

# Site 4

## Research Triangle Park, North Carolina



### TOTAL AREA

24.3 Acres\*

### BUILDING COVERAGE

3.6 Acres\*\* (156,800 SQ FT)

### PRICE

Please contact Carolyn Coia at 919-433-1662

### ROAD ACCESS

Access to Site 4 is from Triangle Drive to the southeast and Alston Avenue to the west.

### ZONING

Science Research Park -  
Durham Unified Development Ordinance

### WATER & SEWER

Durham County serves this site's sewer needs. The City of Durham serves this site's water needs. Water lines are in Triangle Drive. Sewer is approximately 600 feet east of Triangle Drive and an easement has been reserved to extend sewer to this site.

### ELECTRICITY

Duke Energy serves this site. [www.duke-energy.com](http://www.duke-energy.com)

### GAS

PSNC Energy serves this site. [www.psnenergy.com](http://www.psnenergy.com)

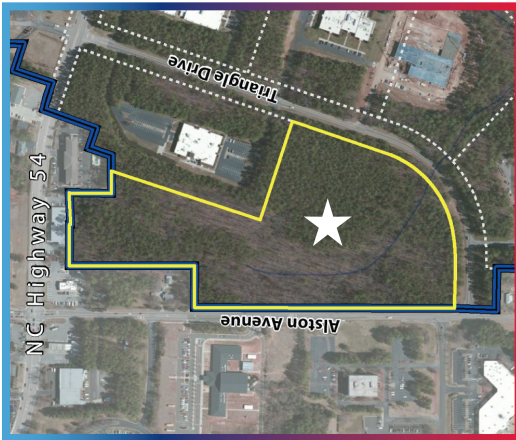
\* All acreages are computer generated. Final acreages will be based on survey of property.

\*\* Calculation of Building Coverage is based on the Durham Unified Development Ordinance which limits building footprint to 15% of total lot size.

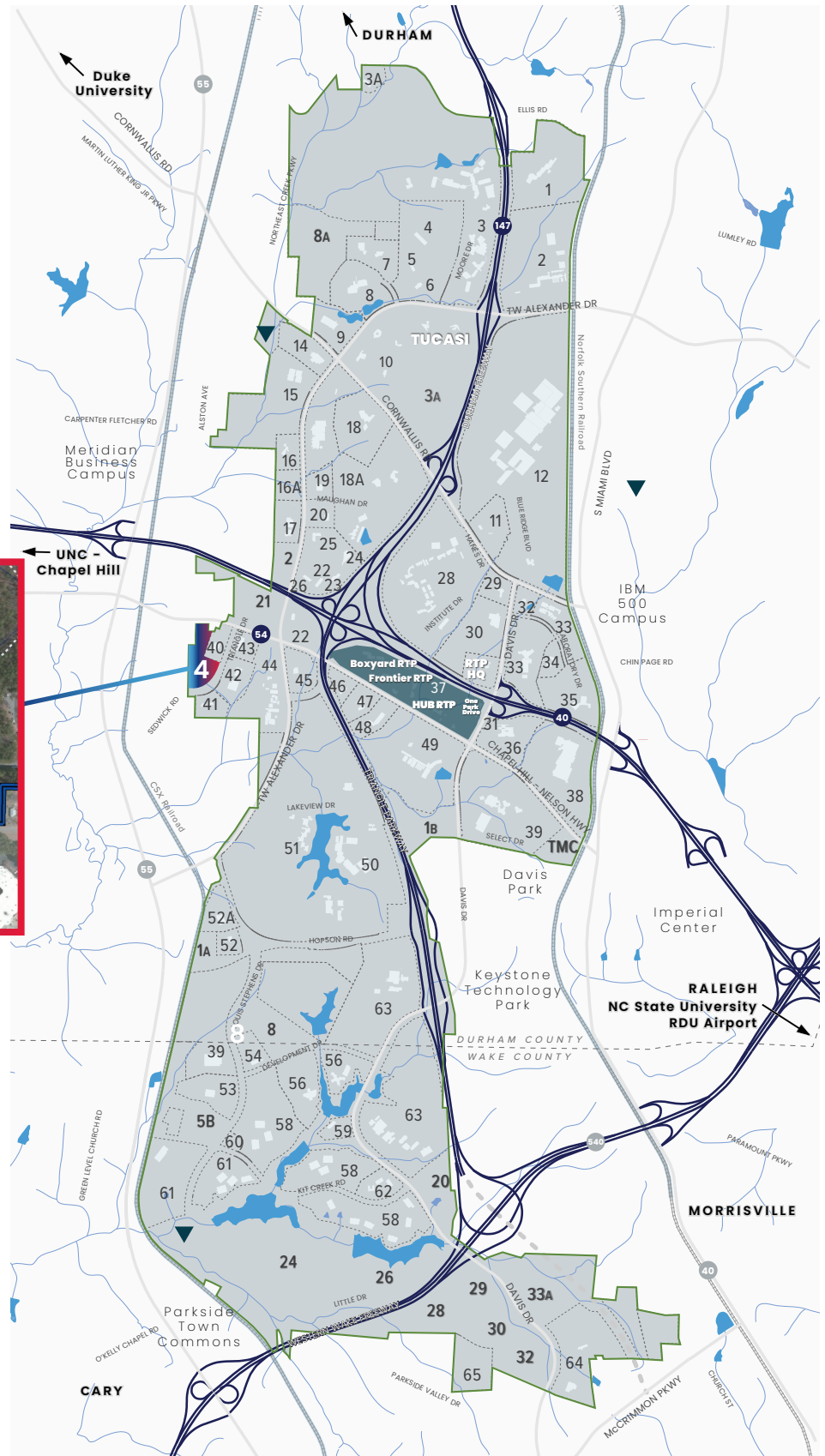
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## TOP RTP EMPLOYERS

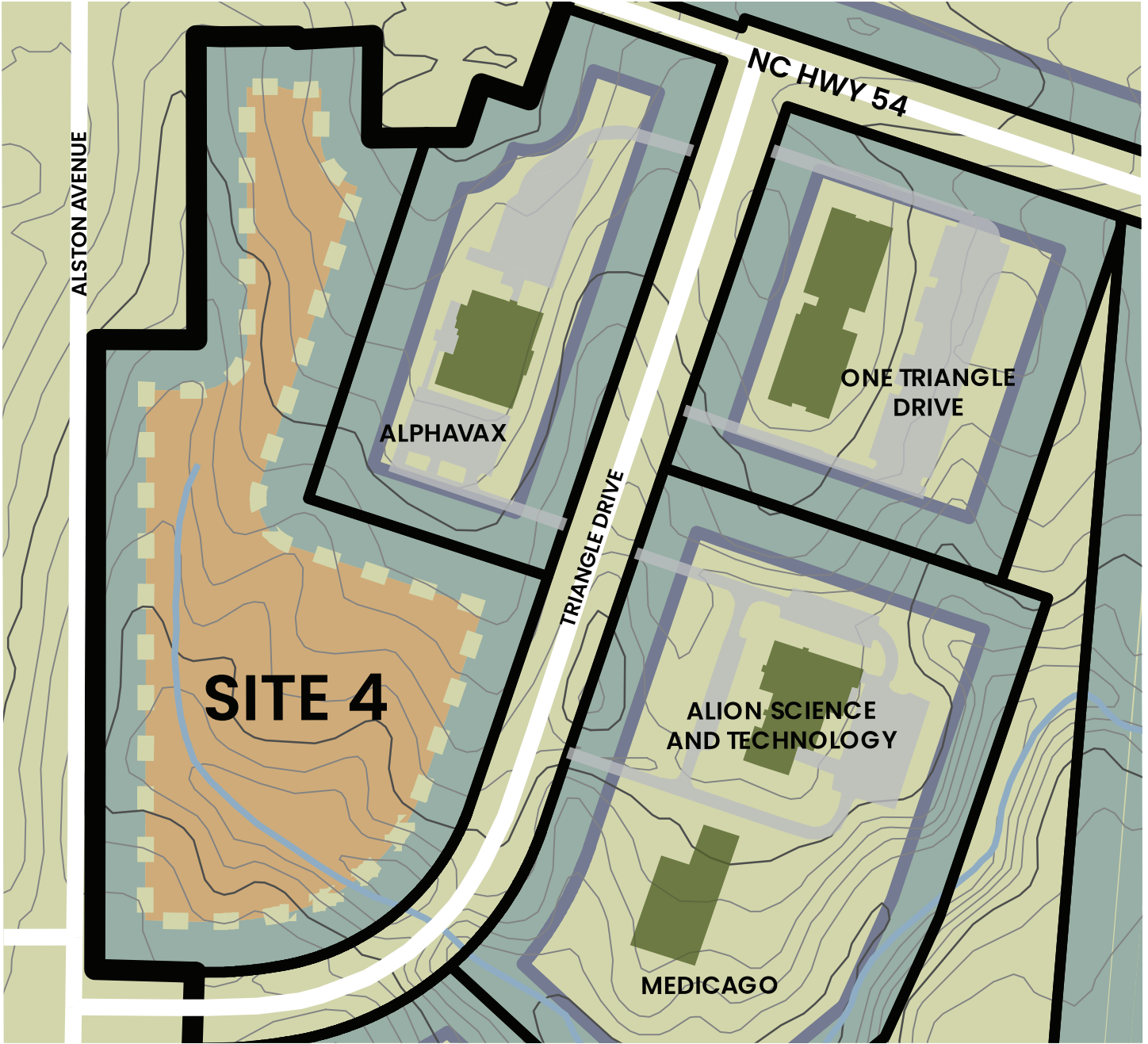
IBM  
Cisco  
Eli Lilly  
United Therapeutics  
NetApp  
Apple



Site 4



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## LEGEND

- |                         |                                |
|-------------------------|--------------------------------|
| STREAMS                 | ROADS                          |
| 4 FT. CONTOURS          | SURFACE COVER MAINTENANCE AREA |
| BUILDABLE AREA BOUNDARY | NATURAL AREA PRESERVE          |
| BUILDABLE AREA          | RAILROAD                       |
| BUILDING                | SETBACK AREA                   |
| EASEMENT                | LAKES                          |

# Zoning in the Research Triangle Park

## Durham County

### SCIENCE RESEARCH PARK

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 ft
- From adjoining lots – 100 ft
- 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 ft.

### 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.

