THE RESEARCH TRIANGLE PARK
SITE 8

TOTAL AREA
45.8 Acres*

BUILDING COVERAGE
6.87 Acres** (299,257 SQ. FT.)

PRICE
Please contact Abby Gingrich <busdev@rtp.org> 919-654-6998

ROAD ACCESS
Access to Site 8 is from Development Drive and Louis Stephens Drive.

ZONING
Science Research Park—Durham Unified Development Ordinance
Research Applications — Wake County Unified Development Ordinance
F/J - B Watershed Overlay District—Durham Unified Development Ordinance

WATER & SEWER
Water and sewer are available in Hopson Road and would need to be extended to this site if
service is from Durham City and County. Water and sewer are also available in Development Drive
and, with approval from the Town of Cary and Durham, service could be provided through the
Cary system.

ELECTRICITY
Duke Energy serves this site. www.duke-energy.com

GAS
PSNC Energy serves this site. www.psnenergy.com

June 2018

Information is current through the above date.

* All acreages are computer generated. Final acreages will be based on survey of property.
** Calculation of Building Coverage is based on the Durham Unified Development Ordinance which limits
building footprint to 15% of total lot size.
*** Estimated price. Actual price will be determined by survey of property.
SITE 8

(45.8 ACRES)
ZONING IN THE RESEARCH TRIANGLE PARK

DURHAM COUNTY

Science Research Park (SRP)
The SRP District is established 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 district 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. Offices and support services are allowed.

Durham’s Unified Development Ordinance became effective January 1, 2006, replacing the previous Zoning and Subdivision Ordinances. For more information, please visit the Durham City/County Planning Department Web page.

Lot width: At least 300 feet
Yard dimensions: From public streets —100 feet
From adjoining lots—100 feet
No setbacks from adjacent railroads.
Yard area may not be devoted to parking, loading or storage.

Where an area platted as permanent open space is located adjacent to a lot in the SRP district, the yard width may be reduced to 30 feet so long as building separation is at least 150 feet.

Lot coverage: A maximum of 15% if each lot shall be devoted to buildings. Parking structures are not included in this calculation. Parking may not be located in yard areas.

Height limits: The maximum building height shall be 120 feet. Additional height, up to 145 feet, may be allowed with Board of Adjustment approval.

F/J - B Watershed Protection Overlay
The purpose of the Watershed Protection Overlay is to preserve the quality of the region’s drinking water supplies through application of development standards. The F/J (Falls/Jordan) - B Overlay is defined as extending from the edge of F/J-A Overlay to five miles from the normal pool of the Falls Reservoir and the Jordan Reservoir, or to the ridge lines that define their drainage basins, whichever is less.

Impervious Surface Limits: Without stormwater controls — 24% of site area
With engineered stormwater controls used to control stormwater runoff from the first inch of rainfall — 70% of site area

WAKE COUNTY

Research Applications (RA)
Percentage of Lot Coverage: Not more than 30% of the total area of a lot shall be covered by buildings, driveways, parking areas and loading areas.

For more information, please visit the Wake County Planning Department web page at http://www.wakegov.com/planning/udo.