

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: May 28, 2026

Item Details

Presenter(s): Bruce Venable, Planner III

Department(s): Planning

Requested Motion

Public Hearing and possible motion regarding various amendments to the Unified Development Ordinance (UDO).

Approval Recommended?

The Planning Department recommends approval.

The Planning Board recommended approval at their May 11, 2026, meeting.

Item Details

Requested by Planning Staff:

1. Amendments to various sections of the UDO in order to establish the Transitional Business (B3) and Heavy Industrial (HI) zoning districts. These changes introduce new zoning classifications, update district-specific standards, and integrate the new districts into the existing regulatory framework of the UDO.

The amendment modifies provisions related to zoning districts, permitted uses, dimensional standards, development approvals, and design standards to ensure the B3 and HI districts are consistently applied and enforceable. In particular, updates to the Use Table, district purpose statements, and intensity and dimensional standards incorporate these new districts into the Town's overall zoning structure.

Sections affected by these amendments include:

- 2.3.4.F
- 2.3.6.2.l
- 3.2.2
- 3.2.3
- 3.2.6
- 3.3
- 4.1.2
- 4.2.2
- 4.3.1.A
- 4.3.5.G
- 4.3.6
- 4.4.3.B
- 4.4.5.C
- 4.4.5.D
- 4.4.5.F
- 4.5.6
- 5.1
- 5.2.2
- 6.3.1
- 9.2.2.E
- 9.2.4.A
- 9.3.3
- 9.3.5.A

In addition, several sections have been amended to update internal references, terminology, and cross references to reflect the inclusion of the B3 and HI districts. These edits are administrative in nature and intended to maintain clarity, accuracy, and consistency across the UDO.

Sections where only references and section labeling have been updated as part of this amendment include:

- 2.3.4.F
- 2.3.6.2.I
- 3.2.7
- 3.3.3
- 4.4.3.B
- 4.4.3.J
- 5.1.4
- 5.2.2
- 6.3.1

Requested by Mayor Pro-Tempore Mahaffey:

2. Amendments to Secs. 4.2.2 *Use Table*; 4.3.2 *Use Classifications, Public and Civic Uses*; 4.4.2 *Supplemental Standards, Public and Civic Uses*; 8.2.6.B.4 *Landscaping, Buffering, Screening, Land Use Classes* to add the use "Detention center, jail, prison, or correctional facility" as well as the use classification, supplemental standards, and other related development standards for such use.

Requested by Planning Staff:

3. Amendment to Secs. 4.1.2 *Outdoor Storage and Sales*; 4.2.2 *Use Table*; 4.3.5 *Use Classifications, Commercial Uses*; 4.4.5 *Supplemental Standards, Commercial Uses*; 8.2.6.B.4 *Landscaping, Buffering, Screening, Land Use Classes*; and 8.3-1 *Off-street Parking Schedule "A"* in order to add "Food truck courts" as a principal use within the Town's jurisdiction and provide the associated use and development standards.

Attachments

- PH5-A1: Staff Report - Unified Development Ordinance (UDO) Amendments- May 2026
- PH5-A2 Planning Board Reports to Town Council- Unified Development Ordinance (UDO) Amendments- May 2026
- PH5-A3: Public Notice - Unified Development Ordinance (UDO) Amendments - May 2026
- PH5-A4: Ordinance - Unified Development Ordinance (UDO) Amendments - May 2026

