

**ARTICLE XI
ESTABLISHMENT OF ZONES**

175-35. Zoning Districts.

For the purpose of this chapter, the Town of Durham is hereby divided into zoning districts as follows:

A. Residential Zoning Districts:

| | |
|-------------------|----|
| Residence A | RA |
| Residence B | RB |
| Residence Coastal | RC |
| Rural | R |

B. Commercial Core Zoning Districts:

| | |
|---------------------|----|
| Central Business | CB |
| Professional Office | PO |
| Church Hill | CH |
| Courthouse | C |
| Coe's Corner | CC |

C. Research – Industry Zoning Districts

| | |
|-------------------------------------|-------|
| Office and Research – Route 108 | OR |
| Mixed Use and Office Research | MUDOR |
| Office, Research and Light Industry | ORLI |
| Durham Business Park | DBP |

175-36. Overlay Districts.

In addition to the zoning districts (or “base zoning districts”) identified in Section 175-35, there are 7 overlay districts as follows:

| | |
|--------|---|
| WCOD | Wetland Conservation Overlay District |
| SPOD | Shoreland Protection Overlay District |
| FHOD | Flood Hazard Overlay District |
| APOD | Aquifer Protection Overlay District |
| HOD | Historic Overlay District |
| PWSFOD | Personal Wireless Service Facilities Overlay District |
| AHOD | Attainable Housing Overlay District |

Each of these overlay districts establishes requirements in addition to the requirements of the underlying zoning district. The requirements of both the underlying zoning district and the overlay district(s) shall apply and any conflict between such regulations shall be resolved by applying the most restrictive regulation.