

ORDINANCE NUMBER 2026-16

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF OXFORD, ARTICLE 4, RESIDENTIAL DISTRICTS, SECTION 4.06, GARDEN HOME DISTRICT, SECTION 4.07, TOWNHOUSE DISTRICT (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 4, Residential Districts, Section 4.06, Garden Home District, Section 4.07, Townhouse District, of the above referenced Ordinance so that it shall read in its entirety as follows:

Section 4.06 GH Garden Home District

The purpose of this district is to provide and preserve land for garden home developments. The district regulations are designed to protect the residential character of these areas by prohibiting commercial and industrial activities and to encourage a suitable neighborhood environment by including among the permitted uses such facilities as parks and open spaces.

1. Development Criteria. See [Table 4-2 Area and Dimensional Regulations, Residential Districts](#) and the following:
 - a) All properties zoned GH must be served by municipal water and sewer.
 - b) Detached accessory structures are only permitted on lots having a depth of at least 120 ft. In all other cases, accessory structures must be attached to the dwelling.
 - c) Front facades must be no less than 70% masonry. Side and rear facades must be no less than 50% masonry. The area of windows and doorways is excluded from this calculation.
 - d) Forward of the front building line, driveways may not be wider than 20 ft.

Section 4.07 TH Townhouse District

The purpose of this district is to provide and preserve land for development of attached single family dwellings, or townhouses. The district regulations are designed to protect the residential character of these areas by prohibiting commercial and industrial activities and to encourage a suitable neighborhood environment by including among the permitted uses such facilities as parks and open spaces. It is expected that townhouse developments will offer a high level of amenities to compensate for the modest private yard space afforded on townhouse lots.

1. Development Criteria.

- a) *Site requirements.* Townhouse development sites must contain not less than 2.5 acres. At least 75% of the development site must consist of developable land. All properties zoned TH must be served by municipal water and sewer.
 - b) *Maximum density.* Townhouse developments may not exceed twelve units per acre. Impervious surfaces at project build-out may not exceed 60% of the development site.
 - c) *Each attached dwelling must be located on its own separate platted lot. This requirement may be waived for townhouses developed in a condominium arrangement.*
 - d) *Townhouse buildings may contain no less than three and no more than 12 attached dwelling units. A minimum spacing of 50 ft must be provided between the front façade of a townhouse building and any other building façade, or between the rear facades of opposing townhouse buildings.*
 - e) *Area and dimensional requirements for townhouse lots. See [Table 4-2 Area and Dimensional Regulations, Residential Districts](#) and the following.*
 - 1) A side yard is only required at the unattached end of a row of townhouses, in which case the minimum width is 10 ft. When the unattached end faces a public street, the minimum setback is 15 ft.
 - 2) Each townhouse must have its own yard containing not less than 400 sf, exclusive of paved parking space, reasonably secluded from view from streets and from neighboring property.
 - f) *Minimum floor area.* For one story dwellings, the minimum floor area is 1,000 sf. For multistory dwellings (including 1.5 stories), the minimum floor area is 1,200 sf with a minimum of 600 sf on the first floor.
 - g) *Accessory Structures.* Detached accessory structures are permitted only on lots having a depth of at least 120 ft.
 - h) *Fire Protection.* Every townhouse development must be served or equipped at all times with fire hydrant equipment in good working order. The type, size, number and location of hydrants must comply with the applicable rules and regulations of the City, including those of the Oxford Fire Department. Each dwelling unit may be located not more than 1,000 ft from a fire hydrant.
 - i) *Front facades must be no less than 70% masonry. Rear facades must be no less than 50% masonry. The area of windows and doorways is excluded from this calculation.*
- 2. Parking Regulations.** See [Article 8 Parking](#). Off-street parking facilities must be either provided on and to the rear of the individual townhouse lots, or grouped in bays in the interior of blocks. Individual driveways are not permitted forward of the front building line of a townhouse lot.

3. **Review and Approval.** All townhouse developments must be approved in accordance with the Oxford Subdivision Regulations prior to the issuance of a zoning permit. Where the requirements or review considerations of this §4.07 conflict with the corresponding requirements of the Subdivision Regulations, the requirements herein govern. The Commission will review the following considerations and may attach such conditions to approval as may be reasonably necessary:

- a) *Consistency of the proposed development with the Comprehensive Plan*
- b) *Access, circulation and other traffic impacts of the proposed development on adjoining public streets*
- c) *Extent to which the layout and design of the development will retain and protect sensitive and enhancing natural features of the site*
- d) *Extent to which architectural design features will complement the predominant architectural styles present in the surrounding neighborhood. All townhouse buildings within a development must be designed and use materials and colors to be aesthetically compatible with one another*
- e) *Extent to which proposed buildings are designed and oriented to take advantage of scenic views and/or to maximize solar access*
- f) *Extent to which higher densities on the site are visually screened or buffered from any adjoining single family detached dwellings*
- g) *Extent to which recreational amenities will be incorporated into the development*


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

APPROVED and ADOPTED this the 9th day of June, 2026.

CITY COUNCIL OF THE CITY OF
OXFORD, ALABAMA



Chris Spurlin, Council President



Charlotte Hubbard, Council Member

absent

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 9th day of June, 2026, 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 15th day of June, 2026, in accordance with the provision of Code of Alabama, 1975, Section 1145-8.


Alan Atkinson, City Clerk