

**ORDINANCE NUMBER 2020-36**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF OXFORD, ARTICLE 6, SECTION 6.03, PLANNED DEVELOPMENT DISTRICT, 6. *PROPERTY DEVELOPMENT STANDARDS* (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 6, Section 6.03, Planned Development District, 6. *Property Development Standards*, of the above referenced Ordinance so that it shall read in its entirety as follows:

1. *Property Development Standards.* Property development standards must be proposed in the Master Development Plan and must be consistent with the developmental policies of the Oxford Comprehensive Plan. All provisions of the Zoning Ordinance and Subdivision Regulations apply except where specifically addressed in this Section or within the approved Master Development Plan. No use of the property, nor construction, modification or alteration of any use or structure is permitted in conflict with the Master Development Plan.
  - a) Development must be compatible with site topography. Scenic assets and natural features, such as trees, streams, and topographic features, must be protected and preserved to the extent possible.
  - b) Structures and open space must be arranged in such a way as best to serve the needs of residents and to minimize any adverse effects on neighboring properties.
  - c) Harmonious design, incorporating a variety of building types and variations in building styles, is encouraged.
  - d) Density, building height, building spacing and setbacks must be as provided in Table 6-3.

Table 6-3 PD Development Standards				
Min. Setback from PD Boundary	15 ft			
	PR-1	PR-2	PM-1	PM-2
Max. Residential Density	4 du/acre	8 du/acre	8 du/acre	10 du/acre
Min. Common Open Space	To Be Determined by Planning Commission			
Min. Land Area Designated for Commercial Uses	n/a	n/a	50%	60%
Max. Building Height	2-1/2 stories	3 stories	4 stories	6 stories
Min. front yard setback				
Along arterial	25 ft	25 ft	25 ft	25 ft
Along collector *	25 ft	25 ft	25 ft	25 ft
Along local street *	25 ft	25 ft	25 ft	25 ft
Min. front driveway width	20 ft	20 ft	20 ft	20 ft
<u>Rear parking or side entry setback</u>				
Along collector*	15 ft	15 ft	10 ft	10 ft
Along local street*	15 ft	10 ft	0 ft	0 ft
Minimum Building Spacing for Attached and Multifamily Dwellings				
Front to front; Front to back; back to back	40 ft			
Front to end, Back to end	20 ft if end wall is unpierced 30 ft if end wall is pierced			
End to end	15 ft if end wall is unpierced 25 ft if end wall is pierced			
Any other situation	15 ft			
Min. Floor Area for Dwellings				
Efficiency or Studio Units	425 sf			
All other Dwellings	600 sf			

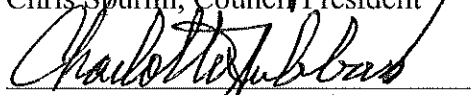
- e) The development may not adversely affect property in the vicinity and must be compatible with adjacent properties with regard to density, scale, character and use. Buffers, landscaping, setbacks for buildings along the perimeter of the site, or a combination of these may be required for the protection of adjoining properties.
- f) Adequate water, sewer, streets and other facilities and utilities must be available to the Planned Development or there must be a definite proposal for making them available at the expense of a party other than the City. The Commission may impose such reasonable conditions that it finds necessary to protect and promote the public health, safety, and welfare of the City.

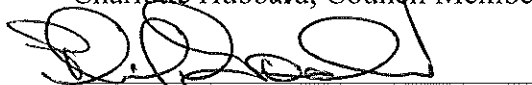
**SECTION 2.** This Ordinance shall become effective upon passage by the Council and by advertising as required by law.

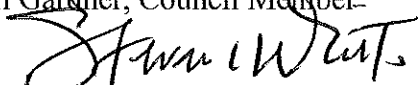
APPROVED and ADOPTED this 8th day of December, 2020.

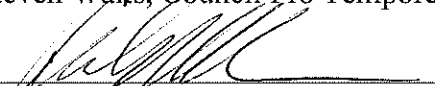
CITY COUNCIL OF THE CITY OF  
OXFORD, ALABAMA

  
Chris Spurlin, Council President

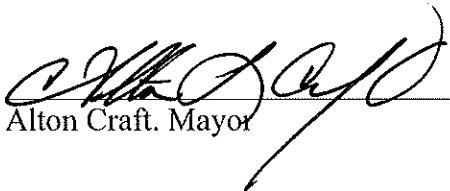
  
Charlotte Hubbard, Council Member

  
Phil Gardner, Council Member

  
Steven Waits, Council Pro Tempore

  
Mike Henderson, Council Member

APPROVED:

  
Alton Craft, Mayor

ATTEST:

  
Alan B. Atkinson, City Clerk

CERTIFICATION OF ADOPTION

I hereby certify that the attached ordinance was duly adopted by the Oxford City Council in regular session assembled on the 8th day of December, 2020, and is recorded in the official minutes of the Oxford City Council.

  
Alan B. Atkinson, City Clerk

CERTIFICATION OF PUBLICATION

I, Alan B. Atkinson, City Clerk for the City of Oxford, Alabama, do hereby certify this Ordinance was posted in three public places within the City and at Oxford City Hall beginning on the 9th day of December, 2020, as in accordance with the provisions of Code of Alabama, 1975, Section 11-45-8.

  
Alan B. Atkinson, City Clerk