameter of a tree trunk measured in inches at a height of 54 inches above the ground. If the tree splits into multiple trunks at a height below 54 inches, but above the ground, the diameter is measured at the narrowest point beneath the split. Diameter at breast height may be abbreviated DBH.

Dog Day Care

A facility where dogs may socialize and be groomed, trained, and exercised during the day, for compensation, but not kept overnight, or bred, sold, or let for hire.

Drive-Through Facility

A commercial establishment that provides goods or services through a special window or station for customers who order from their cars and leave after receiving the service. Use types that commonly use drive-through facilities include restaurants, banks, pharmacies, car wash facilities, and dry-cleaning establishments.

Durham UDO

The Durham County, North Carolina Unified Development Ordinance.

Dwelling, Cottage Court Development

A residential development that combines a group of small individually owned or rented single-family dwelling units on a single parcel of land that are oriented around a shared open space for

communal use by the residents of the development and may include a shared parking area and/or a shared community building.

Dwelling, Single-Unit Attached

A dwelling unit attached to one or more other dwelling units. Each dwelling has its own front and rear access, no unit is located over another unit, and each unit is separated from other units by one or more vertical common walls. Each dwelling unit may be on a separately owned lot or on land owned in common. Multiple single-unit attached dwellings may include common areas and facilities owned by all owners on a proportional, undivided basis. Also known as “townhouses” or “row houses.” A single dwelling unit in its own building is a single-unit detached dwelling (commonly known as a single-family dwelling) and is not included in this definition.

Dwelling, Multi-Unit

A structure containing five or more dwelling units, with at least two of the units located on the same lot. Units may be located side by side in a horizontal configuration or stacked one above the other in a vertical configuration, sharing common vertical walls or horizontal floors and ceilings. This includes uses commonly known as apartments (multifamily dwelling units typically in single ownership), condominiums (multifamily dwelling units typically in individual ownership with shared ownership of common facilities), mansion apartments, and courtyard apartments.

Dwelling, Four-Unit

A residential structure located on one lot and containing exactly four dwelling units. Each unit may have a separate exterior entrance or may have one or more shared entrances.

Dwelling, Three-Unit

A residential structure located on one lot and containing exactly three dwelling units. Each unit may have a separate exterior entrance or may have one or more shared entrances.

Dwelling, Two-Unit

A residential structure located on one lot and containing exactly two dwelling units. The units may be arranged side-by-side and separated from each other by an unpierced wall extending from ground to roof, or stacked vertically with one dwelling unit located on top of the other. Each unit may have a separate exterior entrance or may have one or more shared entrances.

Dwelling Unit

A building or portion of a building designed for or used as a residence for not more than one family as defined in this RTP Development Code, constituting a separate and independent housekeeping unit, with a single kitchen permanently installed. The term does not imply or include types of long-term occupancy such as lodging or boarding houses, clubs, or dormitories, or short-term occupancy such as hotels or motels.

Easement

A grant by a landowner to another landowner or to the public, for the right to occupy or use land for specific purposes, such as access, drainage, utilities, sanitation, conservation, the location of other public improvements, or for other specified purposes. An easement does not constitute fee simple ownership of the land.

Engineer

A registered professional engineer licensed in North Carolina.

Evergreen

Plants which have leaves all year and are never leafless.

Facade

The vertical exterior surfaces of a building.

Family

One or more individuals residing in a dwelling unit, living as a single housekeeping unit, and complying with the following rules:

- Any number of individuals related by blood, marriage, or adoption may occupy a dwelling unit;
- Where some or all of the occupants are unrelated by blood, marriage, or adoption, the total number of occupants that are unrelated, shall not exceed six. In applying this provision, children who are under the age of 23 and who are children of the owner or a person renting an entire dwelling unit from the owner shall be counted as a single occupant.

Forestry

The act of growing trees, harvesting timber or replanting trees in accordance with a management plan endorsed by the NC Division of Forest Resources.

Garage

An accessory structure designed or used for inside parking of private passenger vehicles by the occupants of the main building. A garage attached to or a part of the main structure shall be considered part of the main use. An unattached garage shall be considered an accessory structure.

Gas Station

An establishment engaged in the retail sale of motor vehicle fuels that is stored on site, such as gasoline, diesel fuel, natural gas, and hydrogen, or where the dispensing of electricity to electric vehicles using electric vehicle charging stations is a principal use. Accessory uses may include a car wash, convenience retail store, and light vehicle repair and maintenance. This use does not involve the provision of major repairs such as vehicle bodywork or painting or repair of engines.

Ground Cover

Low growing plants, other than turfgrass, used to cover the soil and form a continuous low mass of foliage.

Group Home

A dwelling that provides room and board for individuals who as a result of age, illness, handicap or some specialized program, require personalized services or a supervised living arrangement in order to assure their safety and comfort. Additional requirements may be imposed by the North Carolina Building Code. There are two types of group homes—small group homes with six or fewer residents, and large group homes with seven or more residents.

Hazardous Material

Materials, or mixtures containing those materials, which pose a physical, environmental or health hazard by virtue of their carcinogenic, corrosive, highly toxic, irritant, sensitizing or toxic properties as defined in 29 CFR 1910.1200. Included in this definition are materials included in EPA's most recent Priority Pollutants List and substances which are regulated, or caused to be regulated, under provisions of the Resource Conservation and Recovery Act (RCRA); the Comprehensive Emergency Response, Compensation and Liability Act (CERCLA); the Superfund Amendments and Reauthorization Act (SARA); or any subsequent amendments of these Acts. Hazardous materials shall include hazardous wastes, which are the byproducts resulting from the use of hazardous materials, materials which have been used to clean up spills of hazardous materials, and hazardous materials which have reached their shelf-life or have been used or contaminated. Also included in this definition are hazardous wastes regulated, or caused to be regulated by the Resource Conservation and Recovery Act (40 CFR 261, Subpart C and Subpart B).

Home Occupation

An occupation, profession, or trade customarily and commonly carried out by an occupant in a dwelling unit as a secondary use which is clearly incidental and subordinate to the residential character of the dwelling unit.

Hotel or Motel

An establishment in which sleeping units are offered to the public and intended primarily for use by transient persons or tourists on an overnight or short-term lodging basis, generally 30 calendar days or less, and are not intended as permanent dwellings or dwellings longer than 30 calendar days at a time. Guest units may include kitchenettes, microwaves, refrigerators, and similar amenities. Accessory uses may include conference and meeting rooms, restaurants, bars, swimming pools, exercise facilities, and gift shops.

Impervious Surface

A surface composed of any material that impedes or prevents natural infiltration of water into the soil and qualifies as “built-upon area” as defined by NCGS 143-214.7.

Independent Living Facility

A facility consisting of a single building or group of buildings with one ownership and management in which the residents are persons at least 55 years of age, their spouses, and/or their surviving spouses, and with or without an on-site resident manager. Residents live in their own dwelling units. The facility maintains a common dining room and typically provides personal services such as transportation, banking, and/or a barber shop/hair salon; recreational activities and amenities; concierge services; and housekeeping for residents and their guests. Health maintenance services and/or treatment are not provided.

Kennel

An establishment that engages in boarding, breeding, buying, grooming, letting for hire, training (for a fee), or selling of dogs or cats, excluding veterinary care.

Land

The earth, water, and air, above, below, or on the surface. This definition includes any improvements or structures customarily regarded as land. See also, definition of property.

Laundry Pick-up or Drop-off

A business where retail customers drop off or pick up laundry or dry cleaning. Dry cleaning processes may not take place on site.

Laundry, Self-Service

A facility that provides washing, drying, dry-cleaning, and/or ironing machines for hire, for use by customers on the premises.

Light Industrial Service

An establishment engaged in the manufacture or processing of finished products from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution. This use is characterized by having no major external environmental effects across property lines and include no unscreened or unenclosed outdoor storage. Typical uses include commercial bakeries, dressed beef processing plants, soft drink bottling, apparel assembly from fabrics, electronics manufacturing, print shops, data centers, and publishing houses.

Lighting

Any or all parts of a luminaire that function to produce light.

Liquor Store

A store which sells or offers to sell alcoholic beverages for off-premises consumption, as defined in state statutes.

Loading Area

A space used to transfer goods and material between vehicles and a building or lot.

Maximum Extent Practicable

The degree to which a project meets an adopted standard in which all possible efforts to comply with the standard or to minimize harmful or adverse effects have been undertaken by the applicant, but full compliance cannot be achieved, and no feasible or practical alternative exists as determined by the RTP Planning Board. Economic considerations may be taken into account but shall not be the overriding factor determining "maximum extent practicable."

Medical or Dental Laboratory

Facilities and offices for performing services to provide information or materials for use in the diagnosis, prevention, or treatment of a disease or a medical or dental condition. Such services include, but are not limited to, the examination of bodily fluids or tissues and the production or repair of prosthetic dentures, bridges, or other dental appliances. Such facilities may be a part of doctor's or dentist's office.

Medical or Dental Office or Clinic

A small-scale facility or office where patients are admitted for examination and treatment by one or more physicians, dentists, or other health practitioners on a short-term basis. The use includes the offices of physicians, dentists, chiropractors, optometrists, podiatrists, audiologists, speech pathologists, physical therapists, acupuncturists, psychologists, and other health practitioners. It also includes facilities providing short-term outpatient care and treatment (which may or may not be overnight), such as urgent care centers, kidney dialysis centers, ambulatory surgical clinics, outpatient pain therapy clinics, biofeedback centers, sleep disorder clinics, family planning clinics, community health clinics, and hospice facilities. Such facilities that provide overnight care and treatment may include sleeping rooms for care workers and members of patients' families. This use does not include hospitals (which are much larger in scale), blood/tissue collection centers, drug or alcohol treatment facilities, or massage therapy establishments.

Microbrewery

An establishment where beer and other malt beverages are manufactured on premise and then sold, to consumers at the brewery, to wholesalers, to retailers, and to exporters in accordance with state law.

Mixed Use

The combination, whether horizontal or vertical, of scientific research and development, light industrial, commercial, office and/or residential uses within a single development site.

Multimodal

Multiple modes of travel including, but not limited to, walking, bicycling, jogging, rollerblading, kayaking, riding transit, driving a golf cart, low speed electric vehicles, or motor vehicle.

Natural Area Preserves

A parcel of land primarily intended to function as permanent open space providing environmental, scenic, or recreational benefits to adjacent development, and which has been designated as such on a recorded plat. These parcels are primarily designated as such in accordance with Section 3-51-4(E), Wake UDO.

Neighborhood Recreation Area

A facility that provides areas for recreation, including indoor or outdoor facilities, and is intended for use by residents and guests of a particular residential development. The use may include

swimming pools, tennis or pickleball courts, basketball courts, and similar facilities. Accessory uses may include snack bars, changing areas, and a clubhouse.

Nursing Home

A facility, however named, which is advertised, announced, or maintained for the express or implied purpose of providing nursing or convalescent care for three or more persons unrelated to the licensee. A nursing home is a home for chronic or convalescent patients, who, on admission, are not as a rule, acutely ill and who do not usually require special facilities such as an operating room, X-ray facilities, laboratory facilities, and obstetrical facilities. A nursing home provides care for persons who have remedial ailments or other ailments, for which medical and nursing care are indicated; who, however, are not sick enough to require general hospital care. Nursing care is their primary need, but they will require continuing medical supervision.

Occupant

Any person who is occupying or leasing a building or other property.

Office, Contractor

An office used by a building, heating, plumbing, electrical, or other development contractor both as an office and for the storage of a limited quantity of materials, supplies, and equipment inside the building.

Office, General Business

Establishments used for conducting the affairs of various businesses, professions, services, nonprofit organizations, or government agencies--including conducting the affairs of professionals, administration, business incubation, research and development, publishing, employment services, call centers, record keeping, clerical work, and similar business functions. Accessory uses may include uses intended to serve the daily needs of office employees, such as restaurants, coffee shops, dry cleaners, small-scale retail sales (less than 5,000 square feet in floor area), and fitness centers.

Open Space

See Section 5(F)(2), Areas Counted Toward Open Space Set-Aside Standards, of this RTP Development Code.

Orientation

The directional placement of a structure or element in relation to its surroundings, the street and other structures.

Owner

Any person who owns the fee title to, or has an undivided interest in, or other legal interest in, any property or building in either the RA district in Wake County, or the UC-3 district in Durham County.

Owner's Authorized Agent

An agent of the owner who is duly authorized to submit and process an application for site plan in accordance with this RTP Development Code. If the applicant is not the owner, a proper authorization must accompany the application. The authorization shall be evidenced by a power of attorney signed by the owner and notarized specifically authorizing the agent to represent the owner in connection with the application and as to the owner's property which is the subject of the application. The authorization shall include an agreement of the owner to be bound by the actions of the owner's authorized agent and the provisions of this RTP Development Code.

Park

A open area consisting of land used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty and that are owned or managed by a government, other public entity, homeowners' or property owners' association, or similar entity, and for which an entrance fee is not charged. A

park may include athletic fields, tennis or pickleball courts, dog parks, swimming pools, playgrounds, greenway trails, and similar facilities, as well as a stage or other facility for events. Commercially operated amusement parks are not included within the definition.

Parking Lot

An off-street area used for temporary storage of motor vehicles, including any appurtenant spaces, aisles, and driveways, and not owned by the government. A parking lot is a ground level parking area, surfaced and improved.

Parking Structure

An off-street area used for temporary storage of motor vehicles, including any appurtenant spaces, aisles, and driveways. A parking structure is a structure or portion of a structure composed of one or more levels. A parking structure may be totally below grade or partially or totally above grade, with levels either being open to the sides (deck) or enclosed (garage).

Parking, Tandem

The parking of a vehicle in front of or behind another vehicle which requires one of the vehicles to be moved for the other to enter or exit.

Pedestrian Way

A sidewalk, greenway, walking trails, or other path that is generally paved and intended for use by people walking, in wheelchairs, or using nonmotorized conveyances.

Person

Any person or persons, individual or groups of individuals, company, firm, corporation, partnership, organization, or association.

Performing Arts Center

One or more adjoining structures housing one theaters or performance space for dramatic, dance, or musical productions; schools, training centers, or practice space for artists; cinemas; and accessory office, storage, or workplace areas for any such uses. Accessory uses may also include other nonresidential uses serving patrons.

Personal Grooming or Wellbeing Service

A barbershop, beauty salon, or massage, nail care, or similar establishment. This term does not include a health club or pet grooming.

Personal Vehicle Sales and Rental

An establishment that provides for the sale or rental (including auctions) of new or used automobiles, small trucks or vans, trailers, or motorcycles, but not motor homes or recreational vehicles. Typical examples include automobile dealers, car rental agencies, and moving equipment rental establishments (e.g., U-Haul).

Personal Vehicle Service and Repair

An establishment that repairs, installs, cleans, or maintains the mechanical components or the bodies of automobiles, small trucks or vans, motorcycles, motor homes, or recreational vehicles, or that wash, clean, or otherwise protect the exterior or interior surfaces of these vehicles.

Pilot Plant

A building or operation in which processes planned for use in production elsewhere can be developed and/or tested, but not including the production of any goods on the premises primarily for sale or for use in production operations.

Pilaster

A rectangle column (see Columns) projecting from the wall

Plaza

A public square or similar open area intended as a gathering space that typically provides hardscape and plantings and includes pedestrian elements such as benches, seating, fountains, landscaping, and public art.

Portable Storage

A container that is designed and rented or leased for the temporary storage of commercial, industrial, or residential household goods and that does not contain a foundation or wheels for movement. This use includes shipping containers that can be transported by mounting on a chassis, and “POD” type boxes that can be transported on a flatbed or other truck. This use does not include prefabricated sheds that are not designed for transport after erection, or commercial trailers used by construction or other uses in the regular performance of their business.

Principal Building

Any structure which is designed, built, or used for the support, enclosure, shelter or protection of persons, animals, chattels, or property that is the principal use on the lot or parcel.

Principal Use

The primary use and chief purpose of a lot or building, as distinguished from an accessory use.

Procedures Manual

A document maintained by the Chief Planner that serves as a guide to the procedural review of development under this RTP Development Code. The Procedures Manual may contain application content forms and requirements, more detailed procedures for applications, review schedules, contact information for the Chief Planner and other Research Triangle Foundation staff, and where relevant, information about provisions in the Durham UDO or Wake UDO that is relevant to review of development in the RTP. When interpretations of the provisions in this RTP Development Code are made by the Chief Planner, they will also be placed in the Procedures Manual.

Production Facility and Operations with a High Degree of Scientific Input

Manufacturing facilities and operations in which the input of science, technology, research, and other forms of concepts or ideas constitute a major element of the value added by manufacture per unit of product

Prototype Production Facility

A building or operation in which production processes are implemented but are limited in scale to what is necessary to fully investigate the merits of a product or production system.

Public Assembly

Buildings or indoor facilities for the purpose of, but not necessarily limited to banquet halls, auditoriums, convention centers, conference centers, and theaters, including kitchen for the preparation of food to be consumed at the premises.

Public Gathering Place

A space that is open and accessible to people, such as plazas.

Public Square

A public square or similar open space area intended as a gathering space that typically provides a hardscape and plantings and includes pedestrian elements such as benches, seating, fountains, landscaping, and public art.

Rainwater Cistern

A catchment device to capture rainwater from a roof or other surface before it reaches the ground, which may be either above or below ground level.

Recreation Facility, Indoor

A facility for indoor recreation or entertainment-oriented activities by patrons or members, including amusement arcades, amusement centers, aquatic centers, cinemas, health and fitness facilities, recreation courts, skating facilities, and similar uses. Accessory uses may include snack bars, pro shops, and locker rooms, which are designed and intended primarily for the use of patrons of the indoor recreation facility.

Recreation Facility, Outdoor

A facility for outdoor recreation or entertainment-oriented activities by patrons or members, including archery or baseball batting cages, athletic fields, miniature golf course, recreation courts, swimming pools, paintball, and similar uses, but not including outdoor shooting ranges, which are prohibited. Accessory uses may include snack bars, pro shops, locker rooms, and club houses which are designed and intended primarily for the use of patrons of the outdoor recreation facility.

Religious Assembly

A structure, together with its accessory buildings and uses, where people regularly assemble to conduct religious worship, ceremonies, rituals, and related education. The structure and its accessory buildings and uses are maintained and controlled by a religious body. Places of worship include chapels, churches, mosques, shrines, synagogues, tabernacles, temples, and other similar religious places of assembly. Accessory uses may include administrative offices, classrooms, meeting rooms, schools, child care facilities, and cooking and eating facilities.

Research and Development

A facility primarily engaged in basic and applied research and development of experimental study, testing, or analysis of innovative ideas in the natural and medical sciences, engineering, or other technology-intensive fields. Examples include research and development of computer software, information systems, communication and transportation systems, geographic information systems, multi-media and video technology, pharmaceuticals, and disease control.

Restaurant

An establishment serving food and beverages where all service takes place within an enclosed building or accessory outdoor eating or food dispensing areas. Food and beverages are generally consumed on-site, although take-out or delivery service may be provided. Drive-through service may also be provided in accordance with these regulations.

Restaurant, Carryout

An establishment primarily engaged in the preparation of food and beverages for consumption off the premises, with no or limited seating available on the premises. Carryout restaurants generally include facilities for customers to pick up prepared food and beverages in person, may include limited seating in waiting areas, and may also provide delivery service.

Retail Sales

An establishment that engages in the provision of commercial services and/or the sale of goods and merchandise to the general public for personal or household consumption. Examples include pharmacies, newsstands, bookstores, grocery stores, specialty food stores, hardware stores, garden supply stores, furniture stores, florists, department stores, auto parts stores, sports equipment stores, and repair shops for personal or household goods. This use does not include an establishment primarily engaged in the retail sale of cigarettes, cigars, tobacco, other smokers' supplies, or vape products.

Retaining Wall

A manmade structure built of materials such as but not limited to, large stones, cement, railroad ties, cement blocks, or wooden planks that form a wall to hold upland soil in place, preventing its erosion.

Right-of-Way

Land dedicated, deeded, used, or to be used, for a street, alley, walkway, drainage facility, access for ingress and egress, or other purpose by the public, certain designated individuals, or governing bodies.

RTF

The Research Triangle Foundation.

RTP

The Research Triangle Park

Satellite Dish

A device which includes an antenna or dish antenna the purpose of which is to transmit or receive communication or other signals from orbiting satellites and other extraterrestrial sources; includes a low-noise amplifier (LNA) which is situated at the focal point of the receiving component, the purpose of which is to magnify and transfer signals; and usually includes a coaxial cable whose purpose is to carry signals into the interior of any building or other structure.

Satellite Dish, Mobile

A portable satellite dish that is mounted on wheels.

School, K-12

An educational institution operated by a public school district or other entity that offers a program of high school, middle school (or junior high school), and/or elementary school (including kindergarten or pre-kindergarten) instruction meeting state requirements for a school. Such uses may include classrooms, laboratories, auditoriums, libraries, cafeterias, after school care, athletic facilities, dormitories, and other facilities that further the educational mission of the institution.

School, Vocational

An institution offering vocational or trade instruction--such as teaching of trade or industrial skills, cosmetology, clerical or data processing, barbering or hair dressing, computer or electronic technology, or artistic skills--to students and that operates in buildings or structures or on premises on land leased or owned by the educational institution for administrative purposes, and meets the state requirements for a vocational training facility. Such uses include classrooms, laboratories, auditoriums, libraries, cafeterias, and other facilities that further the educational mission of the institution. The school does not provide lodging for students or faculty. A vocational school may be private or public.

Self-storage

An establishment designed and used for the purpose of renting or leasing individual enclosed storage spaces to tenants who have sole private access to such space for storing personal property, and not for the operation of any business.

Shrub

A self-supporting woody species of plants characterized by controlled persistent stems and branches springing from the base.

Site

See “development site.”

Solar Energy System

A facility consisting of solar panels, modules, and related equipment (e.g., heat exchanger, pipes, inverter, wiring, storage) that collects solar radiation and transfers it as heat to a carrier fluid for use in hot water heating or space heating and cooling, or that collects solar energy and converts it into electricity. A large-scale system is usually designed to meet demands for a large area and is typically mounted on the ground. A small-scale system is designed to meet demands on the same

property but may also include incidental sale of electricity to a public utility. A small-scale system is typically mounted on the roof(s) of principal or accessory structures, but may be mounted on other parts of structures, or on the ground.

Square

An open space that is defined by streets or buildings that is set aside for civic purposes, with landscaping consisting of paved walks, lawns, trees, and may contain civic buildings.

Stacking Lane

A portion of the parking lot on a site that is dedicated to the temporary storage or "standing" of vehicles engaged in drive-through use of the site or development. Parking or storage of vehicles is not permitted within the stacking lane area.

State Building Code

The North Carolina Building Code.

Story

The space in a building between two adjacent floor levels or between a floor and a roof. Basements less than four feet from grade or attics, with or without dormer windows, not exceeding six feet shall not constitute a story. Whenever a story exceeds 25 feet in height, measured from the finished floor to the bottom of the slab above, each height of 15 feet or portion thereof shall be construed to be one story.

Street

A right-of-way or easement containing, or intended to contain, a roadway used for passage or travel by motor vehicles, whether designated as a street, highway, thoroughfare, parkway, freeway, road, avenue, boulevard, lane, place, court, etc., but not including driveways, and whether dedicated to the public or retained solely in private ownership. Where title to land extends to the center of a roadway, easement, or right-of-way, the side lines of such roadway, easement, or right-of-way shall be considered as the side lines of the street.

Street Stub

A street segment, usually relatively short in length, which terminates at the boundary of a development. The purpose of stub streets is to ultimately connect to abutting land when it is developed.

Street Tree

A canopy or understory tree planted or existing within or along either side of a street in a Street Tree Planting Zone.

Streetscape

Hardscape elements such as pavers, benches, lighting, trash and recycling receptacles, fountains, seating, shade structures, landscape elements such as canopy and understory trees, shrubs, bushes, grasses and flowers, green infrastructure and architectural structures and projections that provide shade and protection from various weather conditions.

Structure

Anything constructed, installed, or portable, the use of which requires a location on a lot or site. It includes a movable structure while it is located on land which can be used for research and development, light industrial, office, commercial, residential, public, civic, or institutional purposes, either temporarily or permanently.

Structure, Temporary

Any structure to serve a use temporarily, such as the temporary use of a transportable building, or a construction-related building or structure.

Studio/School

A facility used to produce or provide instruction in art, music, dance, or the martial arts.

Subdivision

- Under the Durham UDO, all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) or any division of land involving the dedication of a new street or a change in existing streets. See Section 17.3, Defined Terms, Durham UDO.
- Under the Wake UDO, any division of a tract or parcel of land which creates one or more lots, building sites, or other divisions for the purpose of sale or building development, whether immediate or future, and includes any division of land involving the dedication of a new road or a change in an existing road. See Section 21-11, Definitions, Wake UDO.

Traditional Corporate Development (TCD)

Proposed development or redevelopment in the Durham County portion of the RTP, that wishes to proceed under the old SRP district regulations. Traditional corporate development shall comply with the standards and requirements of Section 9, Standards Applicable to Traditional Corporate Development (TCD), of this RTP Development Code.

Tree

Any self-supporting woody or fibrous perennial plant of a species that normally grows to a mature overall height of a minimum of 15 feet, and has a tree trunk DBH of nine inches or greater.

Tree Canopy

The area of the tree above ground including the trunk, the branches, and the crown measured in mass or volume.

Utility, Major

A structure or facility that is a relatively major component of an infrastructure system providing community- or region-wide utility services. Examples of major utility facilities include water treatment plants, water towers, wastewater treatment plants, solid waste facilities, recycling drop-off centers, gas compressor stations, electrical substations, and other similar facilities. This use does not include telecommunications facilities or towers.

Utility, Minor

A structure or facility that by itself is a relatively minor component of an infrastructure system providing local facilities and services that needs to be in or near the neighborhood or use type where the service is provided. Examples of minor utility facilities include water and sewage pipes and pump stations, stormwater pipes and retention/detention facilities, telephone lines and local exchanges, bus stops and bus shelters, electric lines and transformers, gas transmission pipes and valves, and CATV lines.

Vegetation

Any true, shrub, ground cover, or living plant species.

Veterinary Hospital

A facility used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured animals and preventive care for healthy animals. Accessory uses may include animal grooming services, short-term boarding, and limited retail sales of pet-related merchandise.

Wake UDO

The Wake County, North Carolina Unified Development Ordinance.

Wireless Communication Facility (WCF)

Any manned or unmanned location for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of one or more of the following

components: a wireless facility, base station, equipment compound, and wireless support structure. Amateur wireless facilities, satellite dish antennas, and antenna-supporting structures, antennas and/or antenna arrays for TV/HDTV/AM/FM broadcasting transmission facilities shall be excluded from this definition.

Wireless Communication Facility, Attached

A wireless facility that is secured to an existing building with an accompanying pole or device which attaches it to the building and may be located either on the roof, inside, or outside of the existing building. An attached WCF can also be placed on utility poles, light poles, transmission towers, and other similar site features. An attached wireless communications facility is considered to be an accessory use to the existing principal use on a site.

Wireless Communication Facility, Concealed

A wireless facility, wireless support structure, and WCF equipment compound that is designed to be camouflaged or hidden. A concealed facility is camouflaged if designed to appear as, for example but not limited to a church steeple, windmill, bell tower, clock tower, cupola, light standard, flagpole, or tree.

Wireless Communication Facility, Freestanding

A WCF that is composed of a wireless support structure (tower) and associated wireless facilities.

Wireless Communication Facility, Freestanding Concealed

A freestanding WCF that is concealed.

Wireless Communication Facility, Freestanding Non-Concealed

A freestanding WCF that is not concealed.

Wireless Facility

The set of equipment and network components including antennas, transmitters, receivers, power supplies, cabling, and associated equipment necessary to provide wireless data and wireless telecommunications services; but exclusive of the underlying structure or tower, as described in the FCC Report and Order FCC 14-153, as amended.