

| Agenda Item | cover sheet

for consideration by the Apex Town Council

Item Type: CONSENT AGENDA

Meeting Date: June 09, 2026

Item Details

Presenter(s): Bruce Venable, Planner III

Department(s): Planning

Requested Motion

Motion to approve the Statement of the Apex Town Council pursuant to G.S. 160D-605(a) addressing action on the various Unified Development Ordinance (UDO) Amendments of May 28, 2026.

Approval Recommended?

The Planning Department recommends approval.

Item Details

The following Unified Development Ordinance Amendments were approved during the May 28, 2026, Regular Town Council meeting:

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.l
- 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.

The amendment originally proposed related to "Food truck courts" was withdrawn.

Attachments

- CN14-A1: Statement of Town Council - Unified Development Ordinance Amendments (UDO) - May 2026

