

## CHAPTER 2: Zoning District and Provisions

### 2.1 OFFICIAL ZONING MAP

#### 2.1.1 ZONING MAP

- A. Zoning Districts: The boundaries of each zoning district are shown on a map entitled “City of Oxford North Carolina Official Zoning Map” which is hereby made a portion of this ordinance. The Official Zoning Map shall bear the adoption date of this ordinance and the signatures of the Mayor and City Clerk.
- B. Overlay Districts: Certain overlay districts such as the Watershed Protection Districts, Highway Overlay Districts, Special Entrance Overlay Districts, etc., are hereby established and incorporated by reference. The spatial data for such overlay(s) shall be presented with the Official Zoning Map, as appropriate.
- C. Administration and Maintenance of Zoning Map: The Official Zoning Map shall be maintained in the City of Oxford Planning Department and a copy shall be kept on file with the City Clerk. The Administrator shall separately maintain the digital file that comprise the map and record all map amendments in a separate metadata file.

#### 2.1.2 INTERPRETATION OF BOUNDARIES

When uncertainty exists with respect to the boundaries or districts as shown on the Official Zoning Map, the following rules shall apply:

- A. District boundary lines are generally intended to be along or parallel to property lines, lot lines, the center lines of streets, alleys, railroads, easements, or other rights-of-way, creeks, streams, or other water channels.
- B. In the absence of specified distances on the map, dimensions or distances shall be determined by the scale on the Official Zoning Map.
- C. Where the Official Zoning Map shows a district boundary dividing a lot, each part of the lot shall conform to the standards established by this ordinance for the zoning district or overlay zoning district in which that part is located.
- D. When the street or property layout existing on the ground is at variance with that shown on the Official Zoning Map, the Planning Board shall interpret the district boundaries in accordance with Chapter 14 of this ordinance.

## 2.2 DISTRICT ESTABLISHED

### 2.2.1 GENERAL USE ZONING DISTRICTS

The general use zoning districts below are established and applied to property as set forth on the Official Zoning Map.

#### A. RURAL AND SUBURBAN ZONING DISTRICTS

In order to maintain existing auto-oriented commercial and industrial areas, and conventionally developed residential subdivisions, there are thereby continued several base districts with the designations and general purpose listed under each and the specifically permitted uses, special uses, and dimensional standards included. It is expected that the expansion or enlargement of these districts will continue as there is sufficient area to support the future development or rural and suburban style development patterns within the City of Oxford. Each base district has a corresponding Conditional District designation which will be administered in accordance Section 2.7 of this ordinance.

| BASE DISTRICT                                                             | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. RA, Residential Agricultural                                           | The RA, Residential Agricultural district is primarily intended to accommodate scattered farm and non-farm uses on large tracts of land where public utilities are not generally available.                                                                                                                                                                                                                                                                    |
| 2. GR3, General Residential-3 ( <i>Previous Districts R-25 and R-15</i> ) | The GR3 district is primarily intended to allow primarily low density single-family detached dwelling in areas that can be served by public utilities. The maximum density of residential development in the GR3 zoning district is 3 dwellings units per acre.                                                                                                                                                                                                |
| 3. GR5, General Residential-5 ( <i>Previous Districts R-8 and R-6</i> )   | The GR5 district is intended to allow primarily moderate density single-family residential development and related recreational, religious, and educational facilities in areas that are served by public utilities. The maximum density permitted in the GR5 zoning district is 5 dwelling units per acre                                                                                                                                                     |
| 4. GR10, General Residential-10                                           | The GR10 district is intended to allow moderate to high density residential development and related recreational, religious facilities, educational and civic uses in areas that are served by public utilities. The maximum density permitted in the GR10 zoning district is 10 dwelling units per acre.                                                                                                                                                      |
| 5. O&I, Office and Institutional                                          | The purpose of the Office and Institutional District is to provide a zone of transition between residential and non-residential zoning districts. Permitted uses included business and medical offices, educational uses, religious uses, and limited retail, professional and personal services. Townhome and multi-family residential uses are permitted in the O&I zoning district as well, with a maximum permitted density of 10 dwelling units per acre. |

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6. NB, Neighborhood Business District</b> | The Neighborhood Business District is established as a district in which the principle uses are retail and neighborhood serving businesses of a lower intensity than the HB, Highway Business District. This district is generally located near residential areas and uses cater to the everyday needs of the nearby residential neighborhoods, stressing accessibility by automobile, bicycles, and pedestrians.                                                                                                                                                                                                                                                    |
| <b>7. HB, Highway Business District</b>      | The Highway Business District is established to recognize commercial uses which serve the travelling public and require high visibility and access to major roads. This district is generally located near major thoroughfares and provide opportunities for the provision of offices, services, and retail goods. The regulations in the Highway Business District are intended to accommodate the predominantly auto-oriented pattern of existing development while encouraging the creation of new pedestrian and bicycle friendly development that avoids the strip commercial development of the past and establishes more resilient land development patterns. |
| <b>8. IPD, Industrial Park District</b>      | The Industrial Park District is established to accommodate office, warehouse, assembly, and research and development uses on large sites in a planned campus-like setting compatible with adjacent uses. This district may also contain limited retail and service uses which customarily locate within planned employment centers.                                                                                                                                                                                                                                                                                                                                  |
| <b>9. LI, Light Industrial District</b>      | The Light Industrial District is intended to allow light manufacturing, wholesaling, warehousing, research and development, and related commercial and service uses. Uses permitted in this zoning district are externally benign and pose little nuisance to adjacent uses.                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>10. HI, Heavy Industrial</b>              | The Heavy Industrial District is intended to permit a wide array of industrial uses, such as manufacturing, assembly, and fabricating. The district is intended to accommodate those uses that may have significant environmental impacts and require separation from nearby residential and non-residential uses.                                                                                                                                                                                                                                                                                                                                                   |

**B. FORM BASED ZONING DISTRICTS**

To permit the compact, high-density development within the City of Oxford, form-based zoning districts are hereby established. These zoning districts are intended to allow developments of higher density and intensity to promote the conservation of land, reduced urban sprawl, and less reliance on the automobile to travel to retail establishments, places of employment, and other service uses. Each form-based district has a specific purpose described below and has its own set of permitted uses, dimensional standards, and design standards. Each base district has a corresponding Conditional District designation which shall be administered in accordance with Section 2.7.

| BASE DISTRICT                            | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. CBD, Central Business District</b> | The Central Business District is intended to accommodate, protect, and promote rehabilitation of downtown retail and wholesale trades, professional, governmental, financial, and business services in an efficiently concentrated area. The ground floor of buildings in this district shall be comprised of active uses including retail or restaurants with office, assembly, and residential uses located on upper stories.                                                              |
| <b>2. RMU, Residential Mixed-Use</b>     | The Residential Mixed-Use District is established to accommodate a wide variety of housing types in a neighborhood setting. The regulations of this district are intended to provide areas within the City of Oxford for those desiring small lot single-family homes, townhomes, or multi-family dwelling units in relatively high-density neighborhoods. The regulations in this district also permit appropriately scaled non-residential and service uses to serve adjoining residences. |
| <b>3. NMU, Neighborhood Mixed-Use</b>    | The Neighborhood Mixed-Use District is established to permit the development of high-density residential development, such as townhomes, multi-family dwelling units, and upper-story residential in conjunction with non-residential uses intended to serve the everyday needs of nearby neighborhoods. The focus of regulation is intended to create developments that are accessible by automobile, bicycle, and pedestrians.                                                             |
| <b>4. CMU, Commercial Mixed-Use</b>      | The Commercial Mixed-Use District is established to permit the accommodate developments that are pedestrian friendly with community scale commercial, residential, office and civic uses in both vertically mixed-use and free-standing buildings. Active non-residential uses, such as restaurants and retail, should be placed at the street level with residential and office uses located on upper stories.                                                                              |

## 2.3 DISTRICT STANDARDS

### 2.3.1 TABLE OF RURAL AND SUBURBAN RESIDENTIAL DEVELOPMENT STANDARDS

|                                                            | RA, RESIDENTIAL AGRICULTURAL | GENERAL RESIDENTIAL (GR3, GR5, GR10)                       | O&I, OFFICE AND INSTITUTIONAL                |
|------------------------------------------------------------|------------------------------|------------------------------------------------------------|----------------------------------------------|
| <b>A. DEVELOPMENT STANDARDS</b>                            |                              |                                                            |                                              |
| 1. Density (max) <sup>1</sup>                              | 1 du / acre                  | GR3: 3 du / acre<br>GR5: 5 du / acre<br>GR10: 10 du / acre | 10 du / acre                                 |
| 2. Passive Open Space minimum (per Chapter 7) <sup>2</sup> | 7.5% of gross site area      | 7.5% of gross site area                                    | 7.5% of gross site area                      |
| 3. Active Open Space minimum (Per Chapter 7)               | 5% of gross site area        | 5% of gross site area                                      | 5% of gross site area                        |
| <b>B. LOT STANDARDS</b>                                    |                              |                                                            |                                              |
| 1. Lot Area (min) <sup>3</sup>                             | 25,000 sf                    | GR3: 10,000 sf<br>GR5: 8,000 sf<br>GR10: 5,000 sf          | N/A                                          |
| 2. Lot Width at Street Setback                             | 80 ft                        | GR3: 70 ft<br>GR5: 60 ft<br>GR10: 50 ft                    | 50 ft                                        |
| <b>C. PRINCIPAL BUILDING STANDARDS</b>                     |                              |                                                            |                                              |
| 1. Street Setback (min) <sup>4</sup>                       | 30 ft                        | 20 ft                                                      | 25 ft                                        |
| 2. Side Setback (min)                                      | 15 ft                        | GR3: 15 ft<br>GR5: 10 ft<br>GR10: 10 ft                    | 10 ft                                        |
| 3. Rear Setback (min)                                      | 35 ft                        | 25 ft                                                      | 25 ft                                        |
| 4. Building Height (max)                                   | 35 ft                        | 35 ft                                                      | 40 ft (may exceed with a Special Use Permit) |
| <b>D. ACCESSORY STRUCTURES<sup>5</sup></b>                 |                              |                                                            |                                              |
| 1. Side Setbacks (min)                                     | 10 ft                        | 10 ft                                                      | 10 ft                                        |
| 2. Rear Setback (min)                                      | 10 ft                        | 10 ft                                                      | 10 ft                                        |
| 3. Building Height (max) <sup>6</sup>                      | 25 ft                        | 25 ft                                                      | 25 ft                                        |

<sup>1</sup> Maximum density permitted is subject to standards of applicable Zoning Overlays.

<sup>2</sup> Open Space required in the O&I district is applicable to residential and mixed-use developments only. No minimum Open Space is required for non-residential developments.

<sup>3</sup> For Townhome developments, this standard applies to the entire development, not individual Townhome lots.

<sup>4</sup> On lots with multiple street frontages, the Street Setback applies to all property lines adjoining a public right-of-way or private street easement.

<sup>5</sup> Accessory structures are not permitted within a required Street Setback.

<sup>6</sup> Accessory structure are not permitted to exceed the height of a principal structure located on the same lot.

### 2.3.2 TABLE OF RURAL AND SUBURBAN NON-RESIDENTIAL DEVELOPMENT STANDARDS

|                                                    | O&I, OFFICE<br>AND<br>INSTITUTIONAL | NB,<br>NEIGHBORHOOD<br>BUSINESS | HB, HIGHWAY<br>BUSINESS                                       | IPD,<br>INDUSTRIAL<br>PARK | LI, LIGHT<br>INDUSTRIAL | HI, HEAVY<br>INDUSTRIAL |
|----------------------------------------------------|-------------------------------------|---------------------------------|---------------------------------------------------------------|----------------------------|-------------------------|-------------------------|
| <b>A. DEVELOPMENT STANDARDS</b>                    |                                     |                                 |                                                               |                            |                         |                         |
| 1. Development Area                                | N/A                                 | N/A                             | N/A                                                           | 10 acres                   | N/A                     | N/A                     |
| 2. Development<br>Exterior Setback                 | N/A                                 | N/A                             | N/A                                                           | 50 ft                      | 50 ft                   | 100 ft                  |
| 3. Building Floor Area<br>(max) <sup>1</sup>       | 20,000 sf                           | 40,000 sf                       | 125,000 sf<br>(may exceed<br>with a<br>Special Use<br>Permit) | N/A                        | N/A                     | N/A                     |
| <b>B. LOT STANDARDS</b>                            |                                     |                                 |                                                               |                            |                         |                         |
| 1. Lot Area (min)                                  | 6,000 sf                            | N/A                             | N/A                                                           | 5 acres                    | N/A                     | N/A                     |
| 2. Lot Width at Street<br>Setback (min)            | N/A                                 | N/A                             | 100 ft                                                        | 400 ft                     | N/A                     | N/A                     |
| <b>C. PRINCIPAL BUILDING STANDARDS</b>             |                                     |                                 |                                                               |                            |                         |                         |
| 1. Street Setback (min) <sup>2</sup>               | 30 ft                               | 30 ft                           | 30 ft                                                         | 50 ft                      | 50 ft                   | 100 ft                  |
| 2. Side Setback(min) <sup>3</sup>                  | 10 ft                               | 10 ft                           | 15 ft                                                         | 50 ft                      | 50 ft                   | 50 ft                   |
| 3. Rear Setback (min)                              | 15 ft                               | 20 ft                           | 20 ft                                                         | 50 ft                      | 50 ft                   | 50 ft                   |
| 4. Building Height (max)                           | 35 ft                               | 50 ft                           | 50 ft (may<br>exceed with<br>a Special<br>Use Permit)         | N/A                        | N/A                     | N/A                     |
| <b>D. ACCESSORY BUILDING STANDARDS<sup>4</sup></b> |                                     |                                 |                                                               |                            |                         |                         |
| 1. Side Setback (min)                              | 10 ft                               | 10 ft                           | 10 ft                                                         | 10 ft                      | 10 ft                   | 10 ft                   |
| 2. Rear Setback (min)                              | 10 ft                               | 10 ft                           | 10 ft                                                         | 10 ft                      | 10 ft                   | 10 ft                   |
| 3. Building Height<br>(max) <sup>5</sup>           | 25 ft                               | 25 ft                           | 25 ft                                                         | N/A                        | N/A                     | N/A                     |

<sup>1</sup>Maximum Building Floor Area permitted in the O&I District applies only to those uses classified as "Commercial" in the Permitted Use Table. There is no maximum floor area for other uses permitted in the O&I District

<sup>2</sup>On lots with multiple street frontages, the Street Setback applies to all property lines adjoining a public right-of-way or private street easement.

<sup>3</sup>In situations where required perimeter buffer widths are greater than required Side Setback, minimum Side Setback is increased the minimum required perimeter buffer width (See Chapter 8).

<sup>4</sup>Accessory structures are not permitted within a required Street Setback.

<sup>5</sup> Accessory structure are not permitted to exceed the height of a principal structure located on the same lot.

### 2.3.3 TABLE OF FORM-BASED DISTRICT STANDARDS

|                                                    | CBD, CENTRAL BUSINESS                        | RMU, RESIDENTIAL MIXED-USE                            | NMU, NEIGHBORHOOD MIXED USE                           | CMU, COMMERCIAL MIXED USE |
|----------------------------------------------------|----------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|---------------------------|
| <b>A. DEVELOPMENT STANDARDS</b>                    |                                              |                                                       |                                                       |                           |
| 1. Density (max) <sup>1</sup>                      | N/A                                          | 14 du / acre                                          | 18 du / acre                                          | N/A                       |
| 2. Passive Open Space (per Chapter 7)              | N/A                                          | 5% of gross site area                                 | 5% of gross site area                                 | 2% of gross site area     |
| 3. Active Open Space (per Chapter 7)               | N/A                                          | 2.5% of gross site area                               | 2.5% of gross site area                               | 2% of gross site area     |
| <b>B. PRINCIPAL BUILDING STANDARDS</b>             |                                              |                                                       |                                                       |                           |
| 1. Street Setback <sup>2</sup>                     | 5 ft (max)                                   | 20 ft (max)                                           | 15 ft (max)                                           | 10 ft (max)               |
| 2. Side Setback                                    | 0 ft                                         | 8 ft                                                  | 8 ft                                                  | 5 ft                      |
| 3. Rear Setback                                    | 0 ft (min)                                   | 20 ft (min) *or*<br>5 ft (min) with rear alley access | 20 ft (min) *or*<br>5 ft (min) with rear alley access | 0 ft (min)                |
| 4. Frontage Buildout (per Chapter 4)               | 80%                                          | N/A                                                   | 60%                                                   | 80%                       |
| 5. Building Height (min)                           | 20 ft                                        | N/A                                                   | 20 ft                                                 | 24 ft                     |
| 6. Building Height (max)                           | 60 ft (may exceed with a Special Use Permit) | 50 ft                                                 | 50 ft                                                 | 75 ft                     |
| <b>C. ACCESSORY BUILDING STANDARDS<sup>3</sup></b> |                                              |                                                       |                                                       |                           |
| 1. Side Setback (min)                              | 5 ft                                         | 5 ft                                                  | 5 ft                                                  | 5 ft                      |
| 2. Rear Setback (min)                              | 5 ft                                         | 5 ft                                                  | 5 ft                                                  | 5 ft                      |
| 3. Building Height (max) <sup>4</sup>              | 25 ft                                        | 25 ft                                                 | 25 ft                                                 | 25 ft                     |

<sup>1</sup>Maximum density permitted is subject to standards of applicable Zoning Overlays

<sup>2</sup>On lots with multiple frontages, the Street Setback applies to all property lines adjoining a public right-of-way or private street easement.

<sup>3</sup>Accessory structures are not permitted within a required Street Setback.

<sup>4</sup>Accessory structure are not permitted to exceed the height of a principal structure located on the same lot.

### 2.3.4 CONSERVATION DEVELOPMENT OPTION

A conservation development trades smaller lot sizes, setbacks, and density in exchange for protecting significant amounts of open space. Applications for Conservation Development approvals are subject to the same review and approval processes required elsewhere in this Ordinance. The City of Oxford encourages a Conservation Development approach which can help protect systems by maintaining suitably wide riparian buffers, limiting impervious surface cover, and managing stormwater to remove pollutants and approximate natural flow patterns.

**A. TABLE OF CONSERVATION DEVELOPMENT STANDARDS**

|                                                            | RA, RESIDENTIAL AGRICULTURAL | GENERAL RESIDENTIAL (GR3, GR5, GR10)                       | O&I, OFFICE AND INSTITUTIONAL                |
|------------------------------------------------------------|------------------------------|------------------------------------------------------------|----------------------------------------------|
| <b>A. DEVELOPMENT STANDARDS</b>                            |                              |                                                            |                                              |
| 1. Density (max) <sup>1</sup>                              | 2 du / acre                  | GR3: 5 du / acre<br>GR5: 7 du / acre<br>GR10: 12 du / acre | 12 du / acre                                 |
| 2. Passive Open Space minimum (per Chapter 7) <sup>2</sup> | 30% of gross site area       | 30% of gross site area                                     | 30% of gross site area                       |
| 3. Active Open Space minimum (Per Chapter 7)               | 25% of total open space      | 25% of total open space                                    | 25% of total open space                      |
| <b>B. LOT STANDARDS</b>                                    |                              |                                                            |                                              |
| 1. Lot Area (min) <sup>3</sup>                             | N/A                          | N/A                                                        | N/A                                          |
| 2. Lot Width at Street Setback                             | N/A                          | N/A                                                        | N/A                                          |
| <b>C. PRINCIPAL BUILDING STANDARDS</b>                     |                              |                                                            |                                              |
| 1. Street Setback (min) <sup>4</sup>                       | N/A                          | N/A                                                        | N/A                                          |
| 2. Side Setback (min)                                      | N/A                          | N/A                                                        | N/A                                          |
| 3. Rear Setback (min)                                      | N/A                          | N/A                                                        | N/A                                          |
| 4. Building Height (max)                                   | 35 ft                        | 35 ft                                                      | 40 ft (may exceed with a Special Use Permit) |
| <b>D. ACCESSORY STRUCTURES<sup>5</sup></b>                 |                              |                                                            |                                              |
| 1. Side Setbacks (min)                                     | 10 ft                        | 10 ft                                                      | 10 ft                                        |
| 2. Rear Setback (min)                                      | 10 ft                        | 10 ft                                                      | 10 ft                                        |
| 3. Building Height (max) <sup>6</sup>                      | 25 ft                        | 25 ft                                                      | 25 ft                                        |

<sup>1</sup>Maximum density permitted is subject to standards of applicable Zoning Overlays

<sup>2</sup>On lots with multiple frontages, the Street Setback applies to all property lines adjoining a public right-of-way or private street easement.

<sup>3</sup>Accessory structures are not permitted within a required Street Setback.

<sup>4</sup>Accessory structure are not permitted to exceed the height of a principal structure located on the same lot.



Figure 2.2: Subdivision Comparisons<sup>8</sup>

## 2.4 PERMITTED USES

### 2.4.1 USE CATEGORIES

All uses permitted in the UDO have been divided in to 10 categories, defined as follows:

**A. Residential:** These uses are intended for long-term human habitation by means of ownership or rental. This category of uses excluded the short-term leasing or rental of property for less than 1 month.

**B. Lodging:** These uses are intended for short-term human habitation including daily and weekly rental.

**C. Office / Service:** These uses include the transaction of general business and the provision of services. This category of uses excludes retail sales and manufacturing, except as a minority component of the primary use.

**D. Commercial / Entertainment:** These uses include the transaction of commercial sales of merchandise, prepared foods, and food and drink consumption. This category of uses excludes the manufacturing of goods and products.

**E. Civic:** These uses include organizations dedicated to religion, government, arts and culture, recreation and sports, and other similar areas of public assembly.

**F. Educational and Institutional:** Uses and premises dedicated to education, social service, health care, and other similar functions.

**G. Automotive:** These uses are accessed predominantly by or dedicated to the sale, maintenance, servicing and/or storage of automobiles or similar vehicles.

**H. Industrial:** Uses dedicated to the creation, assemblage, storage, and repair of items including their wholesale or retail sale.

**I. Agricultural:** Uses dedicated to growing crops, raising animals, harvesting timber, and harvesting fish or other animals from a farm, ranch, or their natural habitat and all related functions.

**J. Infrastructure:** Uses dedicated to transportation, communication, information, and utilities.

### 2.4.2 INTERPRETATION OF THE PERMITTED USE TABLE

**A. Permitted / Prohibited Uses:** Uses not listed as permitted (P), permitted with additional standards (PS), or requiring a special use permit (SUP) are presumed to be prohibited (-) from the applicable zoning district.

**B. Uses Not Listed:** In the event that a particular use is not listed in the Permitted Use Table, and such use is not listed as a prohibited use and is not otherwise prohibited by local, state, or federal law, the Administrator shall determine whether a materially similar use exists in the UDO. Should the Administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Administrator's decision shall be recorded in writing. Should the Administrator determine that a materially similar use does not exist, the Administrator's determination may be appealed to the Board of Adjustment, as described in Chapter 15 of this ordinance. Alternatively, the UDO may be amended, as described in Chapter 15, to establish a specific listing for the use in question.

**C. Materially Similar Uses:** The Administrator may determine that a use is materially similar if a permitted use is similarly classified by one or more of the following use classification systems:

1. American Planning Association Land-Based Classification Standards (LBCS)
2. North American Industrial Classification System (NAICS)
3. Institute of Traffic Engineers Trip Generation Guide (ITS)

### 2.4.3 PERMITTED USE TABLE

**A. (P)** – This notation indicates that the listed use is permitted by-right in the corresponding zoning district.

**B. (PS)** – This notation indicates that the listed use is permitted by-right in the corresponding zoning district, with supplemental use standards as defined in Chapter 3 of this ordinance.

**C. (SUP)** – This notation indicates that the listed use is permitted with approval of a Special Use Permit by the City of Oxford Board of Commissioners

**D. (-)** – This notation indicates that the listed use is not permitted in the corresponding zoning district.

**E. (\*)** – This notation indicates that these are the uses permitted in the CSO-2 Overlay (See §2.5.5)

| USE TYPES                                | RURAL AND SUBURBAN |     |     |      |     |    |    |     |    |    | FORM-BASED |     |     |     |
|------------------------------------------|--------------------|-----|-----|------|-----|----|----|-----|----|----|------------|-----|-----|-----|
|                                          | RA                 | GR3 | GR5 | GR10 | O&I | NB | HB | IPD | LI | HI | CBD        | RMU | NMU | CMU |
| <b>A. RESIDENTIAL</b>                    |                    |     |     |      |     |    |    |     |    |    |            |     |     |     |
| Accessory Dwelling*                      | PS                 | PS  | PS  | PS   | PS  | -  | -  | -   | -  | -  | PS         | PS  | PS  | PS  |
| Class A Manufactured Housing             | SUP                | -   | -   | -    | -   | -  | -  | -   | -  | -  | -          | -   | -   | -   |
| Class B & C Manufactured Housing         | SUP                | -   | -   | -    | -   | -  | -  | -   | -  | -  | -          | -   | -   | -   |
| Dwelling, Duplex*                        | -                  | -   | P   | P    | P   | -  | -  | -   | -  | -  | P          | P   | P   | -   |
| Dwelling, Multi-Family*                  | -                  | -   | -   | P    | P   | -  | -  | -   | -  | -  | P          | P   | P   | P   |
| Dwelling, Single-Family*                 | P                  | P   | P   | P    | -   | -  | -  | -   | -  | -  | -          | P   | -   | -   |
| Dwelling, Townhome*                      | -                  | -   | -   | P    | P   | -  | -  | -   | -  | -  | P          | P   | P   | P   |
| Family Care Home (6 or fewer residents)* | PS                 | PS  | PS  | PS   | PS  | -  | -  | -   | -  | -  | PS         | PS  | PS  | PS  |
| Manufactured Home Park                   | SUP                | -   | -   | -    | -   | -  | -  | -   | -  | -  | -          | -   | -   | -   |
| Residential Care Facilities              | -                  | PS  | PS  | PS   | PS  | PS | PS | -   | -  | -  | PS         | PS  | PS  | PS  |
| Upper Story Residential                  | -                  | -   | -   | -    | P   | P  | P  | -   | -  | -  | P          | P   | P   | P   |

"P" = Permitted; "PS" = Permitted with Standards; "SUP" = Special Use Permit; "-" = Not Permitted; "\*" = Permitted in the CSO-2 District

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### 2.4 PERMITTED USES

| B. LODGING                                      | RURAL AND SUBURBAN |     |     |      |     |    |    |     |    |    | FORM-BASED |     |     |     |
|-------------------------------------------------|--------------------|-----|-----|------|-----|----|----|-----|----|----|------------|-----|-----|-----|
|                                                 | RA                 | GR3 | GR5 | GR10 | O&I | NB | HB | IPD | LI | HI | CBD        | RMU | NMU | CMU |
| Bed and Breakfast Homes*                        | SUP                | SUP | SUP | -    | -   | -  | -  | -   | -  | -  | SUP        | SUP | SUP | SUP |
| Boarding or Rooming House (12 or less persons)* | -                  | -   | SUP | SUP  | SUP | -  | -  | -   | -  | -  | -          | SUP | SUP | SUP |
| Campground                                      | P                  | -   | -   | -    | -   | -  | -  | -   | -  | -  | -          | -   | -   | -   |
| Hotel / Inn (less than 20 rooms)*               | -                  | -   | -   | -    | P   | P  | P  | P   | -  | -  | P          | P   | P   | P   |
| Hotel / Inn (no room limit)                     | -                  | -   | -   | -    | P   | P  | P  | P   | P  | -  | P          | P   | P   | P   |
| Short-Term Vacation Rental                      | SUP                | SUP | SUP | SUP  | SUP |    |    |     |    |    | SUP        | SUP | SUP | SUP |

"P" = Permitted; "PS" = Permitted with Standards; "SUP" = Special Use Permit; "-" = Not Permitted; "\*" = Permitted in the CSO-2 District

| C. OFFICE / SERVICE             | RURAL AND SUBURBAN |     |     |      |     |    |    |     |    |    | FORM-BASED |     |     |     |
|---------------------------------|--------------------|-----|-----|------|-----|----|----|-----|----|----|------------|-----|-----|-----|
|                                 | RA                 | GR3 | GR5 | GR10 | O&I | NB | HB | IPD | LI | HI | CBD        | RMU | NMU | CMU |
| ATM                             | -                  | -   | -   | -    | P   | P  | P  | P   | P  | P  | P          | P   | P   | P   |
| Business Support Services       | -                  | -   | -   | -    | P   | P  | P  | P   | -  | -  | P          | P   | P   | P   |
| Dry Cleaning & Laundry Services | -                  | -   | -   | -    | P   | P  | P  | -   | -  | -  | P          | P   | P   | P   |
| Financial Services              | -                  | -   | -   | -    | P   | P  | P  | P   | -  | -  | P          | P   | P   | P   |
| Funeral Homes / Crematoria      | -                  | -   | -   | -    | P   | P  | P  | -   | -  | -  | P          | P   | P   | P   |
| Home Occupation*                | PS                 | PS  | PS  | PS   | PS  | -  | -  | -   | -  | -  | PS         | PS  | PS  | PS  |
| Medical Clinic                  | -                  | -   | -   | -    | P   | P  | P  | -   | -  | -  | P          | P   | P   | P   |
| Pawn Shops                      | -                  | -   | -   | -    | -   | -  | PS | -   | -  | -  | -          | -   | -   | -   |
| Personal Services               | -                  | -   | -   | -    | P   | P  | P  | P   | -  | -  | P          | P   | P   | P   |
| Personal Services, Restricted   | -                  | -   | -   | -    | -   | -  | PS | -   | -  | -  | -          | -   | -   | -   |
| Post Office                     | -                  | -   | -   | -    | P   | P  | P  | P   | -  | -  | P          | P   | P   | P   |
| Professional Services           | -                  | -   | -   | -    | P   | P  | P  | P   | -  | -  | P          | P   | P   | P   |
| Small Equipment Rental / Repair | -                  | -   | -   | -    | -   | -  | P  | P   | P  | P  | -          | -   | -   | P   |
| Veterinary Services             | -                  | -   | -   | -    | P   | P  | P  | -   | -  | -  | P          | -   | P   | P   |

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## CHAPTER 2: Zoning District and Provisions

### 2.4 PERMITTED USES

| D. COMMERCIAL / ENTERTAINMENT                                 | RURAL AND SUBURBAN |     |     |      |     |    |     |     |     |     | FORM-BASED |     |     |     |
|---------------------------------------------------------------|--------------------|-----|-----|------|-----|----|-----|-----|-----|-----|------------|-----|-----|-----|
|                                                               | RA                 | GR3 | GR5 | GR10 | O&I | NB | HB  | IPD | LI  | HI  | CBD        | RMU | NMU | CMU |
| ABC Store                                                     | -                  | -   | -   | -    | -   | P  | P   | -   | -   | -   | -          | -   | P   | P   |
| Adult Establishment                                           | -                  | -   | -   | -    | -   | -  | -   | -   | -   | SUP | -          | -   | -   | -   |
| Bar/ Tavern                                                   | -                  | -   | -   | -    | -   | PS | PS  | -   | -   | -   | PS         | -   | PS  | PS  |
| General Commercial                                            | -                  | -   | -   | -    | P   | P  | P   | -   | -   | -   | P          | P   | P   | P   |
| General Commercial – Development Area Greater than 125,000 sf | -                  | -   | -   | -    | -   | -  | SUP | -   | -   | -   | -          | -   | -   | SUP |
| Indoor Amusement                                              | -                  | -   | -   | -    | -   | P  | P   | P   | P   | -   | P          | -   | P   | P   |
| Indoor Theater                                                | -                  | -   | -   | -    | -   | P  | P   | -   | -   | -   | P          | -   | P   | P   |
| Internet Sweepstakes Facilities                               | -                  | -   | -   | -    | -   | -  | -   | -   | -   | -   | -          | -   | -   | -   |
| Night Club                                                    | -                  | -   | -   | -    | -   | -  | SUP | -   | -   | -   | SUP        | -   | -   | -   |
| Open Air Retail                                               | -                  | -   | -   | -    | -   | P  | P   | -   | -   | -   | -          | -   | P   | P   |
| Outdoor Theater                                               | -                  | -   | -   | -    | -   | -  | PS  | -   | -   | -   | PS         | -   | -   | PS  |
| Outside Sales and Display                                     | -                  | -   | -   | -    | -   | PS | P   | -   | -   | -   | PS         | -   | PS  | P   |
| Racetrack                                                     | -                  | -   | -   | -    | -   | -  | -   | -   | P   | P   | -          | -   | -   | -   |
| Restaurant                                                    | -                  | -   | -   | -    | P   | P  | P   | P   | -   | -   | P          | P   | P   | P   |
| Riding Stables                                                | P                  | P   | -   | -    | -   | -  | -   | -   | -   | -   | -          | -   | -   | -   |
| Shooting Range, Indoor                                        | SUP                | -   | -   | -    | -   | -  | -   | SUP | SUP | SUP | -          | -   | -   | -   |
| Shooting Range, Outdoor                                       | SUP                | -   | -   | -    | -   | -  | -   | -   | SUP | SUP | -          | -   | -   | -   |
| Special Event Facility                                        | SUP                | -   | -   | -    | PS  | PS | PS  | -   | -   | -   | PS         | -   | PS  | PS  |
| Temporary Uses                                                | PS                 | PS  | PS  | PS   | PS  | PS | PS  | PS  | PS  | PS  | PS         | PS  | PS  | PS  |

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| E. CIVIC                       | RURAL AND SUBURBAN |     |     |      |     |    |     |     |    |    | FORM-BASED |     |     |     |
|--------------------------------|--------------------|-----|-----|------|-----|----|-----|-----|----|----|------------|-----|-----|-----|
|                                | RA                 | GR3 | GR5 | GR10 | O&I | NB | HB  | IPD | LI | HI | CBD        | RMU | NMU | CMU |
| Cemetery                       | PS                 | PS  | PS  | PS   | PS  | PS | PS  | -   | -  | -  | PS         | PS  | PS  | PS  |
| Civic Meeting Facilities       | -                  | -   | -   | -    | P   | P  | P   | P   | -  | -  | PS         | PS  | PS  | PS  |
| Community or Cultural Facility | PS                 | -   | -   | -    | PS  | PS | PS  | PS  | -  | -  | PS         | PS  | PS  | PS  |
| Conference/Convention Center   | -                  | -   | -   | -    | -   | P  | P   | P   | -  | -  | P          | -   | -   | P   |
| Indoor Recreation Facility     | P                  | P   | P   | P    | P   | P  | P   | P   | -  | -  | P          | P   | P   | P   |
| Outdoor Recreation Facility    | PS                 | PS  | PS  | PS   | PS  | PS | PS  | PS  | -  | -  | PS         | PS  | PS  | PS  |
| Public Safety Station          | PS                 | PS  | PS  | PS   | PS  | PS | PS  | PS  | PS | PS | PS         | PS  | PS  | PS  |
| Religious Institution          | PS                 | PS  | PS  | PS   | PS  | PS | PS  | PS  | PS | PS | PS         | PS  | PS  | PS  |
| Sports Arena / Stadium         | -                  | -   | -   | -    | -   | -  | SUP | -   | -  | -  | SUP        | -   | -   | SUP |

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## CHAPTER 2: Zoning District and Provisions

### 2.4 PERMITTED USES

| F. EDUCATIONAL / INSTITUTIONAL                        | RURAL AND SUBURBAN |     |     |      |     |    |    |     |     |     | FORM-BASED |     |     |     |
|-------------------------------------------------------|--------------------|-----|-----|------|-----|----|----|-----|-----|-----|------------|-----|-----|-----|
|                                                       | RA                 | GR3 | GR5 | GR10 | O&I | NB | HB | IPD | LI  | HI  | CBD        | RMU | NMU | CMU |
| College/University                                    | -                  | -   | -   | -    | P   | -  | P  | P   | -   | -   | P          | -   | P   | P   |
| Community Support Facility                            | PS                 | PS  | PS  | PS   | P   | P  | P  | P   | -   | -   | PS         | PS  | PS  | PS  |
| Correctional Institution                              | -                  | -   | -   | -    | -   | -  | -  | -   | SUP | SUP | -          | -   | -   | -   |
| Child / Adult Day Care Facility (more than 8 persons) | PS                 | PS  | PS  | PS   | P   | P  | P  | P   | -   | -   | P          | PS  | P   | P   |
| Day Care Home (8 persons or less)*                    | PS                 | PS  | PS  | PS   | PS  | -  | -  | -   | -   | -   | PS         | PS  | PS  | PS  |
| Halfway Homes                                         | -                  | -   | -   | -    | SUP | -  | -  | -   | -   | -   | -          | -   | -   | -   |
| Hospital                                              | -                  | -   | -   | -    | SUP | -  | PS | PS  | -   | -   | -          | -   | -   | PS  |
| Schools – Elementary & Secondary                      | PS                 | PS  | PS  | PS   | PS  | PS | PS | PS  | -   | -   | PS         | PS  | PS  | PS  |
| Schools – Vocational/Technical                        | -                  | -   | -   | -    | P   | -  | P  | P   | -   | -   | -          | -   | -   | P   |
| Studio – Art, Dance, Martial Arts, etc                | -                  | -   | -   | -    | P   | P  | P  | P   | -   | -   | P          | P   | P   | P   |

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| G. AUTOMOTIVE                                    | RURAL AND SUBURBAN |     |     |      |     |     |    |     |    |    | FORM-BASED |     |     |     |
|--------------------------------------------------|--------------------|-----|-----|------|-----|-----|----|-----|----|----|------------|-----|-----|-----|
|                                                  | RA                 | GR3 | GR5 | GR10 | O&I | NB  | HB | IPD | LI | HI | CBD        | RMU | NMU | CMU |
| Drive-in Theater                                 | PS                 | -   | -   | -    | -   | -   | P  | -   | -  | -  | -          | -   | -   | -   |
| Drive-Thru/Drive-In Facility                     | -                  | -   | -   | -    | -   | PS  | P  | P   | -  | -  | SUP        | -   | PS  | PS  |
| Gas/Fueling Station                              | -                  | -   | -   | -    | -   | SUP | P  | P   | -  | -  | -          | -   | SUP | PS  |
| Heavy Equipment Rental/Sales                     | -                  | -   | -   | -    | -   | P   | P  | P   | P  | -  | -          | -   | -   | -   |
| Major Vehicle Maintenance/Repair                 | -                  | -   | -   | -    | -   | -   | P  | P   | P  | P  | -          | -   | -   | -   |
| Manufactured Home Sales                          | -                  | -   | -   | -    | -   | -   | P  | P   | P  | -  | -          | -   | -   | -   |
| Minor Vehicle Maintenance/Repair                 | -                  | -   | -   | -    | -   | PS  | P  | -   | -  | -  | -          | -   | -   | PS  |
| Moving Truck Rental                              | -                  | -   | -   | -    | -   | -   | P  | P   | P  | -  | -          | -   | -   | P   |
| Parking Lot/Parking Structure as a Principal Use | -                  | -   | -   | -    | -   | P   | P  | P   | P  | P  | -          | -   | -   | P   |
| Vehicle Renting/Leasing/Sales                    | -                  | -   | -   | -    | -   | -   | P  | P   | P  | -  | -          | -   | -   | PS  |

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## CHAPTER 2: Zoning District and Provisions

### 2.4 PERMITTED USES

| H. INDUSTRIAL                                  | RURAL AND SUBURBAN |     |     |      |     |    |    |     |    |    | FORM-BASED |     |     |     |
|------------------------------------------------|--------------------|-----|-----|------|-----|----|----|-----|----|----|------------|-----|-----|-----|
|                                                | RA                 | GR3 | GR5 | GR10 | O&I | NB | HB | IPD | LI | HI | CBD        | RMU | NMU | CMU |
| Brewery / Winery / Cidery                      | -                  | -   | -   | -    | -   | -  | PS | P   | P  | P  | PS         | -   | PS  | PS  |
| Distilleries                                   | -                  | -   | -   | -    | -   | -  | PS | P   | P  | P  | -          | -   | -   | PS  |
| Dry Cleaning Plant                             | -                  | -   | -   | -    | -   | -  | -  | -   | P  | P  | -          | -   | -   | -   |
| Heavy Industry                                 | -                  | -   | -   | -    | -   | -  | -  | PS  | -  | PS | -          | -   | -   | -   |
| Light Industry                                 | -                  | -   | -   | -    | -   | -  | PS | PS  | PS | PS | -          | -   | -   | -   |
| Materials Recovery and Waste Transfer Stations | -                  | -   | -   | -    | -   | -  | -  | -   | -  | P  | -          | -   | -   | -   |
| Microdistilleries                              | -                  | -   | -   | -    | -   | -  | PS | P   | P  | P  | P          | -   | -   | PS  |
| Outdoor Storage Yard                           | -                  | -   | -   | -    | -   | -  | PS | PS  | PS | P  | -          | -   | -   | -   |
| Recycling Collection Stations                  | -                  | -   | -   | -    | -   | -  | -  | -   | -  | P  | -          | -   | -   | -   |
| Storage, Self Service                          | -                  | -   | -   | -    | -   | -  | PS | PS  | PS | PS | -          | -   | -   | PS  |
| Warehouse / Indoor Storage                     | -                  | -   | -   | -    | -   | -  | P  | P   | P  | P  | -          | -   | -   | -   |
| Wholesaling and Distribution                   | -                  | -   | -   | -    | -   | -  | -  | P   | P  | P  | -          | -   | -   | -   |

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| I. AGRICULTURAL              | RURAL AND SUBURBAN |     |     |      |     |    |     |     |    |    | FORM-BASED |     |     |     |
|------------------------------|--------------------|-----|-----|------|-----|----|-----|-----|----|----|------------|-----|-----|-----|
|                              | RA                 | GR3 | GR5 | GR10 | O&I | NB | HB  | IPD | LI | HI | CBD        | RMU | NMU | CMU |
| Animal Production            | PS                 | -   | -   | -    | -   | -  | -   | -   | -  | -  | -          | -   | -   | -   |
| Backyard Chicken Pens/Coops  | P                  | PS  | PS  | PS   | PS  | -  | -   | -   | -  | -  | -          | PS  | PS  | PS  |
| Community and Private Garden | P                  | P   | P   | P    | P   | P  | P   | P   | P  | P  | P          | P   | P   | P   |
| Nurseries/Garden Centers     | P                  | -   | -   | -    | P   | P  | P   | P   | -  | -  | -          | -   | -   | -   |
| Outdoor Kennels              | SUP                | -   | -   | -    | -   | -  | SUP | P   | P  | P  | -          | -   | -   | -   |
| Produce Stands               | PS                 | PS  | PS  | PS   | PS  | PS | PS  | PS  | -  | -  | PS         | PS  | PS  | PS  |

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| J. INFRASTRUCTURE                                | RURAL AND SUBURBAN |     |     |      |     |     |     |     |     |     | FORM-BASED |     |     |     |
|--------------------------------------------------|--------------------|-----|-----|------|-----|-----|-----|-----|-----|-----|------------|-----|-----|-----|
|                                                  | RA                 | GR3 | GR5 | GR10 | O&I | NB  | HB  | IPD | LI  | HI  | CBD        | RMU | NMU | CMU |
| Airports / Airstrips                             | SUP                | -   | -   | -    | -   | -   | -   | SUP | SUP | SUP | -          | -   | -   | -   |
| Class 1 Utility                                  | PS                 | PS  | PS  | PS   | PS  | PS  | PS  | PS  | PS  | PS  | PS         | PS  | PS  | PS  |
| Class 2 Utility                                  | PS                 | PS  | PS  | PS   | PS  | PS  | PS  | PS  | PS  | PS  | PS         | PS  | PS  | PS  |
| Class 3 Utility                                  | -                  | -   | -   | -    | -   | -   | -   | SUP | SUP | SUP | -          | -   | -   | -   |
| Wireless Telecommunications Facility (non-tower) | PS                 | PS  | PS  | PS   | PS  | PS  | PS  | PS  | PS  | PS  | PS         | PS  | PS  | PS  |
| Wireless Telecommunications Tower                | SUP                | SUP | SUP | SUP  | SUP | SUP | SUP | SUP | SUP | SUP | SUP        | SUP | SUP | SUP |

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## 2.5 OVERLAY ZONING DISTRICTS

For the purposes of managing certain environmentally sensitive, historic neighborhoods, or visually important geographic areas, certain zoning overlay districts are hereby established to impose design, use, or other standards in addition to the requirements of the underlying base zoning district. Location of overlay zoning districts is shown on the official City of Oxford Zoning Map

### 2.5.1 OVERLAY ZONING DISTRICT DESCRIPTIONS

| OVERLAY DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                      | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Historic Preservation Overlay (HPO)</b>                                                                                                                                                                                                                                                                                                                                                                         | The HPO District is created to establish a process in designated historic districts for the review of development applications and the maintenance of historic features in the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>2. Highway Overlay District (HOD)</b><br><br>a) Highway 15 from I-85 to Oxford City Limits<br><br>b) Martin Luther King Blvd (NC 96) from I-85 to Hillsboro Street<br><br>c) Highway 158 from Williamsboro Street to Roxboro Road<br><br>d) Roxboro Road (Business 158) from West Oxford Elementary School to Masonic Home for Children at Oxford<br><br>e) Williamsboro Street from College Street to Highway 158 | The HOD overlay is generally located 200 feet on either side of the rights-of-way of the corridors as identified on the City of Oxford Zoning Map. This district is established to preserve and protect the natural scenic beauty along major access corridors; develop distinct landscaping and signage standard along the major thoroughfares and entryways; protect the carrying capacity of identified thoroughfares by reducing hazards arising from unnecessary points of ingress and egress and cluttered roadside development; and reduce the costs of future highway expansions by requiring buildings and structures to be sufficiently set back from the future rights-of-way. |
| <b>3. College Street Overlay-1 District (CSO-1)</b>                                                                                                                                                                                                                                                                                                                                                                   | The CSO-1 District, which runs from the intersection of US 158 Bypass and College Street to Roxboro Road, is generally located 200 feet on either side of the right of way as identified on the City of Oxford Zoning Map. The purpose of this district is to create a distinct signage, landscaping, building and site design standards, and driveway access criteria within the corridor.                                                                                                                                                                                                                                                                                               |
| <b>4. College Street Overlay-2 District (CSO-2)</b>                                                                                                                                                                                                                                                                                                                                                                   | The CSO-2 District, which runs from the intersection of Roxboro Road and College Street to Downtown Oxford, is generally located 200 feet on either side of the right-of-way, as identified on the City of Oxford Zoning Map. The purpose of this district is to protect the primarily residential character of this area by limiting commercial uses.                                                                                                                                                                                                                                                                                                                                    |
| <b>5. Lake Devin Watershed Protection Overlay District (LDWPOD)</b>                                                                                                                                                                                                                                                                                                                                                   | The purpose of the LDWPOD is to protect the drinking water supply for the City of Oxford regulate development which will limit exposure of pollution to Lake Devin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

### 2.5.2 HISTORIC PRESERVATION OVERLAY (HPO) DISTRICT

- A. Purpose:** The historical heritage of the City of Oxford is a valued and important part of the general welfare of the community and the preservation and conservation of that heritage stabilizes and increases property values. The purpose of the HPO District is:
1. To safeguard the heritage of the city by preserving districts and landmarks therein that embody important elements of its culture, history, architectural history or prehistory.
  2. To promote the use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of Oxford and the State of North Carolina as a whole.
  3. To promote the following benefits of preservation of historic structures and landmarks:
    - a. Foster civic beauty;
    - b. Stabilize property values;
    - c. Strengthen the local economy;
    - d. Encourage the restoration, preservation, rehabilitation and conservation of historically, architecturally, and archaeologically significant areas, significant areas, structures, buildings, sites or objects and their surroundings; and
    - e. Protect such buildings, sites, or object and their surroundings from potentially adverse influences that may cause the decline, decay or destruction of important historical, architectural, and archeological features that are part of the local heritage.
- B. Applicability:** All locally designated Historic Districts and Historic Landmarks shall be part of the Historic Preservation Overlay District.
- C. Procedures:** All procedures related to the remodeling, reconstruction, renovation, improvement, or demolition within the HPO district are located in Chapter 15 of this ordinance.
- D. Certificates of Appropriateness (COA)**

1. **COA Required:** From and after the designation of a historic landmark or district, no construction, alteration, reparation, rehabilitation, relocation, or demolition of any building, structure, site, area, or object shall be performed upon such landmark or within such district until a COA has been approved by the Historic Preservation Commission (HPC)(see Chapter 14). A COA shall be required for any and all exterior work, including masonry walls, fences, light fixtures, steps and pavement, any other appurtenant features, any above ground utility structures, and any type of outdoor advertising sign. The purpose of the COA is to prevent the construction, alteration, moving, or demolition of buildings, structures, appurtenant fixtures, signage or other significant features that would be incongruous with the special character of the landmark or district.
2. A COA shall be required in order to obtain a building permit, or any other permit granted for the purposes of constructing, altering, moving, or demolishing structures, and shall be required whether or not a building permit or other permit is required. Any building permit or other permit not issued in conformity with this section shall be invalid. In addition, a COA shall be required whether or not a building permit is required.
3. For the purposes of this ordinance, exterior features shall include architectural style, general design, general arrangement, kind and texture of material, size and scale, and type and style of all windows, doors, light fixtures, signs, any other appurtenant features, historic signs, historic advertising, color, landscape, and archaeological or natural features.
4. A COA shall be required for specific interior features of architectural, artistic, or historic significance in publicly owned landmarks and in privately owned landmarks for which consent to review has been given in writing by the owner. Such consent shall be filed in the Granville County Register of Deeds and indexed according to the name of the property owner in the grantee and grantor indexes and shall bind future owners and/or successors in title. The ordinance establish historic designation of the property shall specify the interior features subject to review and the specific nature of the HPC's jurisdiction over those features. Otherwise, the HPC has no jurisdiction over interior projects.
5. In approving a COA, the HPC may attach reasonable conditions necessary to the proper execution of this ordinance.
6. The Minor Works Committee, comprised of the HPC staff liaison and the HPC Chair, may issue a COA for minor works as defined in the HPC's Rules of Procedure and in accordance with other HPC standards.
7. No application for a minor works COA shall be denied without deliberation by the HPC.

8. The HPC shall institute action, or otherwise abate the construction, reconstruction, alteration, restoration, relocation, or demolition of buildings, structure, appurtenant features, or any other features which would be incongruous with the special character of the landmark or district.
9. The COA Application process is specified in the HPC's Rules of Procedure. The COA application form and COA application checklist are available to homeowners via the Oxford Planning Department's as well as the Oxford HPC's website.

#### **E. Allowed Changes**

1. Nothing in this ordinance shall be construed to prevent:
  - a. The ordinary maintenance and repair of any exterior features of a historic landmark or property located within a historic district, provided such maintenance or repair does not involve a change in design, material, or appearance thereof;
  - b. The construction, alteration, relocation, or demolition of any such feature, building, or structure when the building inspector or similar official certifies to the HPC that such action is necessary to the public health and safety because of an unsafe or dangerous conditions;
  - c. A property owner from making of his property any use not otherwise prohibited by statute, ordinance, or regulation; or
  - d. The maintenance of, or, in the event of emergency, the immediate restoration of any existing above ground utility structure without approval by the HPC.
  - e. In the event of a disaster or emergency:
    - i. The HPC may authorize temporary repairs in order to weatherproof or stabilize a damaged building/structure (waiver shall not relieve the applicant/property owner of making permanent repairs that meet the established Design Guidelines);
    - ii. The immediate restoration or maintenance of any existing above ground utility structure is hereby authorized; and
    - iii. The HPC may waive all application deadlines and notification requirements pertaining to disaster related

repairs.

**F. Delay of Demolition**

1. Except as provided below, a COA authorizing the demolition of a designated historic landmark or property located within a designated historic district may not be denied. However, the HPC may delay the effective date of such a COA for a period of up to three hundred and sixty-five (365) calendar days from the date of approval. The HPC may reduce the period of delay where it finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of the property as a result of the delay. During the delay period, the HPC shall negotiate with the property owner and with any other party in an effort to find a means of preserving the property. If the HPC finds that a structure has no special significance or value toward maintain the character of a district, it shall waive all or part of such period and authorize an earlier demolition, or removal.
2. The HPC may deny an application for a COA authorizing the demolition or destruction of any designated landmark, or of any property, building, site, object, area, or structure located within a designated district, which the State Historic Preservation Office (SHPO) has determined to be of Statewide Significance, as defined by the criteria of the National Register of Historic Places, unless the HPC finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of the property as a result of the denial.
3. In the event that the HPC has voted to recommend designation of a property as a landmark, or of an area as a district, and such designation has not yet been made by the Oxford Board of Commissioners, the demolition of any building, site, object, area, or structure located on the property of the proposed landmark or within the proposed district may be delayed by the HPC for a period of up to one hundred and eighty (180) calendar days or until the Board of Commissioners take final action on the proposed designation, whichever occurs first. Should the Oxford Board of Commissioners approve the designation prior to the expiration of the one hundred and eighty (180) day delay period, an application for a COA authorizing demolition must then be filed; however, the maximum delay period of three hundred and sixty-five (365) days shall be reduced by the number of days elapsed during the one hundred and eighty (180) day delay while the designation was pending.

- G. Demolition by Neglect:** Failure of an owner to regularly consistently, and fully maintain a designated landmark or any property located within a designated historic district where it is evident that the property is in a state of disrepair shall constitute demolition by neglect, and without a valid COA, is a violation of this ordinance.

Such violations will be enforced as elaborated in Chapter 13 of this ordinance.

- H. Permitted Uses:** All uses permitted in the applicable base zone district are permitted in the HPO District.
- I. Conflict with Other Laws:** Whenever the provisions of this ordinance are in conflict with any other statute, charter provision, ordinance, or regulation of the City of Oxford, the more restrictive ordinance or regulation shall govern.

### 2.5.3 HIGHWAY OVERLAY DISTRICT (HOD)

- A. Applicability:** The Highway Overlay District shall apply to all properties located on either side of the major access corridors noted below beginning at the centerline of the existing right-of-way. The depth of the district is two-hundred (200) feet and shall follow identifiable boundaries whenever possible measured on either side of the right-of-way of the major access corridor. Locations of the HOD shall be noted on the City of Oxford Official Zoning Map.
  - Highway 15 from I-85 to Oxford City Limits
  - Highway 96 from I85 to Industry Drive
  - Highway 158 from Williamsboro Street to Roxboro Road
  - Roxboro Road (Business 158) from Oxford Elementary School to Oxford Children's Home
- C. Purpose:** It is the intent of this district that frontage along the designated major access corridors be subject to enhanced landscaping and signage design criteria to create clearly identifiable entrances into the City of Oxford. Removing or denuding of natural forest areas along major access thoroughfares is strongly discouraged; however, it is understood that conditions may exist that warrant the removal of natural forest vegetation. The specific landscaping requirements within the HOD can be found in Chapter 8 of this ordinance; specific signage criteria can be found in Chapter 11 of this ordinance.
- D. Maximum Number of Driveways**
  - 1. One combined entrance and exit shall be permitted for each lot with frontage on an identified major access corridor;
  - 2. For lots with 500 feet or more of frontage along an identified major access corridor, 2 combined entrance and exits shall be permitted;

- E. Landscaping and Buffering:** It is the intent of this section that the frontage along designated streets and thoroughfares to the extent practical be left in an undisturbed or enhanced state of vegetation, and that sufficient areas of natural buffer remain so that the proposed use will be visually in harmony with the natural wooded character of the area.

| Yard Type / Lot Condition                                                                     | Required Street Yard<br>(Preservation or Planted) | Supplemental Plantings if<br>Limited or No Vegetation Exists |
|-----------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------|
| Frontage of the right-of-way                                                                  | 50 ft average                                     | 5 trees per 50 linear feet                                   |
| Street frontages that intersect<br>with a major access corridor for<br>a distance of 200 feet | 30 ft average                                     | 3 trees per 50 linear feet                                   |

- F. Off-Street Parking:** Off-street parking shall be set back a minimum of 50' from the right-of-way.
- E. Minor Modification of Standards:** The Administrator, in reviewing a development application, may adjust specific HOD yards and setback requirements for yards adjacent to the major access corridor provided the average depth of the required yard or setback for the entire parcel is maintained. In permitted site-specific variations the Administrator shall find that the requested modification:
1. Is consistent with the overall purpose of the HOD;
  2. Is necessitated by the configuration and / or topography of the land, which makes it impractical to comply with the yard and setback requirements of this section for specific areas of parcel;
  3. Does not reduce the required yard or setback by more than 50%.
- F. Major Modification of Standards:** The Board of Commissioners, in reviewing a development application, may adjust (either increase or decrease) the minimum HOD yards and setback requirements for yards adjacent to the major access corridor upon making a finding that the proposed adjustment of those requirements:
1. Is consistent with the overall purpose and intent of these requirements;
  2. Is necessitated by the configuration and/or topography of the land, which makes it impractical to comply with the yard and setback requirements of this section;
  3. Is no greater than is necessary to allow for reasonable development of the tract;

- 4. Will not adversely affect the value of adjoining or abutting property, or that the use is a public necessity; and
- 5. Is necessitated to preserve existing natural vegetation considered to be a landmark or in an advanced stage of growth, removal of which would visually affect the character of the area.

**G. Expansions or Changes of Use:** For properties which have expansions or additions which singularly or collectively exceed 25% of the gross floor area and/or surface parking area, the HOD requirements apply to the entirety of the property unless a waiver is granted by the Administrator or Board of Commissioners, as applicable.

#### **2.5.4 COLLEGE STREET OVERLAY-1 (CSO-1) DISTRICT**

- A. Applicability:** The CSO-1 District shall apply to all properties located on either side of College Street from the intersection of US 158 Bypass to Roxboro Road. The depth of the district is two-hundred (200) feet and shall follow identifiable boundaries whenever possible. Location of the CSO-1 District shall be noted on the City of Oxford Official Zoning Map.
- B. Purpose:** It is the intent of this district that frontage along the designated section of College Street be subject to enhanced landscaping, building design, and signage design criteria. The specific building design criteria can be found in Chapter 5 of this ordinance; the specific landscaping requirements can be found in Chapter 8 of this ordinance; specific signage criteria can be found in Chapter 11 of this ordinance.

#### **2.5.5 COLLEGE STREET OVERLAY-2 (CSO-2) DISTRICT**

- A. Applicability:** The CSO-2 District shall apply to all properties with direct frontage either side of College Street from the intersection with Roxboro Street to downtown Oxford. Location of the CSO-2 District shall be noted on the City of Oxford Official Zoning Map.
- B. Purpose:** The intent of this district is to protect the primarily historic residential character of the corridor. Only those uses in the Permitted Use Table noted with a “\*” are permitted in the CSO-2 District.

#### **2.5.6 LAKE DEVIN WATERSHED PROTECTION OVERLAY DISTRICT (LDWPOD)**

- A. Applicability:** The LDWPOD District shall apply to all properties located within Lake Devin Watershed (classified as a WS-II). Location of the LDWPOD shall be noted on the City of Oxford Official Zoning Map. Development standards within the LDWPOD can be found in Chapter 12 of this ordinance.

## 2.6 FLOATING OVERLAY DISTRICTS

Floating overlay districts are tools for development regulation that encourage creative designs in new development. The intent of floating districts is to allow more flexibility in the design of new development without requiring a standard legislative rezoning process.

### 2.6.1 PLANNED UNIT DEVELOPMENT (PUD)

- A. Purpose and Intent:** The purpose and intent of the Planned Unit Development floating overlay district is to promote innovative design in development by providing flexibility in regard to permitted uses and dimensional standards. The PUD regulations are intended to promote the development of attractive, desirable communities where residents and visitors can live and work in a development pattern that integrates residential and non-residential uses which is accessible to pedestrians and encourages the use of alternative transportation, shared parking, and offers greater convenience to the citizens of Oxford and surrounding areas. It is the intent and policy of the City of Oxford to encourage planned unit developments because of the extensive planning that is required prior to the development. Planned unit developments allow the City to plan for larger areas and manage the impacts of growth on the provision of City services and infrastructure.
- B.** The approved master land use plan for a planned unit development shall take precedence over those of the base zoning district previously in place for the subject property. Where the approved planned unit development master land use plan is silent to a term, condition, or requirement, the requirements of the base zoning district or approved City policies and procedures shall control.
- C. Allowable Uses:** All uses that are contained within the approved master land use plan for a planned unit development shall be permitted by-right within the planned unit development.
- D. PUD Development Standards:**

| STANDARD                                             | PUD, PLANNED UNIT DEVELOPMENT                  |
|------------------------------------------------------|------------------------------------------------|
| 1. Minimum Development Area                          | 10 acres                                       |
| 2. Density (max)                                     | 15 units / acre                                |
| 3. Non-residential square footage (max) <sup>1</sup> | 2x gross developable acreage                   |
| 4. Minimum Recreation Space Required <sup>2</sup>    | 7.5%                                           |
| 5. Minimum Open Space Required <sup>2</sup>          | 7.5%                                           |
| 5. Maximum Building Height                           | 50' (residential uses)<br>75' (all other uses) |

<sup>1</sup>Developable are for non-residential uses shall not include land designated for residential uses on the planned unit development master plan.

<sup>2</sup>Specific requirements for recreational and open space in PUDs can be found in §2.6.1(G).

- E. PUD Dimensional Standards:** The dimensional standards must be shown on the master land use plan for a planned unit development and are approved as part of the district by the Oxford Board of Commissioners. The dimensional standards that must be provided as part of the master land use plan for a planned unit development include, but are not limited to, minimum lot dimensions, building setbacks, building height, parking, interior landscaping, and perimeter buffering.
- F. Standards for PUDs Containing Residential and Non-Residential Uses:** Planned unit developments containing both residential and non-residential uses shall be designed, located, and oriented on the site so that such uses are directly accessible to residents of the planned unit development. Directly accessible within a PUD shall mean that pedestrian and vehicular access by improved sidewalks, paths, or streets that do not require leaving the PUD or using a major thoroughfare. This requirement should not be construed to mean that the non-residential uses need to be located in a particular location, just that the siting of such use must consider the accessibility of the residential component of the PUD to the non-residential uses.
- G. Recreation and Open Space Requirements:** Open space is an essential component of any well-designed planned unit development. Open space provides for active and passive recreation immediately adjacent to dwelling units and increases the amenities within a development by providing landscaped areas and important scenic vistas. Totally integrated throughout projects, open spaces are an important design element that break up monotonous patterns of housing and improve the visual attractiveness of development. Well-designed open space is an important factor in obtaining quality residential environments of lasting value and high appreciation.
1. Recreation Open Space may be used for active or recreational purposes, suitable for the proposed development, incorporated into a central amenities package, and be contiguous except where otherwise deemed appropriate.
  2. Recreation Open Space shall be conveyed to a homeowners' or property owners' association or shall be subject to an agreement between the applicant and the City of Oxford for maintenance and operation of the required open space, with appropriate restrictions recorded in the deed to the property which restrict in perpetuity the use of such land and facilities to open space and recreational uses, as shown in the master land use plan for the planned unit development.
- H. Procedures for PUD Application Review:** The procedures and applicable requirements related to the review, approval, phasing, and construction of a PUD can be found in Chapter 15 of this ordinance.

## 2.7 CONDITIONAL DISTRICTS (CD)

Conditional Districts are districts with conditions that have been voluntarily added by the applicant and approved in a legislative procedure by the Board of Commissioners in accordance with G.S. §160D-703. Conditional Districts provide for orderly and flexible development under the general policies of this ordinance without the constraints of some of the prescribed standards guiding by-right development. Because Conditional District developments are constructed in a comprehensive manner, they establish their own building, street, block, and lot pattern which may be unique from surrounding blocks or neighborhoods. Conditional Districts may be used in any district but is not intended to relieve hardships that would otherwise be handled through the variance procedure.

### 2.7.1 STANDARDS FOR CONDITIONAL DISTRICTS

Within a Conditional District (CD), petitioners may place additional requirements or standards onto themselves and their property or ask that certain uses identified in the specific zoning category, or ask that certain provisions in this ordinance be decreased. It shall be the final decision of the Board of Commissioners to grant or deny a CD zoning request in light of the revised development standards presented in accordance with the procedures contained in Chapter 15 of this ordinance. If no specific request is made by the petitioner to change the development standards, or if the petition is silent on the point, it shall be understood that the underlying zoning district guidelines and standards shall apply.

In addition to the modification of specific district standards except use, the various provisions detailed in Chapters 2 through 12 of this ordinance may be varied if specifically requested by the petitioner as part of the Conditional District application, with the exceptions outlined on the following page:

| CHAPTER | TITLE                                                                                         | EXCEPTIONS TO MODIFICATIONS                                                                                                                                                                                                                                                                 |
|---------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2       | Zoning Districts and Provisions                                                               | <ul style="list-style-type: none"> <li>- Uses not permitted in the base zoning district may not be added unless the proposed use is not currently defined in this ordinance.</li> <li>- Uses permitted in the base zoning district may be removed as part of the CD application.</li> </ul> |
| 3       | Supplemental Use Standards                                                                    | None                                                                                                                                                                                                                                                                                        |
| 4       | General Development Provisions                                                                | None                                                                                                                                                                                                                                                                                        |
| 5       | Building Design Standards                                                                     | None                                                                                                                                                                                                                                                                                        |
| 6       | Subdivision and Infrastructure Standards                                                      | None                                                                                                                                                                                                                                                                                        |
| 7       | Recreation and Open Space                                                                     | Amount of open space required as part of new development cannot be reduced.                                                                                                                                                                                                                 |
| 8       | Landscaping, Screening, Buffering, and Tree Preservation                                      | No modifications permitted                                                                                                                                                                                                                                                                  |
| 9       | Parking and Driveways                                                                         | None                                                                                                                                                                                                                                                                                        |
| 10      | Site Lighting                                                                                 | None                                                                                                                                                                                                                                                                                        |
| 11      | Signs                                                                                         | No modifications permitted                                                                                                                                                                                                                                                                  |
| 12      | Stormwater Management, Erosion Control, Flood Damage Prevention, and Environmental Protection | No modifications permitted                                                                                                                                                                                                                                                                  |