

**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 6 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

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.