



RTP Board of Design

RTP Sustainable Development Policy

Approved April 21, 2026

Association's Verification June 25, 2026

Foundation's Confirmation June 27, 2026

Effective August 28, 2026

Authority

- Article V, Section 2 of the Second Amended and Restated Conditions, Covenants, Restrictions and Reservations Affecting the Research Triangle Park

Applicability

This policy shall only apply to Board of Design applications for developments designated as Mixed-Use Node (MUN), Residential Neighborhood Development (RND), and Enhanced Corporate Campus (ECC). Applications for Traditional Corporate Development (TCD) and Transitional ECC need not comply with this policy.

Review and Termination

Periodic Review

This policy shall be subject to a comprehensive review no later than five (5) years following its adoption, and again prior to the expiration date set forth below. The review shall evaluate the policy's effectiveness, alignment with current sustainable development best practices, technological advancements, scientific knowledge, and emerging regulatory standards.

Sunset and Termination

This policy shall automatically expire ten (10) years from the date of its adoption unless it is amended, renewed, or replaced by formal action of the RTP Board of Design, with approval of the RTP Board of Directors and the RTP Owners and Tenants Association prior to that date. Recognizing that sustainable development is a dynamic and rapidly evolving field—shaped by advances in technology, changes in environmental science, market innovation, and shifting societal expectations—this sunset provision is intended to ensure that the policy remains current, evidence-based, and responsive to emerging opportunities and risks.

Sustainable Development Policy Statement

The purpose of this policy is to ensure each MUN, RND, and ECC alternate development option includes a minimum degree of sustainable development features as a means of protecting and conserving resources, making development more resilient, supporting a healthy lifestyle for residents, and ensuring a high quality of life for workers and residents. Specifically, this policy is intended to ensure development in each alternate development option:

1. Conserves energy;
2. Where appropriate, uses alternative energy;
3. Conserves water resources;
4. Protects water quality;
5. Supports a healthy lifestyle;
6. Promotes resiliency; and
7. Where appropriate:
 - a. Supports multiple modes of mobility; and
 - b. Promotes people living in place.

Application Requirements

Applications should consult the Reference and Guidance Materials section of this policy for materials to guide a submission to the RTP Board of Design. At a minimum, applications to the RTP Board of Design should include the following:

1. A completed Minimum Sustainable Development Standards Checklist.
2. A completed Sustainable Development Points System checklist.
3. Written documentation responding to any goals not met in either checklist.
4. Written documentation addressing whether or not the Sustainable Transportation goal is met, and if not, how the application alternatively incorporates principles of Sustainable Transportation.

Board of Design Evaluation Criteria

The RTP Board of Design will evaluate applications for compliance with this policy by considering the following criteria:

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1. Whether an application meets the applicable standards outlined in the Reference and Guidance Materials of this policy.
2. If an application does not meet the applicable standards, whether there are reasonable site constraints, market conditions, or other factors that adequately explain why the application does not meet the applicable standards.
3. If an application does not meet the applicable standards, inclusion of alternative sustainable practices that align with the Sustainable Development Policy Statement of this policy.

The RTP Board of Design, in its sole discretion, will determine whether an application meets the above criteria.

Reference and Guidance Materials

Minimum Sustainable Development Standards

Checklist

It is the stated goal of the RTP Board of Design that applications, to the maximum extent practicable, achieve the minimum standards outlined in the Sustainable Development Checklists below. Separate checklists are established below for (1) MUN and RND and (2) ECC.

Applications that do not achieve this stated goal should include a written explanation of why and provide a description of how the application is addressing the intent of this Sustainable Development Policy in other ways not captured in this checklist.

Table 1. Minimum Sustainable Development Checklist for MUN and RND

DEVELOPMENT FEATURE	MET?	NOTES
To the maximum extent practicable, a minimum of 35 percent of the buildings in the development are oriented within 20 percent of the east-west axis for maximum passive solar exposure.	☐	
The principal building(s) are constructed to meet or exceed LEED/Fitwell/WELL/Energy Star/BREEAM Bronze certification or equivalent standards of the National Green Building standard™/NGBS Green or the International Code Council's International Green Construction Code.	☐	
Development complies with ASHRAE 90.1 standards for lighting.	☐	
In residential units and buildings, a home energy rating system (HERS) index greater than 85 and less than or equal to 90 is established.	☐	
Development uses central air conditioners that are Energy Star qualified.	☐	
A minimum of 50 percent of nonresidential gross building area is pre-wired for solar panels, if not installing a green roof.	☐	
A minimum of 50 percent of residential dwelling units are pre-wired for solar panels, if not installing a green roof.	☐	
All showerheads and handheld showers achieve 2.0 gallons per minute (GPM), or less.	☐	
All lavatory faucets flow rate is 1.5 gallons per minute (GPM) or less at 60 pounds per square inch (PSI).	☐	
All toilets are 1.28 gallons per flush (GPF), or less.	☐	
All outdoor signage and all exterior lighting (except that used for security purposes) automatically turn-off between the hours of 10pm and 7am.	☐	

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DEVELOPMENT FEATURE	MET?	NOTES
Vegetation or vegetated structures are used to shade each building's at-grade HVAC units.	☐	

Table 2. Minimum Sustainable Development Checklist for ECC

DEVELOPMENT FEATURE	MET?	NOTES
To the maximum extent practicable, a minimum of 35 percent of the buildings in the development are oriented within 20 percent of the east-west axis for maximum passive solar exposure.	☐	
If applicable, the principal building(s) are constructed to meet or exceed LEED/Fitwell/WELL/Energy Star/BREEAM Bronze certification or equivalent standards of the National Green Building standard™/NGBS Green or the International Code Council's International Green Construction Code.	☐	
Residential units and buildings in a New ECC and new residential units and buildings in a Redeveloped ECC, establish a home energy rating system (HERS) index greater than 85 and less than or equal to 90.	☐	
Buildings in a New ECC, and new buildings in a Redeveloped ECC, use central air conditioners that are Energy Star qualified, if applicable.	☐	
Fifty percent of the gross floor area of nonresidential buildings in a New ECC and 50 percent of the gross floor area of new nonresidential buildings in a Redeveloped ECC, are pre-wired for solar panels, if not installing a green roof.	☐	
Fifty percent of the residential units in a New ECC, and 50 percent of the residential units in new buildings in a Redeveloped ECC, are pre-wired for solar panels, if not installing a green roof.	☐	
All lavatory faucets flow rates in buildings in a New ECC, and all lavatory faucets flow rates in new buildings in a Redeveloped ECC, are 1.5 gallons per minute (GPM) or less at 60 pounds per square inch (PSI).	☐	
All toilets in a New ECC, and all toilets in new buildings in a Redeveloped ECC, are 1.28 gallons per flush (GPF) or less, and have dual activated flushing.	☐	
All showerheads and handheld showers in a New ECC, and all showerheads and handheld showers in new buildings in a Redeveloped ECC, achieve 2.0 GPM or less.	☐	
All outdoor signage and all exterior lighting (except that used for security purposes) automatically turn-off between the hours of 10pm and 7am.	☐	

DEVELOPMENT FEATURE	MET?	NOTES
Vegetation or vegetated structures are used to shade at-grade HVAC units in a New ECC, and use vegetation or vegetated structures to shade at-grade HVAC units in new buildings in a Redeveloped ECC.	☐	

Sustainable Development Point System

It is the stated goal of the RTP Board of Design that applications achieve a minimum of **9 total points** from the Sustainable Development Point System below, with at least **5 points** from the General Sustainability Points category and at least **3 points** from the Water Conservation/Quality Points category.

Applications that do not achieve this stated goal should include a written explanation of why and provide a description of how the application is addressing the intent of this Sustainable Development Policy in other ways not captured in this points system.

Table 3. Sustainable Development Point System

DEVELOPMENT FEATURE	POINTS POSSIBLE	POINTS EARNED
GENERAL SUSTAINABILITY POINTS		
ENERGY CONSERVATION		
A Home Energy Rating System (HERS) index greater than 75 and less than or equal to 85 in all principal buildings and residential units	1.00	
A HERS index less than or equal to 75 in all principal buildings and residential units	1.25	
Stated water heater efficiency of 0.82 or more, in all principal buildings and residential units	0.75	
Air conditioner with stated efficiency greater than 16 SEER is included as standard in all principal buildings and residential units	0.75	
Install a 20+ SEER HVAC system in each all principal buildings and residential units	1.25	
Use only solar or tank-less water heating systems in all principal buildings and residential units	0.75	
Install a cool roof on a minimum of 25 percent of the rooftops in the development. The cool roof shall cover the entire roof of the residential unit or nonresidential building. [1]	1.50	
Install a cool roof on a minimum of 50 percent of the rooftops in the development. The cool roof shall cover the entire roof of the residential unit or nonresidential building. [1]	2.00	
Install a cool roof on a minimum of 75 percent of the rooftops in the development. The cool roof shall cover the entire roof of the residential unit or nonresidential building. [1]	2.50	
Install a cool roof on a minimum of 100 percent of the rooftops in the development. The cool roof shall cover the entire roof of the residential unit or nonresidential building. [1]	3.00	
Install a conditioned crawlspace under each primary structure	0.75	
Install highly reflective blinds/shades to reduce solar gain throughout 50 percent of the nonresidential building(s)	0.50	
Install smart meters in a minimum of 50 percent of the nonresidential building(s) that allow occupants and visitors to see real time energy use	0.50	

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DEVELOPMENT FEATURE	POINTS POSSIBLE	POINTS EARNED
Install advanced energy metering for all energy sources used in tenant spaces and any individual energy end use that represents 10 percent or more of the total annual consumption of the tenant space	0.75	
Use a central heating or cooling plant to serve at least two buildings in the development site, with metering and optimization controls, demonstrating a modeled energy use reduction of at least 10 percent compared to an ASHRAE 90.1 baseline	3.00	
Use energy recovery wheels or plate exchangers in air handling units with at least 70 percent total effectiveness serving at least 30 percent outdoor air, or equivalent sensible heat recovery	2.00	
Use fan arrays with variable-speed motors, static pressure reset, and MERV 13 or higher filters, achieving part-load operation turndown of at least 40 percent of full airflow while maintaining design ventilation rates	2.00	
Comply with ASHRAE Guideline 36 high-performance sequences in building automation systems, including variable air volume, supply-air reset, economizer, and demand-controlled ventilation strategies	3.00	
ALTERNATIVE ENERGY		
Orient a minimum of 60 percent of the building(s) within 20 percent of the east-west axis for maximum passive solar exposure	2.50	
For laboratory, biomanufacturing, or related research and development uses, generate a minimum of 10 percent of the electricity expected to be used by the development from alternative energy sources (e.g., solar, geothermal, wind, etc.), on-site	2.00	
Generate a minimum of 25 percent of the electricity expected to be used by the development from alternative energy sources (e.g., solar, geothermal, wind, etc.), on-site	2.50	
Generate a minimum of 50 percent of the electricity expected to be used by the development from alternative energy sources (e.g., solar, geothermal, wind, etc.), on-site	3.00	
Generate a minimum of 75 percent of the electricity expected to be used by the development from alternative energy sources (e.g., solar, geothermal, etc.), on-site	3.50	
Generate a minimum of 100 percent of the electricity expected to be used by the development from alternative energy sources (e.g., solar, geothermal, etc.), on-site	4.00	
Pre-wire a minimum of 75 percent of nonresidential gross building area and 75 percent of the residential units in the development for solar panels	1.00	

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DEVELOPMENT FEATURE	POINTS POSSIBLE	POINTS EARNED
Passive Solar		
Provide skylights in an amount necessary to ensure natural lighting is provided to at least 20 percent of the habitable rooms in the development	1.50	
Provide skylights in an amount necessary to ensure natural lighting is provided to at least 50 percent of the habitable rooms in the development	2.50	
VEGETATION		
Provide landscaping without turf/lawn, that consists of permeable ground cover with plants that are native to the North Carolina Piedmont.	1.25	
Limit turf grass to no more than 15 percent of the landscaped area on the site	0.75	
Preserve and protect a minimum of 20 percent of the on-site existing native canopy trees that are greater than 8 inches DBH	1.25	
Preserve and protect on-site native canopy trees that are 20 feet or greater in height and 24 inches or greater DBH, with Keystone species being preferred	2.00	
COMPOST		
Provide a minimum of one on-site composting facility for every 25 residential units, or provide an on-site composting facility for non-residential uses	0.75	
BUILDING MATERIALS		
Use triple-glazed insulated glass units (IGUs) for at least 50% of the total glazing area	2.00	
Use triple-glazed insulated glass units (IGUs) for at least 90% of the total glazing area	4.00	
Source a minimum of 25 percent, by cost, of construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 250 miles of the site	1.50	
Source a minimum of 50 percent, by cost, of construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 250 miles of the site	2.50	
Ensure all wood products are certified by the Forest Stewardship Council	1.00	
On 75 percent of all materials on each building facade in the development, use materials with a Threat Factor of 30 or less, according to the American Bird Conservancy Threat Factor Rating System, or comparable materials	1.00	

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DEVELOPMENT FEATURE	POINTS POSSIBLE	POINTS EARNED
WATER CONSERVATION/QUALITY POINTS		
Design all areas required to be landscaped in accordance with the applicable required landscape standards, with an integrated system to meet on-site stormwater quality requirements for the development through incorporation of low impact development design principles and use of best management practices for on-site storm-water management. These areas shall use vegetated pervious surfaces or other measures such as permeable pavements to infiltrate the capture of water volume on-site. Operation and maintenance manuals shall be provided for each practice. Piped conveyances shall discharge to pervious areas	3.50	
Comply with on-site stormwater management standards primarily through the use of low impact development techniques, including but not limited to grass buffers, swales, bioretention (rain gardens or porous landscape retention, and innovative stormwater technologies, as identified in the North Carolina Stormwater Design Manual.	3.00	
Use rain gardens or other similar stormwater infiltration systems that accommodate a minimum of 50 percent of the stormwater runoff	2.00	
Include rainwater capture and re-use devices such as cisterns, and underground storage basins for a minimum of 25 percent of the residential units in a development, that have a minimum storage capacity of 500 gallons for every two residential units	0.75	
Include rainwater capture and re-use devices such as cisterns, and underground storage basins for a minimum of 50 percent of the residential units in a development, that have a minimum storage capacity of 500 gallons for every two residential units	1.50	
Install a green/vegetated roof on the primary structure, or at least 50 percent of the principal buildings and residential units. Green/vegetated roofs shall include vegetation on at least 50 percent of the roof area (25 percent on renovated buildings) and comply with the North Carolina Stormwater Design Manual.	3.00	
Install all Watersense certified fixtures in all principal nonresidential building(s) and residential units in the development	1.50	
Install Watersense-certified fixtures in 50 percent of the nonresidential buildings and residential units in the development	0.75	
Provide open-grid pervious pavement or solar-reflective paving on a minimum of 50 percent of the total area of parking lots, sidewalks, and roads in the development.	2.00	

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DEVELOPMENT FEATURE	POINTS POSSIBLE	POINTS EARNED
OTHER POINTS		
TRANSPORTATION		
Provide at least five percent of the parking spaces in a parking lot for charging for electric vehicles, by a level 2 or level 3 charging station, in addition to meeting the EV charging spaces and station standards outlined in this policy.	1.00	
Provide at least 10 percent of the parking spaces in a parking lot for charging for electric vehicles, by a level 2 or level 3 charging station, in addition to meeting the EV charging spaces and station standards outlined in this policy.	1.75	
Provide at least 20 percent of the parking spaces in a parking lot for charging for electric vehicles, by a level 2 or level 3 charging station, in addition to meeting the EV charging spaces and station standards outlined in this policy.	2.50	
For nonresidential development, establish and implement a Transportation Demand Management (TDM) program that reduces external trip generation to the building by a minimum of 25 percent, from the demand that is generally expected to occur	2.00	
RISK REDUCTION		
Equip the development with generator(s) for power (in instances of power failure) that is sufficient to ensure power can be maintained for a minimum of four days, to keep critical operations in the building properly functioning. This should also include the establishment of operating procedures for how the development will handle the transition to this backup source of power, and transition back to the normal source of power, when it is available.	1.00	
Equip the development with a minimum of one alternative, independent source of electric supply so the development is fully capable of operating if a primary source of power experiences an interruption. This should also include the establishment of operating procedures for how the project will handle the transition to this backup source of power, and transition back to the normal source of power, when it is available.	2.50	
URBAN AGRICULTURE		
For office and/or research and development uses, provide a community garden space that is a minimum of one-half acre in size for use by employees	0.50	

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DEVELOPMENT FEATURE	POINTS POSSIBLE	POINTS EARNED
For residential units, provide a community garden space (which may be located as a rooftop garden) for use by residents, at a ratio of 50 square feet/residential dwelling unit	0.75	
UNIVERSAL DESIGN		
For a residential development, provide the following universal design features in a minimum of 33 percent of the residential units: • A no-step entry on an accessible route to the unit; and • First floor kitchen, bathroom, and a bedroom. The following elements to allow maneuvering space: • A 32-inch clear opening at doorways; • A 36-inch clear passage; • 42-inch wide hallways; • 30-inch x 48-inch clear space next to bathroom sink, tub/shower, and toilet; and • Blocking in the bathroom walls to accommodate grab bars, and grab bars in the first floor bathroom. • Grab bars in first floor bathroom(s) by commode and in shower(s); • Handicap accessible shower in first floor bathroom(s); • Reachable outlets and switches; and • Raised toilet seat(s) in first floor bathroom(s).	1.25	
For a residential development, provide the following universal design features in a minimum of 66 percent of the residential units: • A no-step entry on an accessible route to the unit; and • First floor kitchen, bathroom, and a bedroom. The following elements to allow maneuvering space: • A 32-inch clear opening at doorways; • A 36-inch clear passage;	2.50	

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DEVELOPMENT FEATURE	POINTS POSSIBLE	POINTS EARNED
• 42-inch wide hallways; • 30-inch x 48-inch clear space next to bathroom sink, tub/shower, and toilet; and • Blocking in the bathroom walls to accommodate grab bars, and grab bars in the first floor bathroom. • Grab bars in first floor bathroom(s) by commode and in shower(s); • Handicap accessible shower in first floor bathroom(s); • Reachable outlets and switches; and • Raised toilet seat(s) in first floor bathroom(s).		

Sustainable Transportation

To promote sustainable transportation choices, it is the stated goal of the RTP Board of Design that applications include electric vehicle (EV) charging infrastructure and bicycle parking. This section outlines minimum standards for EV charging and bicycle parking that applications should consider and address when submitting to the RTP Board of Design.

Applications that do not achieve this stated goal should include a written explanation of why and provide a description of how the application is addressing the intent of this Sustainable Transportation section in other ways.

Electric Vehicle Parking

Applicability

All new parking lots with 50 or more parking spaces, and the expansion of portions of existing parking lots by 30 or more parking spaces, should comply with the following electric vehicle parking standards.

Electric Vehicle Parking Standards

1. Parking spaces served by EV Charging Stations shall be reserved for parking and charging of electric vehicles only. Each space served by an EV Charging Station shall be posted with signage indicating the space is for parking only by electric vehicles, and only while the vehicles are being charged.
2. At least one parking space served by an EV Charging Station shall be adjacent to a parking space designated as accessible. The EV Charging Station shall be operable by disabled persons from the adjacent accessible parking space.
3. Time limits may be placed on the number of hours that an electric vehicle is allowed to charge or park.
4. Parking spaces served by EV Charging Stations may be restricted for use by residents, employees, or visitors of a site, either through signage or by placing the charging points behind a gate or other means of access control.
5. EV Charging Stations shall be located so as not to interfere with vehicle, bicycle, or pedestrian access and circulation.

Minimum Number of Electric Vehicle Parking Spaces

1. The greater of four parking spaces, or the percentage of parking spaces identified in the second column of Table 4 (Percentage of Parking Spaces with EV Charging Stations), multiplied by the number of parking spaces proposed to be provided by the alternate development option, shall be served by a Level 2 or Level 3 Electric Vehicle (also known as DC Fast Charging) Charging Station.
2. The percentage of parking spaces identified in the third column of Table 4, shall be served by conduit that is adequate to accommodate the electric and other needs of EV Charging Stations that can be installed to serve those parking spaces in the future, or by a Level 2 or Level 3 EV Charging Station.

Table 4. Electric Vehicle Parking Standards

USE	PERCENTAGE OF PARKING	
	SPACES WITH EV CHARGING STATIONS	PERCENTAGE OF PARKING SPACES EV READY
Multifamily	5%	25%
All other uses	3%	15%

Bicycle Parking

Bicycle Parking Design Standards

General Standards

1. Unless otherwise modified below, all bicycle parking shall meet the following standards:
2. Where bicycle parking facilities are not clearly visible to approaching cyclists, signs shall be posted to direct cyclists to the facilities.
3. Bicycle parking locations shall not impede pedestrian or motorized vehicle movement or circulation.
4. Each bicycle parking space shall be sufficient to accommodate a bicycle at least six feet in length and two feet wide.
5. An aisle or other space shall be provided for parking spaces for bicycles to enter and leave the facility. The aisle shall have a width of at least four feet to the front or the rear of a parking stall.

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6. Bicycle parking shall remain accessible and not be rendered unusable by fixed or movable objects.
7. Overhead clearance shall be at least seven feet.
8. The following standards apply to bicycle parking located within parking structures:
 - a. Bicycle parking areas shall be located only on levels not requiring the use of stairs, elevators, or ramps.
9. When a rack is utilized, the rack shall be permanently anchored to a floor, foundation or ground, wall, or ceiling as appropriate for the type of rack proposed.
10. A rack shall support a standard bicycle frame at two points of contact with the frame, at least six inches apart horizontally, without damage to frame, wheels, or components, allowing a closed section of the bicycle frame and at least one wheel to be conveniently secured with a single U-lock.
11. Bicycle racks placed within the public right-of-way shall not conflict with pedestrian use, and encroachment agreements with the County or NCDOT, as applicable, must be obtained.
12. Lighting and other security design features shall be provided in outdoor or structured bicycle parking facilities equivalent to that provided in the facilities for motorized vehicles.

Types of Bicycle Racks and Storage

The following shall be the types of racks or storage that can be used to satisfy bicycle parking requirements.

1. “Inverted U” and Circular Racks
 - a. Racks that are placed parallel to each other (side-by-side or angled) shall be spaced at least 36 inches apart.
 - b. Racks placed end-to-end shall be as follows:
 - i. At least 60 inches (five feet) apart if placed in a cluster parking configuration, or in a linear configuration where pedestrian movement would not be impacted, such as along a wall; or
 - ii. At least 96 inches (eight feet) apart if placed individually in a linear manner where additional space is required to prevent an impediment to pedestrian movement, such as along a sidewalk.
 - c. Racks shall be spaced at least 24 inches from walls, curb faces, pavement edges, and other obstructions. A rack can be placed closer

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than 24 inches to an obstruction; however, the space between the rack and obstruction shall not count as a parking space.

2. Bicycle Lockers

- a. Bicycle lockers shall be anchored in-place.
- b. Bicycle lockers shall have an opening clearance of at least five feet.

3. Vertical Space Saver Racks

- a. The minimum ceiling height shall be eight feet.
- b. Unless product specifications differ, each bicycle stall shall be at least 16 inches wide.
- c. Each bicycle stall shall provide a depth of at least 40 inches measured from the back of the stall to the nearest side of the access aisle.
- d. Unless product specifications differ, the minimum spacing between a wall or other obstruction and the rack side shall be eight inches.
- e. A loop or mechanism shall be provided to allow the bicycle frame to be secured using either a chain and padlock, or a U lock.

4. Double Decker Racks

- a. The minimum ceiling height shall be eight feet.
- b. Unless product specifications differ, the minimum spacing between a wall or other obstruction and the rack side shall be eight inches.
- c. For double loaded aisles, the minimum aisle width shall be five feet.
- d. A loop or mechanism shall be provided to allow the bicycle frame to be secured using either a chain and padlock, or a U lock.

5. Outdoor Bicycle Parking

Outdoor bicycle parking shall be located as follows:

- a. Between the vehicle use area and the façade containing the main entrance of the building; or
- b. No further from the building's main entrance than the closest motorized vehicle parking space, excluding parking for persons with disabilities; or
- c. Up to 100 feet from a main entrance, if the following is provided:
 - i. The parking area is covered by a permanent canopy;
 - ii. The parking area is visible from the front door of the building's main entrance;
 - iii. The canopy provides at least 72 inches in cover for the direction that bicycles will be oriented;

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- iv. Lighting shall be provided in the bicycle parking area, and walkways connecting the parking area to the main entrance, equivalent to that provided in facilities for motorized vehicles.
 - d. When there are multiple main entrances, bicycle parking shall be distributed to accommodate each entrance.
 - e. Racks shall be constructed of weather-resistant materials.
 - f. Outdoor bicycle parking facilities shall be surfaced with an all-weather material, level, and accessible to the street.
 - g. Outdoor bicycle parking spaces located within a vehicle use area shall be designed to protect a bicycle from being hit by a motorized vehicle. Such design shall be a curb, post, bollard, or some other physical barrier.
6. Indoor Bicycle Parking
- a. Bicycle parking storage rooms or areas shall not require access via stairs.
 - b. Individual dwelling units shall not be used to meet bicycle parking requirements.

Additional Short-Term Bicycle Parking Standards

Short-term bicycle parking shall be publicly accessible parking located outdoors at primary entrances of buildings, or within parking structures.

Long-Term Bicycle Parking Standards

Long-term bicycle parking:

- 1. Is not required to be publicly accessible or located outdoors; and
- 2. Shall not be placed within an individual dwelling unit; and
- 3. If placed outdoors, shall be lighted, covered to provide protection from rain and snow, and, if provided for residential uses, located within a secured enclosure.

Minimum Bicycle Parking Standards

- 1. Development in the MUN and RND Alternate Development Options should provide the minimum amount of bicycle parking as set forth in the column “MUN and RND Total” in accordance with the following:
- 2. If required, a minimum amount of the bicycle parking listed in the “MUN and RND Long-Term” column shall be provided as long-term bicycle parking, and a minimum amount of bicycle parking in the “MUN and RND Short-Term”

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column shall be provided as short-term bicycle parking. The remaining bicycle parking may be provided as short-term or long-term bicycle parking.

3. Projects that do not generate enough required bicycle parking to satisfy both short- and long-term parking minimum requirements shall provide the minimum overall requirement as either type at the discretion of the applicant.
4. Development in the ECC Alternate Development Option shall provide a minimum amount of bicycle parking as set forth in the column "ECC Total."

The required bicycle parking may be provided as short-term or long-term bicycle parking, at the applicant's discretion.

Table 5. Minimum Bicycle Parking Standards

NUMBER OF REQUIRED BICYCLE PARKING SPACES				
USE	MUN AND RND MINIMUM TOTAL REQUIRED SPACES	MUN AND RND SHORT-TERM SPACES	MUN AND RND LONG-TERM SPACES	ECC TOTAL
AGRICULTURAL USES				
Apiculture	None	n/a	n/a	None
Crop production	None	n/a	n/a	None
Forestry	None	n/a	n/a	None
RESIDENTIAL USES				
HOUSEHOLD LIVING				
Dwelling, single-unit attached	None	n/a	n/a	n/a
Dwelling, two-unit	None	n/a	n/a	n/a
Dwelling, three-unit	None	n/a	n/a	n/a
Dwelling, four-unit	None	n/a	n/a	n/a
Dwelling, multi-unit	0.5 per du [1]	[1]	75%	n/a
Dwelling, cottage court development	None	n/a	n/a	n/a
Group Living				
Group home	None	n/a	n/a	n/a
Independent living facility	1 per 20 units, min 2	No min	No min	n/a
PUBLIC/CIVIC/INSTITUTIONAL USES				
COMMUNITY SERVICE				
Adult care center	1 per 5,000 sf floor area, min 4	n/a	n/a	m/a
Child care center	1 per 5,000 sf floor area, min 4	n/a	n/a	1 per 5,000 sf floor area, min 4
Civic, social, or fraternal organization	1 per 5,000 sf floor area, min 4	n/a	n/a	n/a
Community recreation center	1 per 5,000 sf floor area, min 4	n/a	n/a	n/a
Cultural facility	1 per 3,000 sf floor area, min 4	n/a	n/a	1 per 3,000 sf floor area, min 4

NUMBER OF REQUIRED BICYCLE PARKING SPACES				
USE	MUN AND RND MINIMUM TOTAL REQUIRED SPACES	MUN AND RND SHORT-TERM SPACES	MUN AND RND LONG-TERM SPACES	ECC TOTAL
Public assembly	1 per 500 sf seating in assembly area	n/a	n/a	1 per 500 sf seating in assembly area
Religious assembly	1 per 500 sf seating in assembly area	n/a	n/a	n/a
EDUCATION				
College or university	Per Durham UDO	n/a	n/a	n/a
School, K-12	1 per 20 students, min 4	n/a	n/a	n/a
School, vocational	1 per 20 students, min 4	n/a	n/a	1 per 20 students, min 4
MEDICAL				
Medical or dental laboratory	1 per 10,000 sf floor area, min 4	n/a	n/a	n/a
Medical or dental office or clinic	1 per 5,000 sf floor area, min 4	n/a	n/a	1 per 5,000 sf floor area, min 4
Nursing home	1 per 5,000 sf floor area, min 4	n/a	n/a	n/a
PARKS AND OPEN SPACE				
Arboretum or botanical garden	None	n/a	n/a	n/a
Park or greenway	None	n/a	n/a	None
PASSENGER TERMINALS				
Bus or rail station	8	n/a	n/a	
UTILITIES				
Antennas	1 per 10,000 sf floor area	n/a	n/a	1 per 10,000 sf floor area
Solar energy systems	None	n/a	n/a	None
Utility facility, Major	2, if motor vehicle parking is provided	n/a	n/a	2, if motor vehicle parking is provided
Utility facility, Minor				
Wireless Communication Facility, Attached				
Wireless Communication Facility, Freestanding Concealed				

NUMBER OF REQUIRED BICYCLE PARKING SPACES				
USE	MUN AND RND MINIMUM TOTAL REQUIRED SPACES	MUN AND RND SHORT-TERM SPACES	MUN AND RND LONG-TERM SPACES	ECC TOTAL
Wireless Communication Facility, Freestanding Non-Concealed				
COMMERCIAL USES				
ANIMAL-RELATED USES				
Animal shelter	1 per 5,000 sf floor area, min 4	n/a	n/a	n/a
Dog day care				
Kennel				
Veterinary hospital				
EATING AND DRINKING ESTABLISHMENTS				
Bar	1 per 1,000 sf	75%	2 spaces	n/a
Microbrewery				n/a
Restaurant				1 per 1,000 sf
Restaurant, Carryout				n/a
LODGING USES				
Hotel or motel	1 per 15 rooms, 1 per 1,000 sf of conference, banquet, or restaurant space, min 4	n/a	n/a	n/a
OFFICE				
Business service center	1 per 5,000 sf, min 4	n/a	n/a	1 per 5,000 sf, min 4
Conference or training center	1 per 5,000 sf, min 4	n/a	n/a	1 per 5,000 sf, min 4
Office, Contractor [2]	1 per 2,500 sf, min 4	4	75%	1 per 2,500 sf, min 4
Office, General business or professional [2]	1 per 2,500 sf, min 4	4	75%	1 per 2,500 sf, min 4
RETAIL SALES AND PERSONAL SERVICES				
Bank or financial institution	1 per 1,000 sf	75%	2 spaces	n/a
Laundry Pick-up or Drop-Off				

NUMBER OF REQUIRED BICYCLE PARKING SPACES				
USE	MUN AND RND MINIMUM TOTAL REQUIRED SPACES	MUN AND RND		ECC TOTAL
		SHORT-TERM SPACES	LONG-TERM SPACES	
Laundry, Self-service				
Liquor store				
Personal grooming or wellbeing service				
Retail sales				
Self-storage				
Studio/School				
RECREATION AND ENTERTAINMENT USES				
Neighborhood recreation area	4	n/a	n/a	n/a
Performing arts center	1 per 5,000 sf, min 4	n/a	n/a	n/a
Recreation facility, Indoor	1 per 2,500 sf, min 4	n/a	n/a	n/a
Recreation facility, Outdoor	1 per 5,000 sf enclosed floor area and 1 per 1,000 sf outdoor use area, min 4	n/a	n/a	n/a
VEHICLE SALES AND SERVICES				
Car wash	4	n/a	n/a	n/a
Commercial fuel depot	None	n/a	n/a	None
Gas station	4	n/a	n/a	n/a
Personal vehicle sales and rental	4	n/a	n/a	n/a
Personal vehicle service and repair	4	n/a	n/a	n/a
INDUSTRIAL USES				
Light Industrial service	1 per 2,500 sf, min 4	4	75%	1 per 2,500 sf, min 4
Pilot plant	1 per 2,500 sf, min 4	4	75%	1 per 2,500 sf, min 4
Research and development	1 per 2,500 sf, min 4	4	75%	1 per 2,500 sf, min 4

Min = minimum sf = square feet of interior gross floor area, except where otherwise specified

NOTES:

NUMBER OF REQUIRED BICYCLE PARKING SPACES				
USE	MUN AND RND	MUN AND RND		ECC TOTAL
	MINIMUM TOTAL REQUIRED SPACES	SHORT-TERM SPACES	LONG-TERM SPACES	
[1]	For multi-unit dwellings with fewer than 50 dwelling units, short-term bicycle parking spaces are not required. For multi-unit dwellings with 50 or more dwelling units, at least 6 spaces or five percent of the bicycle parking spaces, whichever is greater, shall be short-term bicycle parking spaces.			
[2]	Uses with fewer than 10,000 square feet of enclosed floor area are required to provide 2 bicycle parking spaces or 1 space per 2,500 square feet of interior gross floor area, whichever is greater. There is no minimum requirement that the bicycle parking spaces be short-term or long-term.			