

# Expanding Housing Choices Approved... What Are the New Rules?

The Durham City Council and Durham Board of County Commissioners have approved Unified Development Ordinance (UDO) revisions collectively known as Expanding Housing Choices. The intent of these ordinance revisions is to increase the range of residential unit options, primarily within urban neighborhoods. A complete overview of changes is available at <https://durhamnc.gov/3679/Expanding-Housing-Choices>.

### Accessory Dwelling Units (ADU)

- One ADU per lot with a residential unit
- ADUs allowed with a Duplex
- 800 Square feet maximum size – 25 foot maximum height



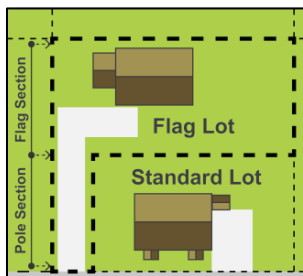
### Duplexes

- Now permissible in all Urban Tier residential zoning districts
- Allowed in Suburban Tier (RU-5) district
- Lot size standards match single family requirements



### Lot Sizes:

- 2000 square foot small lot option in RC, RS-M, RU-M, RU-5, and RU-5(2); and RS-8 and RS-10 in Urban Tier
- Small Lots allow 800 square foot maximum building footprint (1200 square feet overall)
- Narrower allowances for flag lots



### Infill Standards:

- Now applies in Suburban Tier (RU-5)
- Lot width rules removed
- Clarified standards for building height, driveways, trees, and downspouts

