

ORDINANCE NUMBER 2022-22

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF OXFORD, ARTICLE 5, SECTION 5.04, CBD CENTRAL BUSINESS DISTRICT AND TABLE 5-1, USE REGULATIONS, NONRESIDENTIAL DISTRICTS (ORDINANCE NO. 2017-20, 9/26/2017)

BE IT ORDAINED by the City Council of the City of Oxford, Alabama, as follows:

SECTION 1. Upon recommendation of the Planning Board of the City of Oxford the Council hereby amends Article 5, Section 5.04, CBD Central Business District and Table 5-1, Use Regulations, Nonresidential Districts of the above referenced Ordinance so that it shall read in its entirety as follows:

Section 5.04 CBD Central Business District

1. *Purpose.* The purpose of this District is to provide for the continued use and reinvestment in land and buildings in historic Downtown Oxford. Permitted uses include retail sales, personal and professional services, entertainment, and public services and facilities. The use of upper floors for residential use is also encouraged. The district regulations are designed to preserve Downtown Oxford's traditional, compact and pedestrian-oriented development pattern.
2. *Uses Permitted.* See [Table 5-1 Use Regulations, Nonresidential Districts](#) and the following limitations:
 - a) Minor vehicle repair. All parts storage, repair and related functions must be conducted entirely within an enclosed building.
 - b) Multifamily dwellings are permitted only in the upper floors of a building, in which the ground floor is designed and intended for and occupied by a commercial use.
 - c) New single-family detached dwellings are prohibited; however, existing single-family detached dwellings may be replaced, repaired, or restored in accordance with [§3.13.5 Major Nonconformities](#).
 - d) In no case are the following uses be permitted: parking or occupancy of manufactured homes for any purpose; any "special hazardous" uses as defined by the Southern Standard Building Code.
3. *Development Criteria.* See [Table 5-2 Area and Dimensional Regulations, Nonresidential Districts](#).
4. *Pedestrian Circulation.* It is the intent of this Subsection to provide for the unobstructed and continuous movement of pedestrian traffic within the district. No use permitted under this district may cause the destruction or obstruction of any existing sidewalk system or the removal of trees and shrubs from any city right-of-way. Buildings must be designed to provide for pedestrian access from existing sidewalks and from off-street parking areas within the district. Pedestrian bridges over public rights-of-way are permitted only upon approval of the Council.

Table 5-1 Use Regulations, Nonresidential Districts

	ASC	GB	CBD	NSC	M-1	M-2	INST
Airport					C	C	C
Animal Shelter					SP		R
Assisted Living Facility							SP
Bakery, Major					R	R	
Bakery, Minor	R	R	R	R			
Bank or Financial Service	R	R	SP	SP			
Broadcast Studio		R	R	SP	R		
Business or Professional Office	R	R	R	R			
Business Support Service	R	R	R		R		
Car Wash	R	R		SP	R		
Campground		C					
Cemetery			SP				SP
Club		R	R	R	R		R
Construction Service		SP			R	R	
Country Club							R
Day Care Center		R	SP	SP			R
Dwelling, Caretaker	R	R	R	R	R	R	R
Dwelling, Multifamily (3+ units)	R	R	R	R			
Entertainment, Indoor	R	R	R	SE			
Entertainment, Outdoor		SP	SP	SP			
Family Care Home							R
Farm Support Business		R			R	R	
Funeral Home		R	SP	SP			R
Garden Center or Nursery	R	R	R	SP			
Gas Station	R	R	SP	SP	R	R	
Home Improvement Center	R	R	SP				
Home Occupation, see §7.04	SE	SE	SE	SE			
Hospital							C
Hotel	R	R	R	R			
Industry, Heavy						C	
Kennel		SE		SE	R		
Landfill, Inert or Sanitary						C	
Laundering Plant					SE	R	
Laundry Service	R	R	R	R			

Table 5-1 Use Regulations, Nonresidential Districts

	ASC	GB	CBD	NSC	M-1	M-2	INST
Liquor Lounge, see §7.11	SE	SE	SE				
Maintenance Service		SP	SP		R		
Manufacturing, General						R	
Manufacturing, Light					R	R	
Medical Clinic		R	R	R			R
Medical Support Service	R	R	R	R			
Mini-warehouse, see §7.05		SP		C	R		
Motel	R	R					
Nursing Care Facility							R
Parks and Open Spaces	R	R	R	R	R		R
Parking, Commercial	R	R	R	R	R	R	R
Personal Service	R	R	R	R			
Place of Assembly		SP	SP	SP			SP
Printing Establishment, Major		SE			R		
Printing Establishment, Minor	R	R	R	R	R		
Public Facility	SP	SP	SP	SP	SP	SP	SP
Public Utility Facility	SP	SP	SP	SP	SP	SP	SP
Recreation, Indoor	R	R	R	R			
Recreation, Outdoor		SP	SP	SP			SP
Recreational Vehicle Park		C					
Recycling Center	SE	SE	SE	SE	SE	SE	SE
Recycling Plant					SP	R	
Rehabilitation Facility		R					R
Research Laboratory		C			R	R	C
Resource Extraction						C	
Restaurant, Fast Food	R	R	R	SP			
Restaurant, Standard	R	R	R	R			
Restaurant, Take Out Only	R	R	R	R			
Retail, General, Enclosed	R	R	R	R			
Retail, General, Unenclosed		SP	SP	C			
School, Commercial		R	R	R	R		R
School, Nonprofit or Public		SP	SP	SP			SP
Storage, Indoor		SP					
Storage, Outdoor		SP			R	R	

Table 5-1 Use Regulations, Nonresidential Districts							
	ASC	GB	CBD	NSC	M-1	M-2	INST
Studio		R	R	R			
Telecommunications Towers, see §7.02	SP	SP	SP	SP	SP	SP	SP
Transitional Care Home							R
Truck Stop		C			R	R	
Truck Terminal					R	R	
Vehicle and Equipment Sales, Rental and Service		SP			R	R	
Vehicle Repair, Major		SP		SP	R	R	
Vehicle Repair, Minor	SP	R	SP	SP	R	R	
Vehicle Sales or Rental	C	R	C				
Veterinary Hospital	SP	R	C	SP	R		
Warehousing and Distribution					R	R	
Wholesaling Establishment	SP	SP	SP		R		
Wrecking and Junk Yards, see §7.06						R	

R – The use is permitted by right.

SE – The use requires action by the Board of Adjustment as a special exception per [§12.06](#).

SP – The use requires review and approval of Site Plan by the Commission per [§11.05](#).

C – The use is conditional and requires review by the Commission per [§11.06](#).

A blank cell in the Table indicates that the use is not permitted.

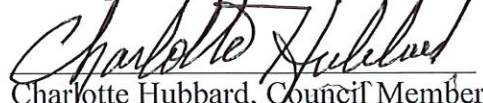
SECTION 2. This Ordinance shall become effective upon passage by the Council and by advertising as required by law.


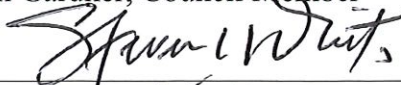

APPROVED and ADOPTED this the 10th day of May, 2022.

CITY COUNCIL OF THE CITY OF
OXFORD, ALABAMA

absent

Chris Spurlin, Council President


Charlotte Hubbard, Council Member


Phil Gardner, Council Member

Steven Waits, Council Pro Tempore

Mike Henderson, Council Member

APPROVED:


Alton Craft, Mayor

ATTEST:


Alan Atkinson, City Clerk


CERTIFICATE OF ADOPTION

I, Alan Atkinson, hereby certify that the attached Ordinance was duly adopted by the City County in regular session assembled on the 10th day of May, 2022, as recorded in the official minutes of the Oxford City Council.


Alan Atkinson, City Clerk

CERTIFICATE OF PUBLICATION

I, Alan Atkinson, City Clerk of the City of Oxford, Alabama, do hereby certify this Ordinance was posted in three public places with the City of Oxford and at City Hall beginning on the 11th day of May, 2022, in accordance with the provision of Code of Alabama, 1975, Section 1145-8.


Alan Atkinson, City Clerk