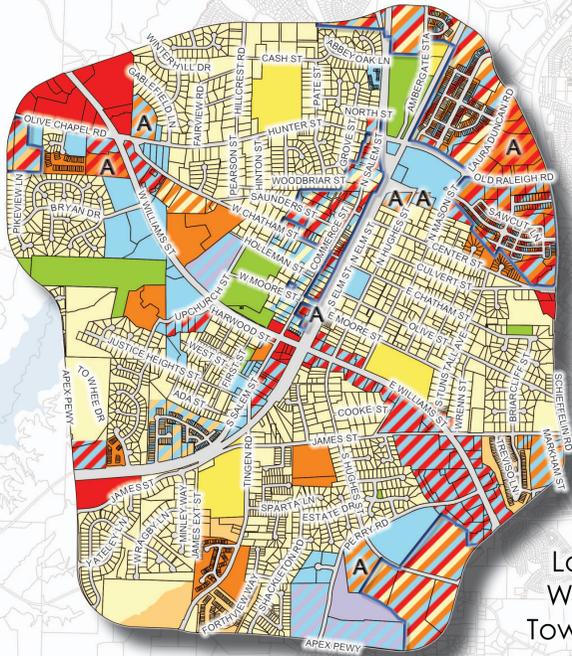
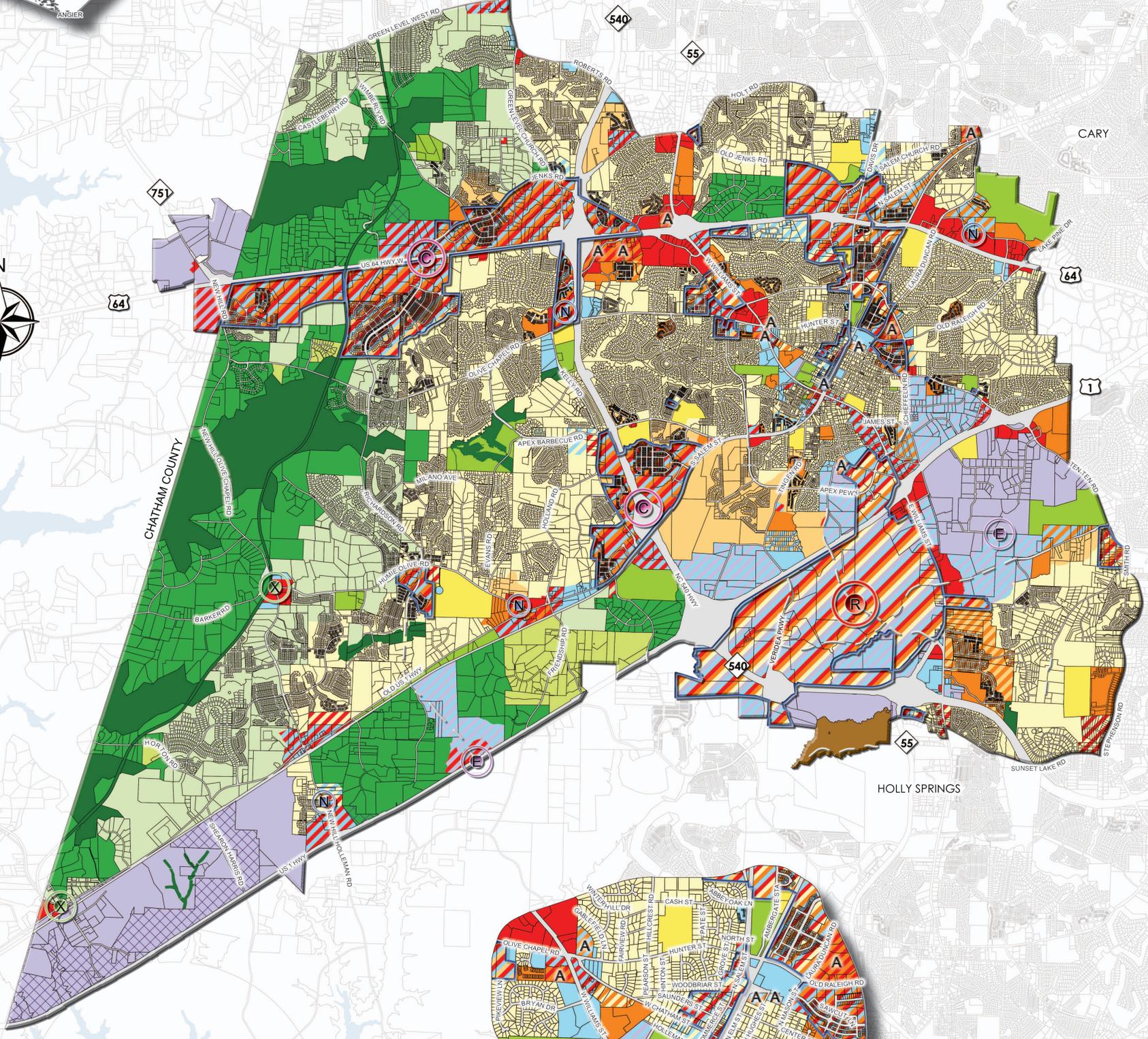
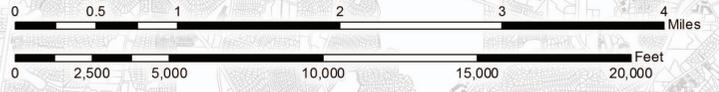
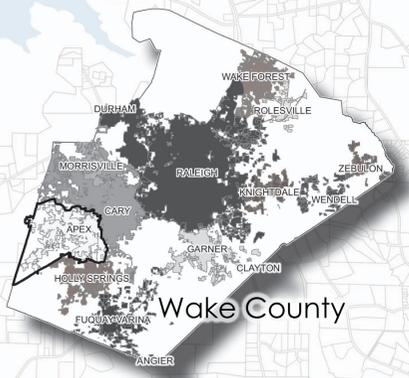


# 2045 Land Use Map

## Town of Apex, North Carolina

Printed December 18, 2025



Land Use Within the Town Center

2045 Land Use Map Classification	Allowable Zoning Districts
Protected Open Space	CB
Rural Density Residential	CB, RA, PUD
Rural Transition Residential	CB, RR, PUD
Low Density Residential	CB, RR, LD, PUD
Medium Density Residential	CB, MD, PUD
Medium/High Density Residential	CB, MH, MHP, HDSF, HDMF+, PUD, TND
High Density Residential	CB, HDMF, PUD, TND
Office Employment	CB, O&I, MORR+, TF, PUD, MEC
Commercial Services	CB, MORR+, B1, B2, PC, PUD
Industrial Employment	CB, LI, TF, PUD, MEC
Park—Public or Private	Refer to Section 4.2 Use Table, in the Town of Apex Unified Development Ordinance, for zoning districts where recreational uses are allowable
School	Refer to Section 4.2 Use Table, in the Town of Apex Unified Development Ordinance, for zoning districts where school uses are allowable
Sanitary Landfill	LI
Mixed Use (multicolor striped areas with 23 uses)	CB, MORR, SD, and the corresponding zoning districts for the classifications in the striped area

† The HDMF district is allowed only within the Town Center and Transit-Oriented Development context areas.  
 \* MORR inside the Town's corporate limits: The MORR district is only allowed where office, residential, or commercial uses are depicted by a striped area that includes both residential and non-residential land use classifications. Retail uses may be limited in areas where the striped area includes Office Employment but not Commercial Services.  
 MORR outside the Town's corporate limits: The MORR district is allowed for existing homes petitioning to come into the corporate limits in areas depicted as non-residential only; residential densities may be limited. For properties without existing homes, the MORR district is only allowed where office, residential, or commercial uses are depicted by a striped area that includes both residential and non-residential land use classifications. Retail uses may be limited in areas where the striped area includes Office Employment but not Commercial Services.

The 2045 Land Use Map is based on the recommendations of *Advance Apex: The 2045 Land Use Update*.  
 Advance Apex was adopted by the Town of Apex Town Council on February 5, 2019, and provides a snapshot of the Town's vision for future land use on that date. All land use classification amendments approved by the Town Council following the original map adoption are reflected on this map and, therefore, make the 2045 Land Use Map a dynamic document. Amendment dates are listed below.

Amendment	Effective Date	Amendment	Effective Date
March 19, 2019	January 25, 2022	October 25, 2022	January 28, 2025
August 20, 2019	March 8, 2022	January 10, 2023	March 11, 2025
January 21, 2020	March 22, 2022	February 28, 2023	May 27, 2025
July 21, 2020	May 10, 2022	September 12, 2023	June 10, 2025
February 25, 2021	May 24, 2022	November 28, 2023	June 24, 2025
August 10, 2021	June 28, 2022	January 23, 2024	August 12, 2025
December 14, 2021	September 13, 2022	February 27, 2024	August 26, 2025
		April 9, 2024	December 9, 2025

### Future Land Classifications

- Protected Open Space
  - Rural Density Residential  
One dwelling unit per five acres
  - Rural Transition Residential  
One dwelling unit per one acre
  - Low Density Residential  
Single-family homes or a mix of single-family homes with duplexes and/or townhomes
  - Medium Density Residential  
Single-family homes, duplexes, and townhomes\*
  - Medium/High Density Residential  
Single-family homes, duplexes, triplexes, quadplexes, and townhomes\*
  - High Density Residential  
Townhomes, triplexes, quadplexes, and apartments
  - Office Employment
  - Commercial Services
  - Industrial Employment
  - Park—Public or Private
  - School
  - Sanitary Landfill
  - Right-of-Way
  - Mixed Use  
≥30% Non-residential
  - Property Lines
  - Duke Energy Land
  - Proposed Thoroughfares
- \*Apartments allowed within the Town Center and Transit-Oriented Development context areas

### Potential Activity Centers

- Neighborhood Mixed Use (NMU)  
Economic development potential estimated to be, but not limited to:  
• Up to 100,000 ft<sup>2</sup> of commercial  
• 1 to 2-mile trade area
- Employment Mixed Use (EMU)  
Economic development potential estimated to be, but not limited to:  
• Office, warehousing, tech/flex  
• Some commercial
- Community Mixed Use (CMU)  
Economic development potential estimated to be, but not limited to:  
• Up to 350,000 ft<sup>2</sup> of commercial  
• 4 to 6-mile trade area
- Regional Mixed Use (RMU)  
Economic development potential estimated to be, but not limited to:  
• Over 350,000 ft<sup>2</sup> of commercial  
• 10 to 25-mile trade area
- Recreational Mixed Use (XMU)  
Economic development anchored by a recreational amenity  
• Size of businesses and services dependent upon amenity size  
• Pedestrian and bicycle mobility preserved