

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: PUBLIC HEARING

Meeting Date: October 28, 2025

Item Details

Presenter(s): Bruce Venable, Planner II

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 heard these amendments at their October 13, 2025, meeting and unanimously recommended approval.

Item Details

Requested by Transportation & Infrastructure Development Staff:

1. Amendments to Secs. 7.4 *Dedication of ROW*; 7.4.2 *Dedication of ROW, No Deprivation of Land*; 7.5.1 *Required Improvements, Generally and Exemptions*; 7.5.4 *Required Improvements, Streets*; and 13.16 *Transportation, Developer Agreements* in order to update and clarify road frontage widening requirements and add certain exemptions for new development.

Requested by Water Resources Staff:

2. Amendments to Sec. 6.1.11 *Watershed Protection Overlay Districts, Riparian Buffers* in order to clarify the exclusion of residential lots within any Riparian Buffer Zone and to fix a typographical error.
3. Amendment to Sec. 6.1.7 *Watershed Protection Overlay Districts, High-Density Development Option* in order to specify the maximum built-upon area allowed within the Jordan Lake Critical Area of the Town's water supply watershed.

Requested by Planning Staff:

4. Amendments to Sec. 8.3.11 *Off-Street Parking and Loading, Electric Vehicle Charging Spaces* to exempt multi-family or apartment units that are restricted to households earning no more than 80% Area Median Income (AMI) from the electric vehicle charging space requirements of the UDO.

5. Amendments to Sec. 4.3.5.G.3 *Use Classifications, Commercial Uses, Retail Sales and Service, Building supplies, retail* to clarify the scope of permitted retail products allowed by this use.
6. Amendments to Sec. 4.3.6 *Use Classifications, Industrial Uses* in order to permit showrooms as an accessory use to the principal uses listed in that section.
7. Amendment to Sec. 4.3.3.D *Use Classifications, Utilities, Electrical Power Facility* to clarify that the use is limited to electrical generation and does not include non-generating uses such as distribution or switching.

Attachments

- PH2-A1: Staff Report - Unified Development Ordinance (UDO) Amendments-Staff - October 2025
- PH2-A2: Planning Board Report to Town Council - Unified Development Ordinance (UDO) Amendments-Staff
- PH2-A3: Ordinance - Unified Development Ordinance (UDO) Amendments-Staff - October 2025
- PH2-A4: Public Notice - Unified Development Ordinance (UDO) Amendments-Staff - October 2025

