

5.1.2 Use Table

USE CATEGORY	SPECIFIC USE	RESIDENTIAL												NONRESIDENTIAL								PLANNED				DESIGN				NOTES:
		RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP-C ₃	IL	I	PDR	UC	CC	IP	MU	BD	CD	CSD							
AGRICULTURAL USES	Agriculture	L	L																						5.3.1A					
		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							
		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1A						
		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1B						
		Bona fide farms shall be permitted in accordance with NCGS §160D-903 .																												
RESIDENTIAL USES																														
Household Living	Single-family	L	L	L	L	L	L	L	L	L	L	L	L	L	L	‡				‡	L	L	L	L	6.2.1, 6.3.2, 6.4.2, 6.5.2, 6.10.2, 6.11.3, 6.11.7, 7.1.2, 7.1.3, 7.1.4, 7.1.5, Art. 16					
		L	L	L	L	L	L	L	L	L	L	L	L	L	L									6.2.2, 6.3.2,						
		L	L	L	L	L	L	L	L	L	L	L	L	L	L															
		L	L	L	L	L	L	L	L	L	L	L	L	L	L															

USE CATEGORY		SPECIFIC USE	NONRESIDENTIAL										PLANNED		DESIGN		NOTES:										
			RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP-C ₃	IL	I	PDR	UC	CC	IP	MU	DD	CD	CSD			
			Multifamily																						6.4.2, 6.5.2, 6.10.2, 6.11.3, 6.11.5, 6.11.7, Art. 16, 7.1.7		
																										6.2.2, 6.3.2, 6.4.2, 6.5.2, 6.10.2, 6.11.3, 6.11.5, 6.11.7, 7.1.8, 7.1.9, Art. 16	
																											5.3.2C, 6.2.1, 6.3.2, 6.4.2, 6.5.2, 6.9.1, 6.10.2, 6.11.3, 6.11.7, 7.1.2
Family care home																											

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Group Living	Manufactured home	L																						5.3.2D	
	Manufactured home park or subdivision															‡ L								5.3.2E	
	Upper story residential							L	L	L	L	L				‡		‡ L		‡	L	L	L	6.10.2, 6.11.3, 6.11.5, 6.11.7, Art. 16	
	All group living, except as listed below			m	m	m	m	m		m						‡ m				‡ m	m				
	Co-living	m	m	m	m	m	m	P	P/L/m	P/L/m	P/L/m	P				‡ m	‡	‡		‡	P	P	P	5.3.2F	
	Commercial dorm			L/m		L/m	L/m	L/m	L/m		L/m						‡ L				L	L/m	L/m	L	5.3.2A
	Congregate living facility			L/m	L/m	L/m	L/m	L	L	L	L					‡ L/m			‡ L/m	‡	L	L	L	5.3.2B	
	Group home		L/m	L/m	L/m	L/m	L	L	L	L	L					‡ L/m			‡ L/m	‡	L	L	L	5.3.2C	
	Independent Living Facility			m	m	m	P	P	P	P	P					‡ m				‡	P	P	P		
PUBLIC AND CIVIC USES																									
Community Service	All community service, except as listed below	P	P	P	P	P	P	P	P	P		P				‡				‡	P	P	P		

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		RESIDENTIAL												NONRESIDENTIAL										PLANNED			DESIGN	
		RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP-C ₃	IL	I	PDR	UC	CC	IP	MU	DD	CD	CSD					
	Auditoriums									L	L	L	P				‡ L	‡ L	‡ L	‡ L	P	L	L	5.3.3A				
	Clubs and lodges	L/m	L/m	L/m	L/m	L/m	L		L	L	L	L	L			‡ L/m		‡ L	‡ L	‡ L	L	L	L	5.3.3C				
	Museums	L/m	L/m	L/m	L/m	L/m	L/m	L/m	L	L	L	L	L				‡ L	‡ L	‡ L	‡ L	L	L	L	5.3.3G				
	Shelter, food bank or kitchen	P	L/m	L/m	L/m	L/m	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	5.3.3O				
	Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P		‡	‡	‡	‡	‡	P	P	P					
Day Care	Day care facility	L/m	L/m	L/m	L/m	L/m	L	L	L	L	L	L	L			‡ L/m	L	‡ L		‡ L	L	L	L	5.3.3E				
Educational Facilities	School, elementary	L/m	L/m	L/m	L/m	L/m	P	P	P	P	P	P	P			‡ L/m	‡	‡	‡	‡	P	P	P	5.3.3K				
	School, middle or high	L/m	L/m	L/m	L/m	L/m	P	P	P	P	P	P	P			‡ L/m	‡	‡	‡	‡	P	P	P	5.3.3K				
	Universities or colleges		M	M	M	M	M	P		P	P	P	P			‡ M	‡	‡	‡	‡	P	P	P					
	Vocational, trade or business schools						P		P	P	P	P	P					‡	‡	‡	P	P	P					
Government Facilities	All government facilities, except as listed below	L/m	L/m	L/m	L/m	L/m	P	P	P	P	L	P	P		P	‡ L/m		‡	‡	‡	P	P	P	5.3.3F				
	Correctional facilities														L/M			‡ L/M	‡		L/M			5.3.3D				

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Medical Facilities	All medical facilities, except as listed below							P	P	P	P		P	P		‡		‡	‡	‡	P	P	P	
	Hospitals							P		P			P				‡	‡		‡	P	P	P	
Parks and Open Areas	All parks and open areas, except as listed below	L	L	L	L	L	L	L	L	L	L	L	L	L		‡L	‡L	‡L	‡L	‡L	L	L	L	5.3.3H
	Cemeteries, mausoleums, columbaria, memorial gardens	L	L	L	L	L			L	L			L			‡L		‡L	‡L	‡L	L	L	L	5.3.3B
Passenger Terminals	All passenger terminals, except as listed below	M									M		M	M										5.3.7
	Rail and Bus terminals				M	M	P		P	P	P	P	P	P			‡	‡	‡	‡	P	L	L	5.3.3I
Places of Worship	All places of worship	L/m	L/m	L/m	L/m	L/m	L/m	P	P	P			P			‡ L/m	‡	‡	‡	‡	P	P	P	5.3.3J
Social Service Institutions	All social service institutions										M		M						‡M	M				
Utilities	Major utilities	L/m	L/m	L/m	L/m	L/m	L/m		L/m	L	L	L	L	L	L	‡ L/m		‡L	‡L		m	M	M	5.3.3M
	Minor utilities	L	L	L	L	L	L	L	L	L	L	L	L	L	L	‡L	‡L	‡L	‡L	‡L	P	P	P	

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	TV/HDTV/AM/FM Broadcast Antennae	L/m										L/m	L/m	L/m	L/m				‡ L/m		L/m			5.3.3L
	Wireless Communication Facility, except as Listed Below	L	L	L	L	L	L	L	L	L	L	L	L	L	L	‡L	‡L	‡L	‡L	‡L	L	L	L	5.3.3N
	Unipole Wireless Communication Facility	L/M 1 /m	L/M 1 /m					L/M 1		L/M ¹	L/M ¹	L/M 1	L/M 1	L/M 1	L/M 1		L/M 1	L/M 1	L/M 1	L/M 1	L/M 1	L/M 1	L/M 1	5.3.3N
	Wireless Communication Facility, Freestanding Concealed	L/M 1 /m 2	L/M 1 /m 2	L/M 1 /m 2	L/M 1 /m 2	L/M 1 /m 2	L/M 1 /m 2	L/M 1	L/M ¹	L/M ¹	L/M ¹	L/M 1	L/M 1	L/M 1	L/M 1	‡ L/M 1 /m 2	L/M 1	L/M 1	L/M 1	L/M 1	L/M 1	L/M 1	L/M 1	5.3.3N
	Wireless Communication Facility, Freestanding Non-Concealed	L/M 1 /m	L/M 1 /m									L/M 1 /m	L/M 1 /m	L/M 1 /m	L/M 1 /m		L/M 1 /m	L/M 1 /m	L/M 1 /m	L/M 1 /m	L/M 1 /m			5.3.3N
COMMERCIAL USES																								
Indoor Recreation	All indoor recreation, except as listed below							P	P		P		P	P				‡	‡	‡	P	P	P	

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Outdoor Recreation	Adult establishment													L/m	L									5.3.4A
	Conference center, retreat house, event venue, banquet hall							L	L	L	L	L	L	L		‡ L	‡	‡ L	‡ L	‡ L	L	L	L	5.3.4X
	Electronic gaming operations									L				L				‡ L						5.3.4J
	Firing range, indoor									L			L	L	L			‡ L						5.3.4K
	Nightclub or bar							L	L/m		L		L	L				‡ L		‡ L	L	L	L	5.3.4P
	All outdoor recreation, except as listed below								L/m		L		L	L				‡ L	‡ L	‡	L	L	L	5.3.4Q
	Campground, summer camp, RV camp																							
	Drive-in theatre										L/m			L/m										5.3.4H
	Firing range, outdoor, archery, skeet														L/M									5.3.4L
	Golf course, country club,										L		L				‡ L	‡ L		‡ L	‡ L			5.3.4M

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	swim club, tennis club																							
	Marina, boating facility	M																						
	Paintball	L/m								L/m			L/m											5.3.4R
	Stadium, arena								M				M				‡			‡M	M			
Overnight Accommodations	Hotel, motel, and extended stay residences						L		L	L	L	L	L				‡L	‡L	‡L	‡L	L	L	L	5.3.4N
	Bed and breakfast	L/m	L/m	L/m	L/m	L/m	L	L	L	L	L				‡	L/m		‡L		‡L	L	L	L	5.3.4D
	Diet house							P	P	P	P					‡		‡		‡	P	P	P	
Parking, Commercial	All commercial parking						L		L	L	L	P	P	L	P			‡		‡L	L	L	L	5.3.4F
Restaurants	All restaurants, except as listed below						P	P			P	L	P	P		‡		‡	‡	‡	P	P	P	5.3.7
	Drive-through facilities							L			L		L	L		‡		‡L	‡L	‡L				5.3.4I
Retail Sales and Service	All retail sales and service, except as listed below						P	P			L	L	P	P		‡	L	‡		‡	P	P	P	5.3.4B , 5.3.7
	Antique shop	L					P	P			P					‡		‡		‡	P	P	P	5.3.4C

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	Art, music, dance, photographic studio or gallery						P	P	P	P		P	P	P		‡		‡	‡	‡	P	P	P	
	Convenience store with gasoline sales							L		L		L	L			‡		‡L	‡L	‡L	L	L	L	5.3.4G
	Drive-through facilities							L		L		L	L			‡		‡L	‡L			L	L	5.3.4I
	Payday Lenders						P	P		L			P								P	L	L	5.3.4S
	Veterinary clinic, animal hospital, kennel	L						L	L	L		L	L	L		‡L		‡L	‡L	‡L	L	L	L	5.3.4W
Self-Service Storage	All self-service storage									L			L	L				‡L	‡L	‡L				5.3.4T
Vehicle Sales	Manufactured home sales									L			L	L				‡L						5.3.4O
	Vehicle sales, leasing, and rentals									L		L	L	L				‡L	‡L	L				5.3.4U
Vehicle Service	Car wash									L			L	L				‡L	‡L					5.3.4E
	Vehicle service, minor						L	L/m		L			L	L				‡L	‡L	‡L				5.3.4V
	Vehicle service, major												L	L					‡L					5.3.4V

USE CATEGORY	SPECIFIC USE	NONRESIDENTIAL													PLANNED				DESIGN		NOTES:			
		RESIDENTIAL													CSD									
OFFICE		RR	RS	RS-M	RU	RU-M	RC	CI	CN	OI	CG	SRP	SRP-C ₃	IL	I	PDR	UC	CC	IP	MU	DD	CD	CSD	
Office	All office uses						P	P	P	P	P	P	P	P			‡		‡	‡	‡	P	P	
	Drive-through facilities								L	L	L	L	L	L			‡	‡L	‡L	‡L				5.3.4I
	Research and development						P	P	P	P	P	L	P	P			‡		‡	‡	P	P		5.3.7
INDUSTRIAL USES																								
Heavy Industrial	All heavy industrial, except as listed below														P									
	Asphalt plant														L/M									5.3.6A
	Concrete manufacturing plant														L/M									5.3.6B
	Hazardous and low-level nuclear disposal and storage														L/M									5.3.6C
	Wrecking, junk, and salvage yards													L/m	L									5.3.6H
Light Industrial Service	All light industrial											L	L	P	P				‡		L	L	L	5.3.6D

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	service, except as listed below																										
Resource Extraction	All resource extraction													L/M													5.3.6E
Warehouse and Freight Movement	All warehouse and freight movement													P	P				±								
Waste-Related Service	All waste-related services, except as listed below													M	M												
	Recycling centers													M	M												
	Transfer stations													L	L												5.3.6F
Wholesale Trades	All wholesale trade										m			P	P				±		L						5.3.6G

- 1 If located within 300 feet of a designated North Carolina Scenic Byway.
- 2 To determine which freestanding concealed or unipole facilities require a minor special use permit, see paragraph [5.3.3N](#).
- 3 County Only

The Durham Unified Development Ordinance is current through legislation effective:

Durham County: June 1, 2023

City of Durham: June 1, 2023

Disclaimer: The [Durham City-County Planning Department](#) office has the official version of the Durham Unified Development Ordinance. Users should contact the Planning Department for amendments subsequent to the amendment cited here.

[City Website: durhamnc.gov](http://durhamnc.gov)

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