2012 PLANNING COMMISSION MEETINGS

JANUARY 10, 2012
FEBRUARY 14, 2012
MARCH 13, 2012
APRIL 10, 2012
MAY 8, 2012
JUNE 12, 2012
JULY 10, 2012
AUGUST 14, 2012
SEPTEMBER 11, 2012
OCTOBER 9, 2012
NOVEMBER 13, 2012
DECEMBER 11, 2012

***ALL MEETINGS WILL BEGIN AT 7:30 P.M. AND WILL BE HELD IN THE OXFORD COURTHOUSE AT 118 W. HIGH STREET**

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-08-2011 **Date – December 13, 2011**

APPLICATION

Applicant:	City of Oxford
Action Request:	**Zoning Code Text Amendment**- Chapter 1159 Definitions, Section 1159.04(5)(C) and (D) Type A and B Family Day Care Home, Section 1159.07(10) Fraternity/Sorority House

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DESCRIPTION
This application is to amend the definition of the types of day care centers that are consistent with the State of Ohio Administrative Code and are licensed by the Department of Jobs and Family Services. The other change is to amend the definition of fraternity/sorority house, as discussed by the Planning Commission several months ago.

SITE HISTORY
None

ZONING CODE
Proposed amendments are attached.

COMPREHENSIVE PLAN
No applicable

AGENCY REVIEWS
Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	No comments returned.
Fire:	Comment returned without comments.
Engineering:	Comments returned without comments.
Economic Dev.	No comments returned.

DECISION CRITERIA
A copy of the Text Amendment Decision Criteria is attached.

ANALYSIS
The changes included in this report are mainly to clean up some discrepancies in the definitions. Local jurisdictions do not have any oversight as far as the operations of these types of day care; it is Ohio Department Jobs and Family Services that has the licensing authority. Therefore, changes to the definition are to ensure these requirements are included in order to operate a day care center.

The change to the definition of fraternity/sorority house is to merely strike out the"good standing" clause in the definition. The good standing issue relates only to a behavior approved by others and is not related to the use itself. Behavioral issues shall be regulated by other City's code and regulations, not the land use regulations.

SUBMITTED
BY: Jung Han Chen
Jung-Han Chen,
Community Development Director

DATE: November 18, 2011

ATTACHMENT

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Text Amendments

A. The proposed amendment will make the Code conform more closely with the Comprehensive Plan.
B. The proposed amendment will improve the public health, safety, and general welfare of Oxford.
C. The proposed amendment will clarify the intent of the Code.
D. The proposed amendment will better implement the intent of the Code.
E. The proposed amendment will improve enforcement of the Code.

Case No.: PC-08-2011
Date Filed: 10/12/11

Zoning Code Text Amendment Application

City of Oxford, Ohio

Chapter 1159 Definitions
Fraternity : Type A : B
daycare

REQUIRED INFORMATION

Name of Applicant: City of Oxford
(Attach a Letter of Agency if the applicant is not the property owner.)

Mailing Address: 101 E. High Street

Telephone Number(s): (513)524-5204
Email Address: www.cityofoxford.org

SUBMISSION REQUIREMENTS

A written, detailed description, where applicable, is required for each subsection.

All applications must include:

A. A general description of the proposed amendment.
B. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
C. A statement that identifies potential negative consequences of the proposed amendment.
D. Any existing section number and text that is proposed to be deleted or amended.
E. Any new or amended text as it is proposed to be codified including its proposed location in the Code. (section numbers)
F. A narrative statement that describes the expected effects of the proposed text.
G. A narrative statement that compares the expected effects of the proposed text with any existing text that it will replace, if applicable.

Planning Commission and Council Review The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall consider the Planning Commission recommendation. If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

Decision Standards A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls. The proposed amendment will:

A. make the Code conform more closely with the Comprehensive Plan.
B. improve the public health, safety, and general welfare of Oxford.
C. clarify the intent of the Code.
D. better implement the intent of the Code.
E. improve enforcement of the Code.

All materials and the application fee in the amount of **$150.00 plus actual postage**, payable to the City of Oxford must be delivered to the office of Community Development, 101 East High Street, Oxford, Ohio 45056 45 days prior to the proposed meeting date. Any questions should be directed to the Community Development Department at (513) 524-5204.

NOTE: Incomplete applications will not be processed. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

SIGNATURE OF APPLICANT: [signature] **Date:** 10/12/11

PRINTED NAME: Jung Han Chen, Comm. Dev. Dir.

FEE / RECEIPT

$150 Fee plus Actual Postage Paid / Receipt Number: NA

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/14/2011

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: **PC-08-2011**

Description:

ZONING CODE TEXT AMENDMENT, Chapter 1159 Definitions, Section 1159.04(5)(C)(D) Type A & B Family Daycare Home, Section 1159.07(10) Fraternity **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

ADDITIONAL LANGUAGE IS MARKED IN RED

Comments or status update requested by: Lynn Taylor

Please return no later than: **12/6/2011** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____ Date: 11-15-11

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/14/2011

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

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Case #: **PC-08-2011**

Description:

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____X_____ Review _____ Revisions _____Other

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Drawings are returned: w/comments without/comments

Drawings reviewed by: V. Popescu Date: 11-15-11

VICTOR POPESCU

RECEIVED

City of Oxford
Engineering Division

CHAPTER 1159
Definitions

1159.01	Purpose and applicability.	1159.14	Definitions (beginning with letter M").
1159.02	Definitions (beginning with letter "A").	1159.15	Definitions (beginning with letter "N").
1159.03	Definitions (beginning with letter "B").	1159.16	Definitions (beginning with letter "O").
1159.04	Definitions (beginning with letter "C").	1159.17	Definitions (beginning with letter "P").
1159.05	Definitions (beginning with letter "D").	1159.18	Definitions (beginning with letter "Q").
1159.06	Definitions (beginning with letter "E").	1159.19	Definitions (beginning with letter "R").
1159.07	Definitions (beginning with letter "F").	1159.20	Definitions (beginning with letter "S").
1159.08	Definitions (beginning with letter "G").	1159.21	Definitions (beginning with letter "T").
1159.09	Definitions (beginning with letter "H").	1159.22	Definitions (beginning with letter "U").
1159.10	Definitions (beginning with letter "I").	1159.23	Definitions (beginning with letter "V").
1159.11	Definitions (beginning with letter "J").	1159.24	Definitions (beginning with letter "W").
1159.12	Definitions (beginning with letter "K").	1159.25	Definitions (beginning with letter "Y").
1159.13	Definitions (beginning with letter "L").	1159.26	Definitions (beginning with letter "Z").

1159.01 PURPOSE AND APPLICABILITY.

For the purposes of this Zoning Code, the following definitions for certain terms or words used herein shall be used in the interpretation of the provisions of this Zoning Code. Words used in the present tense shall include the future tense; the singular number shall include the plural and the plural the singular; the word "person" shall include a firm, association, organization, partnership, trust company or corporation; the words "used or occupied" include the words "intended, designed or arranged to be used or occupied". The word "shall" or "will" is mandatory; and the word "may" is permissive. Any other words used and not defined herein shall be construed as having the commonly accepted meaning as defined in a standard dictionary. (Ord. 2782. Passed 5-20-03.)

1159.02 Definitions (beginning with letter "A"). No Amendments

1159.03 Definitions (beginning with letter "B"). No Amendments

1159.04 Definitions (beginning with letter "C").

(1) **CATERING**

(2) **CELLAR**

(3) **CELLULAR COMMUNICATIONS SERVICES**

(4) **CEMETERY**

(5) **CHILD DAY CARE TYPES**

A. **Child Day Care**: Administering to the needs of infants, toddlers, preschool children and school children outside of school hours by persons other than their parents or guardians, custodians or relatives by blood, marriage, or adoption, for any part of the 24-hour day in a place or residence

other than a child's own home.

B. **Child Day Care Center**: Any place in which child day-care is provided, with or without compensation, for 13 or more children at one time or any place that is not the permanent residence of the holder of a day-care license from the Ohio Department of ~~Human Resources~~ Job and Family Services or the residence of the administrator in which child day-care is provided, with or without compensation, for seven to 12 children at one time. In counting children for the purpose of this definition, any children under six years of age who are related to a licensee, administrator or employee and who are on the premises of the center shall be counted.

C. **Type-A Family Day Care Home**: A permanent residence of the administrator in which child day-care is provided for seven to 12 children at one time or a permanent residence of the administrator in which child day-care is provided for four to 12 children at one time if four or more children at one time are under two years of age. In counting children for the purpose of this definition, any children under six years of age who are related to a day-care licensee, ~~of the Ohio Department of Human Resources~~ administrator or employee registered with the Ohio Department of Job and Family Services, and who are on the premises of the Type A home shall be counted. "Type A family day-care home" does not include a residence in which the needs of children are administered to, if all of the children whose needs are being administered to are siblings of the same immediate family and the residence is in the home of the siblings. Type A day-care facilities shall also be in accordance with the Ohio Administrative Code, Chapter 5101:2 Division of Social Services

D. **Type-B Family Day Care Home**: A permanent residence of the provider in which the child day-care services are provided for one to six children at one time and in which no more than three children may be under two years of age at one time. In counting children for the purpose of this definition, any children under six years of age who are related to the provider registered with the Ohio Department of Job and Family Services and who are on the premises of the Type B home shall be counted. Children six years of age or older who are related to the provider and who are on the premises of the Type B home shall not be included in this count. A "type B home" also includes a home which is the permanent residence of both the provider and the parent. Type B day-care facilities shall also be in accordance with the Ohio Administrative Code, Chapter 5101:2 Division of Social Services

(6) **CHURCH**
(7) **CITY COUNCIL**
(8) **CLEAR & CONVINCING EVIDENCE.**
(9) **CLINIC**
(10) **CLUB (LODGE)**
(11) **CO-LOCATION / SITE SHARING**
(12) **COLLECTOR**
(13) **COMMERCIAL**
(14) **COMMERCIAL TYPES**
(15) **COMMERCIAL CENTER**
(16) **COMMISSION**
(17) **COMMUNITY RESIDENCE**
(18) **COMPREHENSIVE PLAN**
(19) **CONDITIONAL**
(20) **CONDOMINIUM**
(21) **CONGREGATE RESIDENCES**
(22) **CONVALESCENT CENTER**
(23) **COURT, COURT YARD**

1159.05 **Definitions (beginning with letter "D").** **No Amendments**
1159.06 **Definitions (beginning with letter "E").** **No Amendments**

1159.07 **Definitions (beginning with letter "F").**
(1) **FAMILY**

(2) **FAMILY COMMUNITY RESIDENCE**
(3) **FARM ANIMALS**
(4) **FARM IMPLEMENT SALES**
(5) **FLOOD PLAIN**
(6) **FLOOR AREA, GROSS**
(7) **FLOOR AREA, NET**
(8) **FLOOR AREA RATIO (FAR)**
(9) **FOOTPRINT**
(10) **FRATERNITY/SORORITY HOUSE** - A building that is occupied by a group of enrolled Miami University students who are active members of a fraternal organization recognized by Miami University. These organizations shall be limited to fraternities, sororities, and like groups ~~in good standing with, and~~ approved by Miami University for communal off-campus living on that site. Occupancy exception: may include employees or agents of the organization not to exceed three (3) persons.(Ord. 3061 Passed 07-07-09)
(11) **FRONTAGE**

1159.08	**Definitions (beginning with letter "G").**	**No Amendments**
1159.09	**Definitions (beginning with letter "H").**	**No Amendments**
1159.10	**Definitions (beginning with letter "I").**	**No Amendments**
1159.11	**Definitions (beginning with letter "J").**	**No Amendments**
1159.12	**Definitions (beginning with letter "K").**	**No Amendments**
1159.13	**Definitions (beginning with letter "L").**	**No Amendments**
1159.14	**Definitions (beginning with letter M").**	**No Amendments**
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1159.25	**Definitions (beginning with letter "Y").**	**No Amendments**
1159.26	**Definitions (beginning with letter "Z").**	**No Amendments**

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-06-2011 **Date – December 13, 2011**

APPLICATION

Applicant:	City of Oxford
Action Request:	**Zoning Code Text Amendment-** Chapter 1133 Provisions for Zoning Districts, Adding a New Zoning District and a New Section to Chapter 1143 Districts, 1143.15 Agricultural Open Space District

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DESCRIPTION

This application is to create a new zoning district that would allow for agricultural activities in the City and conserve open spaces that have distinctive value as open space, preserving environmental sensitive areas that may have development constraints. This district can also serve as a transitional zone between urbanized developments and predominately rural characters in the township territory.

SITE HISTORY

None

ZONING CODE

Proposed amendments are attached.

COMPREHENSIVE PLAN

The key direction of the Comprehensive Plan are as follows:

Preserve the small town character
Enhance the Mile Square to preserve the traditional character of Oxford
Give priority to infill and redevelopment
Conserve agricultural land and natural areas
Create new jobs and services in the community
Provide a variety of transportation options including walking, biking and public transit
Cooperate with neighboring jurisdictions to preserve the rural character

Land use objectives:

1. Manage growth
   LU 1.7 Work towards a compatible zoning district with the County and Township to manage rural development.
7. Preserve open space and farmland, and expand existing open space areas
   LU 7.4 Work toward adopting and promoting a new zoning designation to protect agricultural land.
   LU7.6 Implement alternative cluster style subdivision development to encourage preservation of natural areas and farmlands as areas are developed.

Land use principals (page 3.10)

5. Green space and public spaces will be incorporated as part of future developments.
6. Future growth at the edge of the City will preserve open space, protect the area's rural character, and be consistent with other principals.

10. Environmentally sensitive and sustainable practices will be encouraged in future development.

AGENCY REVIEWS

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	No comments returned.
Fire:	Comment returned without comments.
Engineering:	Comments returned without comments.
Econ. Dev.	No comments returned.

DECISION CRITERIA

A copy of the Text Amendment Decision Criteria is attached.

ANALYSIS

During the Comp Plan process, the topic of having an agricultural open space district was brought up by many participants for several reasons: preservation of environmental sensitive areas; to allow agricultural activities to continue; to create a district that is compatible with Township land use based on the County's zoning resolution; to allow the development of the site adhere to the City's standards when the development takes place.

During that time, staff did some research and began with some language for an agricultural district. Due to other pending issues and resource constraints, the idea of formalizing the district did not move forward. Some recent developments prompted the Planning Commission to look into this issue as they felt it time to develop language for consideration

This proposed language reflects the vision of the Comp Plan and makes comparison with Township zoning language so that there is consistent transition between the different jurisdictions.

SUBMITTED
BY: Jung Han Chen
Jung-Han Chen,
Community Development Director

DATE: November 18, 2011

ATTACHMENT

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Text Amendments

A. The proposed amendment will make the Code conform more closely to the Comprehensive Plan.
B. The proposed amendment will improve the public health, safety, and general welfare of Oxford.
C. The proposed amendment will clarify the intent of the Code.
D. The proposed amendment will better implement the intent of the Code.
E. The proposed amendment will improve enforcement of the Code.

Case No.: PZ-0[illegible]-2011
Date Filed: 10/12/11

Zoning Code Text Amendment Application

City of Oxford, Ohio Chapt. 1133 Addition of new District
New Section 1143.15

REQUIRED INFORMATION

Name of Applicant: City of Oxford
(Attach a Letter of Agency if the applicant is not the property owner.)

Mailing Address: 101 E. High Street

Telephone Number(s): (513) 524-5204
Email Address: www.cityofoxford.org

SUBMISSION REQUIREMENTS

A written, detailed description, where applicable, is required for each subsection.

All applications must include:

A. A general description of the proposed amendment.
B. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
C. A statement that identifies potential negative consequences of the proposed amendment.
D. Any existing section number and text that is proposed to be deleted or amended.
E. Any new or amended text as it is proposed to be codified including its proposed location in the Code. (section numbers)
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Planning Commission and Council Review The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall consider the Planning Commission recommendation. If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

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All materials and the application fee in the amount of **$150.00 plus actual postage**, payable to the City of Oxford must be delivered to the office of Community Development, 101 East High Street, Oxford, Ohio 45056 45 days prior to the proposed meeting date. Any questions should be directed to the Community Development Department at (513) 524-5204.

NOTE: Incomplete applications will not be processed. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

SIGNATURE OF APPLICANT: [signature] **Date:** 10/12/11

PRINTED NAME: Jung-Hon Chen, Comm. Dev. Dir.

FEE / RECEIPT

$150 Fee plus Actual Postage Paid / Receipt Number: NA

Case No.: [illegible] 2011
Date Filed: 10/12/11

Zoning Code Text Amendment Application

City of Oxford, Ohio Chapt. 1133 Addition of new District New Section 1143.15

REQUIRED INFORMATION

Name of Applicant: City of Oxford
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SIGNATURE OF APPLICANT: [signature] Date: 10/12/11

PRINTED NAME: Jung-Han Chen, Comm. Dev. Dir.

FEE / RECEIPT

$150 Fee plus Actual Postage Paid / Receipt Number: NA

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/14/2011

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case **#: PC-06-2011**

Description:

ZONING CODE TEXT AMENDMENT, Chapter 1133 Provisions for Zoning Districts, Addition of a New Zoning District and a New Section to Chapter 1143 Districts, 1143.15, Agricultural Open Space District, **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

ADDITIONAL LANGUAGE IS MARKED IN RED

Comments or status update requested by: Lynn Taylor

Please return no later than: **12/6/2011** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____ Date: 11-14-11

City of Oxford
Inter-Office Review Transmittal Sheet

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To: Fire Department Engineering Division Police Department Economic Development

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Comments or status update requested by: Lynn Taylor

Please return no later than: **12/6/2011** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: V. Popescu
VICTOR POPESCU

Date: 11-15-11

CHAPTER 1133
Provisions for Zoning Districts

1133.01 Establishment of Zoning Districts.
1133.02 Compliance with regulations.
1133.03 Essential services exempted.
1133.04 Zoning districts for newly annexed territory.

1133.01 ESTABLISHMENT OF ZONING DISTRICTS.

(a) For the purpose of promoting the public health, safety and general welfare of the City of Oxford, Ohio the following districts are hereby established:

Abbreviated Term	District Name	District Type
C	Agricultural Open Space	Residential
R-1A	Single-Family Low Density Residential	Residential
R-1B	Single-Family Medium Density Residential	Residential
R-2A	Single- and Two-Family Residential	Residential
R-3	Multi-Family Residential	Residential
R-1MS	Single-Family Mile-Square Residential	Residential
R-2MS	Single- and Two-Family Mile-Square Residential	Residential
R-3MS	Single-, Two-Family, &Three-Family Mile-Square Residential	Residential
RMH	Planned Mobile &Manufactured Home Residential	Residential
RO	Office Residential	Residential
MU	University	Residential
UP	Uptown	Commercial
GB	General Business	Commercial
OI	Office & Light Industrial	Industrial
LI	Light Industrial	Industrial
FP	Flood Plain	Overlay
MSO	Mile Square Overlay	Overlay
HDO	Historic District Overlay	Overlay

(b) In this Code and in all matters relating to this Code, the abbreviated terms shall be construed to have the same meaning as their corresponding district titles.
(Ord. 2782. Passed 5-20-03; Ord. 2838. Passed 2-15-05.)

1133.02 COMPLIANCE WITH REGULATIONS.

The regulations for each district set forth by this Ordinance shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

(a) A use not listed within the use provisions of a zoning district shall be prohibited.

(b) A use not provided for in a zoning district shall be prohibited unless the activity is deemed to be like in kind and similar to the uses allowed in the district and consistent with the intent of the district as interpreted by the Zoning Administrator.

(c) No building, structure, or land shall be used or occupied and no building, structure, or part thereof shall be erected, moved, converted, enlarged, reconstructed, structurally altered except in conformity with all of the regulations for the district in which it is located.

(d) No building shall be erected, converted, enlarged, reconstructed, moved or structurally altered, except for a purpose permitted in the district in which the building or land is located to provide for greater lot coverage, height or bulk.

(e) No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements set forth herein.

(f) No land, building or structure in any district shall be used or occupied in any manner as to create or maintain a nuisance. Any structure or use that is in violation of this Code and that is established after the adoption of this Ordinance shall be considered a public nuisance.

(g) In any district, no more than one primary structure and its customary accessory use shall be located on a single recorded lot except as specifically provided elsewhere in this Ordinance.(Ord. 2782. Passed 5-20-03.)

(h) Regardless of the zoning district, proposals for any area that falls within the Historic District Overlay must consult the current design guidelines of the Historical Architectural Preservation Commission and Chapter 1331 of the Oxford Codified Ordinance and must follow the procedures for approval contained therein. (Ord. 3062. Passed 07-07-09.)

1133.03 ESSENTIAL SERVICES EXEMPTED.

(a) Agencies providing essential services shall make reasonable efforts to comply with the standards of this Zoning Code. If compliance with this code prevents the efficient and effective provision of the service, the standards of this Code may be waived by the City Manager.

(b) The location of such facilities shall be approved by the City Engineer. In residential subdivision and Planned Developments, such facilities shall be shown on the plans. (Ord. 2782. Passed 5-20-03.)

1133.04 ZONING DISTRICTS FOR NEWLY ANNEXED TERRITORY.

The zoning district for the property annexed to the City shall be subject to the annexation agreement between the City and the applicant. (Ord. 2929. Passed 10-17-06.)

CHAPTER 1143
Districts

1143.01 R-1A Single-Family Low-Density Residential District.
1143.02 R-1B Single-Family Medium-Density Residential District.
1143.03 R-1MS Single-Family Residential Mile- Square District.
1143.04 R-2A Single- and Two-Family Residential District.
1143.05 R-2MS Single- and Two-Family Mile-Square Residential District.
1143.06 R-3 Multi-Family Residential District.
1143.07 R3MS Single- and Two-Family Mile-Square Residential District.
1143.08 R-MH Planned Mobile and Manufactured Home Residential District.
1143.09 RO Office Residential District.
1143.10 UP Uptown District.
1143.11 MU University District.
1143.12 GB General Business District.
1143.13 OI Office & Light Industrial District.
1143.14 LI Light Industrial District.
1143.15 Agricultural Open Space District

1143.15 AGRICULTURAL OPEN SPACE DISTRICT

(a) Purpose. This district is intended to provide areas within the City that: allow properties to continuously be used for agricultural purposes which have no future land use purpose at this time, or that may be in a transitional stage with regard to development; will conserve areas that have value as open space; and will incorporate conservation practices by preserving and enhancing the natural environment, rural character and areas that may have development constraints.

(b) Uses.

(1) Permitted Uses.

A. The conduct of agricultural operation such as: farming, apiculture, horticulture, viticulture.
B. Horse Ranches, Horse boarding stable, riding stables and academies, and structures normally associated with such as; stables and training facilities.
C. Single-family dwelling.
D. Accessory building and uses incidental to the principal use that do not include any activity conducted as a business.
E. Day Care Home Type B family.

(2) Conditional Uses: The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Dairying, pasturage and animal and poultry husbandry.
B. Kennel.
C. Community-Oriented Residential Social Service Facilities (CORSSF's).
D. Shared Housing and Congregate Housing for the Elderly.
E. Government owned and/or operated parks and recreation facilities
F. Bed and Breakfast homes,

G. Open space recreation area that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.

G. Cemeteries.

H. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.

I. Schools; primary, intermediate, and secondary, both public and private.

H. Places of Worship.

(c) Site Development Regulations. (unless superseded by Conditional Use Requirements)

(1) Lot requirements.

A.	Minimum lot area	20 acre
B.	Minimum lot width	200 feet

(2) Yard Requirements.

A.	Minimum front yard depth	50 feet
B.	Minimum rear yard depth	200 feet
C.	Minimum side yard width	50 feet

(3) Structural requirements.

A.	Maximum building height	35 feet

(4) Maximum Lot coverage shall not exceed 10 percent of the lot area.

(d) When the agricultural open space zone district is used as a "holding zone: upon an annexation, the, use, lot size and dimension requirements shall be as exist upon annexation.

Knolls Presentation

Jung-Han Chen

From: Rick Wooliver [rick@nationalenergycontrol.com]
Sent: Monday, December 05, 2011 2:29 PM
To: Jung-Han Chen
Subject: RE: Knolls of Oxford Solar Array

No more than 6' with racking. It will be tilted at a 15 degree angle.

Rick Wooliver
NATIONAL ENERGY CONTROL
423 W. Wyoming Ave
Cincinnati, OH 45244
513-821-9900 x 120
513-702-0445 (cell)
www.nationalenergycontrol.com

From: Jung-Han Chen [mailto:JHChen@cityofoxford.org]
Sent: Monday, December 05, 2011 12:01 PM
To: Rick Wooliver
Subject: RE: Knolls of Oxford Solar Array

Rick,

Thanks for sending this over. Do you have the approximate height of this PV array, after it is installed? I would imagine that it may be tiled toward the source as the day goes. Thanks.

Jung-Han Chen, AICP
Community Development Director
City of Oxford
Oxford, Ohio 45056
p. (513) 524-5204
f. (513) 524-5266

NOTICE: This email communication is informal in nature and is for general guidance and information purposes only. It is not intended to serve as an administrative ruling, decision, determination, or interpretation by the Community Development Department. If you have a question relating to a specific permit application, variance request, interpretation of the Oxford Planning and Zoning Code, or other matter requiring administrative action, please direct a written inquiry to the Community Development Department, 101 E. High Street, Oxford OH 45056.

From: Rick Wooliver [mailto:rick@nationalenergycontrol.com]
Sent: Thursday, December 01, 2011 4:05 PM
To: Jung-Han Chen
Cc: Joe Stevens; Mark Gillespie
Subject: Knolls of Oxford Solar Array

Jung-han,

Good to talk with you the other day about the solar array for the Knolls of Oxford. Attached is a rendering of the approximate site location on their property as well as an overview of the equipment we are implementing.

As we discussed, this 250KW array will encompasses approximately 30K sq ft or about ¾ of an acre.

Please let me know when you would require additional information. Scheduled installation would be late first quarter.

Thanks,

Rick Wooliver
NATIONAL ENERGY CONTROL
423 W. Wyoming Ave
Cincinnati, OH 45244
513-821-9900 x 120
513-702-0445 (cell)
www.nationalenergycontrol.com

From: konicascan@fuse.net [mailto:konicascan@fuse.net]
Sent: Thursday, December 01, 2011 4:56 PM
To: Rick Wooliver
Subject: Message from 35C-1

Here is one at Cinci Parks, adjacent to I 71 near downtown.

This would be similar to the Knolls in height. Each section of six panels is approx 1.5KW.

Knolls of Oxford
Proposed Solar Array

Legend

Oxford Corporation Limit

Knolls of Oxford

1 inch = 400 feet

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

Community Development Department
Phone: 513-524-5204

August 30, 2011
Scott Webb
103 W. Walnut Street
Oxford, Ohio 45056

Re: PC-ADM-05-2011 Minor Amendment to an approved Final Planned Development
610 Oxford Commons
Previous PC Case #21-1983

Dear Mr. Webb:

Your application for a Minor Change to an Approved Planned Development, submitted July 25, 2011 to construct a new patio area along with other site improvements has been approved administratively subject to the condition that the new fireplace and hot tubs must maintain a 3 foot setback from the property line.

The Minor Changes to the site include:

1. Removal of an existing pool.
2. Removal of the existing chain link fence surrounding the former pool area.
3. The construction of new patio areas including outdoor fireplace, hot tubs and grilling stations.
4. Relocation of the existing mailboxes into the new area and covered with new roof (open on all sides).
5. New steps from parking are.

The approval of these changes based upon the following criteria being satisfied per Section 1145.10(a) of the City of Oxford Planning and Zoning Code:

A. There is no change in use;
B. The proposed construction is of a magnitude that will not substantially alter the appearance of the development from off of the site;
C. The proposed construction will not substantially or detrimentally affect the provision of public services to the site or general vicinity;
D. The proposed construction will not substantially or detrimentally increase potential demand on public or private utilities;
E. The proposed construction is not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood; and
F. The proposed construction is not contrary to and in no way diminish the intent of the originally approved permit.

If you have any questions or need additional information, please call 524-5204.

Sincerely,

David Prytherch, Chair
Oxford Planning Commission

Jung Han Chen,
Community Development Director

cc: File

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-07-2011 **Date – December 13, 2011**

APPLICATION

Applicant:	City of Oxford
Action Request:	**Zoning Code Text Amendment-** Chapter 1141 Accessory, Temporary, Supplemental and Environmental Regulations

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DESCRIPTION

This application is to update the existing zoning code that was adopted in 2003. Through the years, Staff has recognized that some sections were inconsistent, some sections needed strengthened, and other sections needed to be consolidated with other provisions of the code. This amendment attempts to clean up this particular chapter of the Oxford Zoning Code thus making it much clearer and easier to follow.

SITE HISTORY

None

ZONING CODE

Proposed amendments are attached for your review.

AGENCY REVIEWS

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	No comments returned.
Fire:	Comment returned with comments.
Engineering:	Comments returned with no comment.
Economic Dev.	No comments returned.

DECISION CRITERIA

A copy of the Text Amendment Decision Criteria is attached.

ANALYSIS

Chapter 1141 of the Oxford Zoning Code deals specifically with temporary and supplementary regulations in various zoning districts. This chapter is a catch-all document that provides a central place for zoning regulations covering multiple districts. It is the place where readers can find out what additional regulations are in place above and beyond the dimensional regulations in each district. Additionally, this chapter also governs temporary uses/structures that are temporary in nature and occur only for a short period of time, like tents for special events, garage sales.

Throughout the years, different issues have been brought to the staff's attention due to the fact that regulations may be inconsistent or unclear and in some instances completely missing. Based on these experiences, staff began tallying the topics that needed to be addressed. Recently, an issue related to home occupation surfaced that prompted staff to consult with the Planning Commission to deal with the issue of reworking the entire chapter.

The Planning Commission spent a great deal of time going over various elements in this chapter, especially issues related to home occupations and temporary uses. The proposed amendment has been expanded a lot, but the essence remains the same. A great deal of effort was made to clarify the language and to provide illustrations to supplement the text. Several major changes to this chapter include expanding home occupation, adding provisions to the accessory uses in nonresidential districts (including additional temporary uses) and last but not least adding alternative energy regulations.

The zoning code is an evolving document and can and should be amended as circumstances require. The code must be reflective of the community and needs to be revisited on a regular basis. It is department policy to keep notes regarding inconsistencies in sections of the Zoning Code. Staff will then incorporate these topics into Planning Commission's future discussions.

SUBMITTED BY: Jung Han Chen

Jung-Han Chen,
Community Development Director

DATE: November 18, 2011

ATTACHMENT

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Text Amendments

A. The proposed amendment will make the Code conform more closely with the Comprehensive Plan.
B. The proposed amendment will improve the public health, safety, and general welfare of Oxford.
C. The proposed amendment will clarify the intent of the Code.
D. The proposed amendment will better implement the intent of the Code.
E. The proposed amendment will improve enforcement of the Code.

Case No.: PC-01-2011
Date Filed: 10/12/11

Zoning Code Text Amendment Application

City of Oxford, Ohio

REQUIRED INFORMATION

Chapter 1141: Accessory, Temp., Supplimental ? Environ. Reg's

Name of Applicant: City of Oxford

(Attach a Letter of Agency if the applicant is not the property owner.)

Mailing Address: 101 E. High Street

Telephone Number(s): (513) 524-5204

Email Address: www.cityofoxford.org

SUBMISSION REQUIREMENTS

A written, detailed description, where applicable, is required for each subsection.

All applications must include:

A. A general description of the proposed amendment.
B. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
C. A statement that identifies potential negative consequences of the proposed amendment.
D. Any existing section number and text that is proposed to be deleted or amended.
E. Any new or amended text as it is proposed to be codified including its proposed location in the Code. (section numbers)
F. A narrative statement that describes the expected effects of the proposed text.
G. A narrative statement that compares the expected effects of the proposed text with any existing text that it will replace, if applicable.

Planning Commission and Council Review The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall consider the Planning Commission recommendation. If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

Decision Standards A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls. The proposed amendment will:

A. make the Code conform more closely with the Comprehensive Plan.
B. improve the public health, safety, and general welfare of Oxford.
C. clarify the intent of the Code.
D. better implement the intent of the Code.
E. improve enforcement of the Code.

All materials and the application fee in the amount of **$150.00 plus actual postage**, payable to the City of Oxford must be delivered to the office of Community Development, 101 East High Street, Oxford, Ohio 45056 45 days prior to the proposed meeting date. Any questions should be directed to the Community Development Department at (513) 524-5204.

NOTE: Incomplete applications will not be processed. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

SIGNATURE OF APPLICANT Jung Han Chen **Date:** 10/12/11

PRINTED NAME: Jung Han Chen, Comm. Dev. Dir.

FEE / RECEIPT

$150 Fee plus Actual Postage Paid / Receipt Number: NA

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/14/2011

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: **PC-07-2011**

Description:

ZONING CODE TEXT AMENDMENT, Chapter 1141: Accessory, Temporary, Supplemental and Environmental Regulations, City of Oxford, Applicant

____X_____ Review _____ Revisions _____Other

ADDITIONAL LANGUAGE IS MARKED IN RED

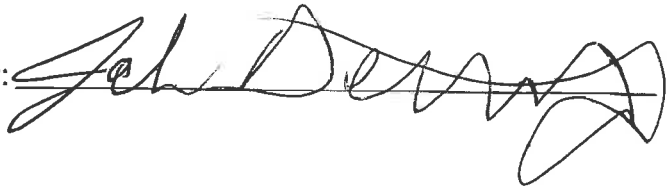
Comments or status update requested by: Lynn Taylor

Please return no later than: **12/6/2011** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

I would suggest that a definition for "Controlled Substance" be added to clarify 1141.01(c)(5)M 5.

"Any substance that is regulated by a State or Federal Law or Agency"
May also consider adding "operations that involve Flammable substances" to this section.

Drawings reviewed by:  Date: 11-15-11

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 11/14/2011

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case **#: PC-07-2011**

Description:

ZONING CODE TEXT AMENDMENT, Chapter 1141: Accessory, Temporary, Supplemental and Environmental Regulations, **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

ADDITIONAL LANGUAGE IS MARKED IN RED

Comments or status update requested by: Lynn Taylor

Please return no later than: **12/6/2011** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: V. Popescu
VICTOR POPESCU

Date: 11-16-11

RECEIVED
City of Oxford
Engineering Division

CHAPTER 1141
Accessory, Temporary, Supplemental and Environmental Regulations

1141.01 Accessory regulations.
1141.02 Temporary regulations.
1141.03 Supplemental regulations.
1141.04 Environmental regulations.

1141.01 ACCESSORY REGULATIONS.

This section shall apply to accessory uses and structures in all zoning districts, unless otherwise provided for in the development requirements of the district in which the property is located or the respective planned development text.

(a) **Permitted Accessory Uses and Structures in Residential Districts.** The following provisions pertain to accessory uses and structures when located in Residential Districts. Unless otherwise stated in this Section or exempted below, detached accessory buildings and uses shall be located in the rear yard.

(1) Accessory Buildings

A. No accessory building shall be used as a dwelling unit, sleeping quarters, or business (unless it is associated with a home occupation.)

B. There shall be no more than two detached accessory buildings on a lot in a Residential Zoning District. Only one of these accessory buildings can be a garage.

C. The total square foot area of all accessory building on a lot shall not exceed 1,000 or 50% of the footprint of the principal structure whichever is smaller.

D. A detached accessory building shall be at least ten feet from any dwelling or other accessory building or structure situated on the same lot or abutting.

E. A detached accessory building shall not exceed 20 feet in height or the height of the principal structure whichever is less.

F. All parts of a detached accessory building shall be at least three feet from all lot lines.

G. Accessory buildings are not permitted in front of the principal structure or within a front yard.

H. On a corner lot all accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

(2) Swimming Pools, Hot Tubs, and Private Residential Recreational Facilities.

A. Swimming Pools & Hot Tubs

1. The pool and hot tub is to be used only by the occupants and guests of the principal use on the property.
2. The pool, including any ancillary sidewalk or decking surrounding said pool, shall be no closer to the side lot line than the side yard requirement for the district in which it is located; and may encroach into the rear yard setback but in no instance shall be closer than ten feet to the rear property line.
3. A swimming pool located closer than 50 feet to a property line shall be screened by an obscuring fence, wall, hedge, or building not less than six feet in height and maintained in good condition.
4. A pool is exempt from the lot coverage regulations, except that an above ground pool shall not exceed 50% of the rear yard area.
5. No private swimming pools, including inflatable pools, shall be located in the front yard.
6. A hot tub shall not be located in a front yard and shall setback from the side and rear property lines in accordance with the district requirements.

B. Private Residential Recreational Facilities. (i.e. tennis courts, baseball field, skate ramps, basketball court)

1. May only be used by the occupants and guests of the principal use on the property.
2. May be located only in the rear yard.
3. A fence is permitted in accordance to Sub-section (c)(4) below, except the fence shall be located no closer than five feet of any property line.
4. Such courts may be fenced with a chain link fence located around the perimeter of the court, except as regulated in the Mile Square, and any fence over six feet in height shall be planted with large shrubs in sufficient quantities to screen and filter the view.
5. A fence or wall shall not exceed eight feet in height.
6. No special lighting shall be erected for the recreational facility other than standard lighting typical for residential use.
7. A portable basketball hoop may be located off of a driveway in the front yard, but such hoops shall not be positioned in such a way that participants are playing in the public street.

(3) Porches, Decks and Patios

A. All porches, decks and patios, attached to the principal structure or detached shall meet the setback requirements for the district in which it is located except when affiliated with a pool as regulated in Section 1141.01(a)(2) above.

B. Properties in the Mile Square are subject to the Mile Square Design Guidelines.

(4) Exemptions.

A. The following items are permitted in the side or rear yards, and do not require a permit:
1. Swings or play sets.
2. Sandboxes.
3. Gardens with garden type fencing.
4. Clotheslines.
5. Inflatable pools of less than 2 feet in depth.
6. Trellises.
7. Outdoor fire pits or chimneys.
8. Wood piles.

B. The following items are permitted in any yard, and do not require a permit:
1. Birdbaths or Fountains.
2. Flagpoles.
3. Statues.

(b) **Accessory Use Provisions in Business and Industrial Districts.** Permitted accessory uses in a Business or Industrial District include any use which is customarily found in conjunction with and required for the utilization and economic viability of the principal use, which meets the definition of accessory use as stated in this Ordinance, and which complies with the applicable standards of the district in which it is located.

(1) Accessory Buildings.

A. The total square foot area of all accessory buildings on a lot shall not exceed 1,000 or 10% of the footprint of the principal structure whichever is greater.

B. A detached accessory building shall be at least ten feet from any other building or structure situated on the same lot or abutting.

C. A detached accessory building shall not exceed the height of the principal structure.

D. All parts of a detached accessory building shall be at least 10 feet from all lot lines.

E. Accessory buildings are not permitted in front of the principal structure or within a front yard.

F. On a corner lot all accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located.

(2) Outdoor Vending Machines, Facilities for Recycled Goods or Materials, Display and Storage Areas, etc.

A. As used in this subsection, the term "vending facilities" includes:

1. Self-service mechanical dispensers such as but not limited to soft drink machines, candy machines, news racks, movie kiosks, mechanical rides; and
2. Freestanding container racks from which customers pick up merchandise to be purchased inside the buildings such as, but not limited to ice coolers/freezers, propane tanks, mulch, and;
3. Dumpster styled containers for recycling materials or clothing donations; but
4. Excludes motor fuel pumps.

B. These facilities may be permitted in all business and industrial districts.

C. Such facilities shall not occupy the following unless designated on a site development plan.

1. Private sidewalks that impede pedestrian traffic.
2. The public right-of-way,
3. Within an interior drive or drive isles,
4. Landscape areas or required parking areas,
5. Any area that will interfere with required driveway sight distance,
6. The front yard setback or side yard setback adjacent to the public right-of-way, except when located against the building.

(c) **Accessory Use Provisions for All Zoning Districts.**

(1) Handicap Ramps. As regulated in the City of Oxford Buildings Codes.

(2) Accessory building or use shall be erected on the same lot which a principal structure already exists.

(3) An accessory building or use which is attached to the main building shall comply with all the requirements of the zoning district regulations that are applicable to the principal building.

(4) Fences, walls and hedges. The intent of these provisions is to outline the regulations for accessory fences, walls and hedges. Such structures and plantings shall generally improve the aesthetic appearance of a site. Where buffer yard or other screening requirements pursuant to the provisions of this Ordinance differ from the provisions of this section, the more stringent requirements shall apply.

A. Residential fences, walls, and hedges:

1. May not exceed four feet in height front yards.
2. Cannot exceed eight feet in height in side and rear yards.
3. Shall not obstruct visibility at intersections per Section 1141.03(e).
4. May not be located closer than two feet to the front lot lines.

B. Non-residential fences, walls, and hedges:

1. May not exceed six feet in height in the front yards or four feet in height in the Uptown "UP" Zoning District.
2. May not exceed twelve feet in height in side and rear yards.
3. Shall not obstruct visibility at intersections per Section 1141.03(e).
4. May not be located closer than two feet to the front lot lines, except in the Uptown district.
5. If fencing or a gate blocks the access drive to the property, there shall be a sufficient queuing space provided.

C. Barbed wire and electrified fences are not permitted.

(5) Home Occupations. A home occupation does not require a zoning permit. If the Zoning Administrator determines that a business is operating in a residential or commercial district and that it does not meet the regulations of this section, the property owner of the property on which the business is operating shall be guilty of a violation of the Zoning Code. A home occupation shall:

A. Have person(s) residing in the premises engaged in the business activity.

B. Be conducted entirely within an existing dwelling unit and/or one enclosed accessory structure.

C. Occupy a maximum of 25 percent of the floor area of the residence and/or enclosed accessory structure, including all operations and storage.

1. Attached garages as well as unfinished basements or attic areas shall not be counted towards the total floor area of the dwelling unit. In situations where there are two or more dwelling units attached, the calculation of the total floor area shall be limited to the area of the dwelling unit in which the operation will be located.
2. Such accessory structure shall not be utilized for a home occupation if it is the required parking space for the principle use.

D. Home Occupations located in the R1A, R1B, RO and GB zoning districts are permitted to have two (2) non-resident employees, however no more than one non-resident employee is permitted on the premises at one time. One (1) non-resident employee is permitted in the R1MS, R2A, R2MS, R3 and R3MS zoning districts.

E. Any nonconforming residential use in the GB zoning district that exceeds the requirements herein for a home occupation shall lose its nonconforming status.

F. Not change the outside appearance.

G. Have no deliveries or clients before 9 a.m. or after 9 p.m.

H. Have fewer than 10 business visitors per week.

I. Have no more than 1 business visitor at a time.

J. Have only 1 non-illuminated sign a maximum of two square feet, mounted flat against the wall of the principal building.

K. Not generate a greater volume of traffic or parking need than would normally be expected in a residential neighborhood.

L. Not generate noise, vibration, fumes, odors, electrical interference, or other offensive effects and noxious omissions generated by the home occupation detectable outside of the dwelling unit (or off of the lot at single-family residences).

M. Prohibited Home Occupations.

1. Homes that serve as a gathering point for employees engaged in the business operation that takes place off the premises. This may include, but it is not limited to, landscape and/or lawn care business offices, construction offices, or a trucking business where drivers or employees gather at the home before being dispatched from the home for the purposes of the home occupation.
2. Operations that require fire safety inspections.
3. Operations involving biohazard materials or hazardous waste that poses substantial or potential threats to public health or the environment.
4. Operations that require the use of mechanical ventilation systems to exhaust the by-products of the home occupation; or
5. Operations that involve the use of controlled substances.
6. Any operation that is listed as a Conditional Use in Chapter 1147 of this zoning code.

1141.02 TEMPORARY REGULATIONS.

(a) Purpose. Temporary uses shall be permitted in applicable zone districts by the grant of a Zoning Permit issued by the Zoning Administrator in accordance with the requirements of this section. Failure to obtain a zoning permit shall be a violation of this Ordinance.

(b) General Provisions.

(1) The duration of the temporary period is stated hereinafter, provided, however, renewal of such permit may be requested.

(2) Temporary uses shall be subject to all site development regulations of the applicable zoning district.

(3) No required off-street parking space(s) shall be occupied by the temporary use.

(c) Permitted Temporary Uses. Permits shall be required, unless otherwise exempted, for the following temporary uses, provided that they meet these requirements:

(1) Construction Facilities.

A. Construction trailer, shed or staging yard area incidental to a construction project.

B. The trailer, shed or staging yard area shall be located on the lot on which construction takes place unless otherwise approved by the City Manager.

C. The trailer, shed or staging yard shall not be located within twenty-five (25) feet of any abutting residential or non-residential structure and shall meet the setbacks of the district in which it is located.

D. A trailer shall be limited to one (1) in a residential district and two (2) in a non-residential district and only be used for a field office and for the temporary storage of building materials and equipment necessary for the construction site.

E. A maximum of an eight foot high temporary fence is permitted around the boundaries of the construction site.

F. Such fencing, trailer, shed or staging yard shall be removed within thirty (30) days once that construction ceases.

G. On-site sanitary facility shall not be located within ten (10) feet of any property line or right-of-way line.

(2) Temporary Shelter.

A. When fire or natural disaster has rendered a single-family residence unfit for human habitation, the temporary use of a mobile home located on the single-family lot during rehabilitation of the original residence or construction of a new residence is permitted.

B. Such temporary housing shall only be approved as part of the permit application for reconstruction and shown on a sketch plan.

C. Required water and sanitary facilities must be provided.

D. Maximum length of permit shall be six months, but the zoning office may extend the permit for periods not to exceed 60 days in the event of circumstances beyond the control of the owner. Application for extension shall be made at least 15 days prior to the expiration of the original permit.

E. The mobile home shall be removed from the property upon issuance of any occupancy permit for the new or rehabilitated residence even if the temporary use permit is still valid.

(3) Real Estate Sales Offices and/or Model Home Offices.

A. A Final plat for such development has been approved by Council.

B. Any such unit shall conform to all requirements for residential uses for the district in which it is located.

C. Infrastructure improvements to the lot for which a permit is being requested must be completed to the Engineering Divisions satisfaction for utilities and road access.

D. Offices shall be removed within one year of the completion of the most recent phase of the subdivision.

(4) Place of Worship or School Festivals.

A. All temporary stands, tents or rides shall not be located within twenty-five (25) feet of any property line.

B. Maximum length of permit shall be three days.

C. Set-up for such festival shall not start more than 72 hours prior to the event and shall be completely removed within 48 hours after the event.

(5) Carnivals or Circuses.

A. Permitted in the General Business or Light Industrial zoning district and any property owned by the City of Oxford, Talawanda School District, or Miami University.

B. No structure or equipment shall be within 250 feet of any residential property line.

C. Maximum length of permit shall be seven days.

D. Site plan, parking plan and any other health, fire, state or federal approvals required at time of request.

E. The person responsible for the operation of any such carnival or circus shall provide the City Manager in advance of the event date(s), any contact information in the event of an emergency and requests for any other special arrangements (i.e road closures, police assistance or emergency personnel)

F. Upon completion of the temporary use, the site shall be cleaned, all evidence of the use(s) removed, and left in a condition that minimizes adverse impacts to the site itself and to surrounding properties.

(6) Auctions. (No permit required)

A. Auctions for the sale of personal property or land may be conducted at any individual location no more than once per year.

B. Every precaution shall be taken to control parking and keep attendees on the property being auctioned.

C. Such auction held in a non-residential district must be related to the business conducted on the property or the contents of the premises.

D. An auction house as the principle use is exempt from these requirements, but subject to the requirements of the district in which it is located.

(7) Garage Sales. (No permit required)

A. Garage sales are permitted in residential districts in order to allow residents to sell excess personal property.

B. Each garage sale shall not exceed four days.

C. Only two garage sales shall be permitted per calendar year at any individual location.

D. No person conducting a garage sale under the provisions of this Article shall sell or offer for sale any food or beverage for consumption on the premises. Food or beverage may be provided for such consumption at no cost to the consumer, but only if a permit is obtained in advance from the Health Department.

E. No fee or other charge shall be imposed upon members of the public attending any such sale.

F. One non-illuminated sign not exceeding four square feet in size, no more than three feet in height above grade may be displayed on the property where the sale is being held.

G. Special lighting and noise making devices or other similar advertising displays or notices shall not be used to call attention to the garage sale.

(8) Temporary Fences.

A. Temporary fences are permitted in the side or rear yard, not to exceed 4 feet in height, for the purpose of a garden or animal containment only.

B. No permit shall be required.

(9) Christmas Tree sales.

A. Permitted in any Non-Residential district.

B. Maximum length of permit for display and open lots sales shall be 45 days.

(10) Tents (Residential).

A. Tents for graduations, weddings or other similar events are permitted for a period not to exceed three (3) days and no more than two (2) times a year.

B. No permit is required except for tents over 200 square feet.

C. Such tent shall be placed in such location that will not interfere with access drives into or within the property, or will reduce required parking spaces.

(11) Tents Sales (Non-Residential).

A. Tent Sales are only permitted in relation to the business conducted on the property.

B. Tents and all display items shall maintain a 30-foot setback from all adjacent thoroughfare rights-of-ways.

C. Such activities shall be placed in such location that will not interfere with access drives into or within the site, nor will reduce required parking spaces.

D. Tents are permitted for a maximum 30-day period per calendar year. No permits are required except as required by the Ohio Basic Building Code.

(12) Farmers Markets (No permit required)

A. Seasonal merchandise, such as, but not limited to, plants, garden supplies, produce, pumpkins, fruit, vegetables, honey, maple syrup, may be sold outdoors within the General Business, and Light Industrial District.

B. Such activities shall be placed in such location that will not interfere with access drives into or within the site, nor will reduce space for required off-street parking facilities.

C. Such facilities and all display items shall maintain five (5') foot setback from the sidewalk or ten (10') foot setback from the back of curb, whichever is greater, so as not to impede traffic or affect sight visibility in and out of a parking area.

D. Typically held between March and October with the exception of Christmas tree sales.

E. One (1), 6 sq. ft. sign per vendor may be displayed at their respective stand.

F. One (1) ten foot by ten foot (10' x 10') tent or awning is permitted per vendor.

G. All tables, chairs and merchandise shall be loadable into a standard vehicle and shall be removed by dusk.

H. The following are exempted from these regulations:

1. The Uptown Farmer's Market authorized by City Council.
2. The Talawanda Farmer's Market authorized by Talawanda School Board on school property.
3. Any Farmer's Market on University property, authorized by the University.

(13) Temporary Sales, Roadside Stands or Transient Vendors.

A. Temporary merchandise sales, such as books, mattresses, jewelry, art, crafts, rugs, food products etc. may be sold outdoors in the General Business and Light Industrial District.

B. Such activities shall be placed in such location that will not interfere with access drives into or within the site, nor will reduce space for required off-street parking facilities.

C. Such facilities and all display items shall maintain the underlying zoning districts front yard setback from all adjacent thoroughfare rights-of-ways so as not to impede traffic or affect sight visibility in and out of a parking area.

E. A maximum of one (1) twenty foot by twenty (20' x 20') tent or awning is permitted per vendor.

F. All tables, chairs and merchandise shall be secured within the tent upon the close of the operation hours.

G. Merchandise is prohibited from being sold directly out of a semi-trailer, box truck, moving van or other vehicle.

H. One (1) sign per vendor, not to exceed 30 sq. ft., may be displayed at their respective stand and are subject to the Temporary Sign Regulations in Section 1151.06 and the Vehicle Management Section 1149.05(c)(3).

I. Permits will be issued for a maximum of 14-days per vendor and per property, per calendar year.

1. Proof of approval from the land owner must accompany the application.
2. Proof of current vendors license in accordance with Chapter 705 of the Oxford Codified Ordinance.

(14) Mobile Food Carts & Vendors.

1. Mobile Food Carts & Vendors are subject to Sections 337.01, 351.17, 705.02, 705.03, Chapter 729 and 735 of the City of Oxford Codified Ordinance.
2. Mobile Food Carts & Vendors are specifically prohibited in any residential district and the Uptown District.

(15) Portable Storage Containers- Containers designed for the temporary storage of property that can be moved by truck or trailer (including intermodal storage units).

A. No zoning certificate is required if portable storage containers are to be placed on the premise no more than seven (7) days. The Zoning Administrator may permit any portable storage container to be placed on a property for up to thirty (30) days, provided the property owner has an active building permit or has demonstrated the need. An additional fourteen (14) day extension may be granted provided the property owner demonstrates extenuating circumstances.

B. Any portable storage container must be located on a driveway or other hard surfaced area. Portable storage containers shall be a minimum of eight (8) feet from the back of the curb and shall not extend onto the sidewalk.

C. Calamity Exception. If the portable storage container is being used to store personal property as a result of a major calamity (e.g. fire, flood or other event where there is significant property damage), the City Manager may extend the time period allowed in subsection A. above. (Ord. 3051. Passed 4-21-09.)

1141.03 SUPPLEMENTAL REGULATIONS.

In addition to all regulations specified for the Zoning Districts and in other sections of this Ordinance, the provisions of this Section inclusive shall be used for interpretation and clarification.

(a) One Principal Building Per Lot. In a Residential district there shall be no more than one principal building or use on one lot. In commercial or industrial districts, more than one building is permitted provided all other site development regulations of the district are satisfied.

(b) Every building hereafter erected, converted, enlarged, reconstructed or structurally altered shall be located on a lot of record, and shall have its principal entrance upon a street bordering such lot. For the purpose of this provision an alley is not considered as a street.

(c) Setback and Yard Requirements.

(1) Corner Lots.

A. On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located. (See the definition of Yard- front.)

B. On a corner lot, accessory buildings and uses may be located in the side yard with the most distance to the neighboring property or the side yard located at the rear of the house as illustrated in Figure 1. (Corner Lots)

(2) Double Frontage/ Through Lots.

A. Buildings on lots having frontage on two streets (double frontage lots) need not have a rear yard setback; however, the required front yard shall be provided on both streets as illustrated in Figure 2.

B. On a double frontage lot, accessory buildings may be located in the front yard located to the rear of the house as illustrated in Figure 2.

(3) Front Yards.

A. The width of a lot is measured at the setback line established under the zoning district or on a plat of record on file with the Butler County Recorder.

B. An average front yard setback may be established when more than 50% of the lots have been developed within that block face. The average front yard setback required shall, in no circumstances, be less than 16.5 feet.

C. Lots having frontage along a public street and one alley along the side of the property shall provide a side yard setback along the alley as illustrated in Figure 3.

D. Lots having frontage along a public street and one alley at the rear of the property shall provide a rear yard setback along the alley as illustrated in Figure 3.

E. Lots having frontage along a public street and two alleys' shall provide a side and rear yard setback along the alleys' as illustrated in Figure 3.

F. On any lot, having a portion of its land area vacated by Ordinance No. 103, and ownership of the vacated portion has not been obtained; the front yard setback shall be measured from the 16.5 foot vacated right-of-way line.

G. In any instance where the property line is in the center of the street and is not the same as the right-of-way line, the setback shall be taken from the right-of-way.

(4) Rear Yards.

A. Rear yard depths may be varied where the rear wall of a building is not parallel with the rear lot line or is broken or otherwise irregular. In such cases, the average depth of the rear yard shall not be less than the required minimum or narrower than 20 feet.

Figure 1: Corner Lots

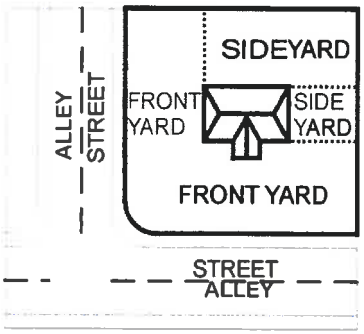


Figure 2: Double Frontage/ Through Lots

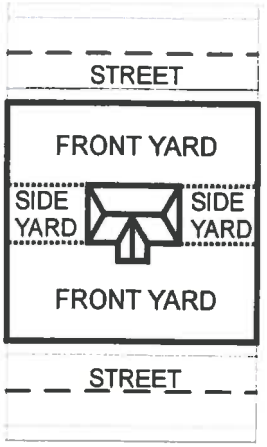
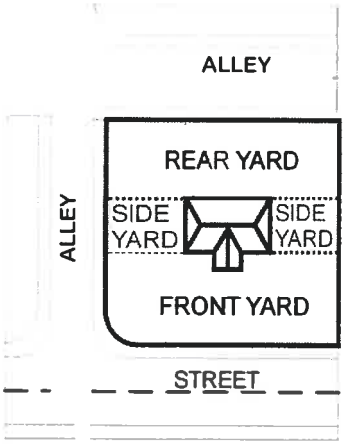


Figure 3: Alley Lots



(5) Mixed Use Buildings. Where dwelling units are erected above commercial structures in commercial districts, no side yards are required, except such side yard as may be required in the district regulations for a commercial or industrial building on the side of a lot adjoining a residential district.

(6) Projections into Required Yards.

A. Every part of a required yard shall be open to the sky except for accessory buildings and ordinary projections of sills, belt courses,

cornices, canopies, eaves, and architectural or ornamental features which may project a distance not to exceed two feet, six inches. (1.5' above)

B. An open air ramp and necessary landing may project a distance not to exceed six feet.

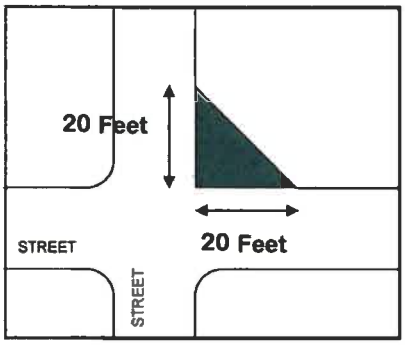
C. Bay windows, balconies, or chimneys may project into a yard a distance not to exceed three feet; provided however, that the aggregate width of such projection shall not exceed one-third of the length of the wall upon which they are located.

D. A porte-cochere may project into a required side yard provided every part of such porte-cochere is unenclosed and shall not be less than five feet from the side lot line. No porte-cochere roof top may be utilized as a deck or outdoor living space unless it satisfies the setback requirements of the district in which it is located.

E. Stoops or steps to a building entrance, covered or uncovered, may project a distance not to exceed four feet.

(d) Projection into Right-of-Way in the UP Uptown District. No part of a building shall project into the public right-of-way unless specifically allowed by the Oxford Codified Ordinance Chapter 1301, Building Code; or by Chapter 1151, Signs.

(e) Visibility at Intersections. On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and a half and ten feet above the centerline grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots a line joining points along such street lines 20 feet from the point of intersection.



Vision Clearance Triangle

(f) Use of the Vacated Right of Way. On any lot, having a portion of its land area, vacated by Ordinance No. 103, the use of that vacated portion shall be restricted to lawn, landscaping, sidewalks and authorized egress and ingress driveways, except that in the Uptown District such land vacated by Ordinance No. 103 may be used for municipally-owned parking or municipally-regulated parking and outdoor patio areas as regulated in Section 1143.10 Uptown District Regulations.

(g) Exceptions to Height Regulations.

(1) The height limitations contained in Chapter 1143 District Requirements do not apply to any agricultural farm structure provided they are located 50 feet or more from a lot line of residentially zoned property.

(2) Church spires, belfries, cupolas, water tanks, ventilators, chimneys, air conditioning units, elevator bulkheads or other necessary mechanical equipment appurtenances usually required to be placed above the roof level and not intended for human occupancy except where the height of such structures will constitute a hazard to the safe landing and take-off of an aircraft at an established airport. Such appurtenances shall be positioned, to the extent possible, to minimize the visibility from street level.

(2) Such height regulations shall not apply to fire towers, cooling towers, gasholders or other structures where the manufacturing process requires a greater height. All such structures shall not occupy more than 25 percent of the area of the lot and shall be at least 25 feet in all parts from every lot line.

(3) The height of cell towers and other wireless telecommunication towers are subject to the use-specific regulations of this Ordinance.

(h) Residential Building Additions. No addition to an existing residential building that results in or enables a new dwelling unit shall be approved, unless it is permitted by the underlying zoning district. The addition shall also be subject to the following requirements:

(1) Any addition shall reflect the character, material, style, mass and architectural features of the existing structure.

(2) Any habitable addition must be physically attached and share a common wall with the existing structure. The common wall between the addition and the existing structure shall not be less than 50% of the total square footage of the exterior wall where the addition is to be attached. Such measurement shall be based on the total square footage of the existing wall and shall only include the wall that completely encloses the interior space of the existing structure. The square footage of a wall shall be the length of the wall, where the addition is to be attached, multiplied by the height of that wall, excluding the attic area. (Ord, 3059 Passed 06-02-09)

(i) ADA Compliance Standards. Any additions to a nonconforming structure or use for ADA compliance (i.e. elevator, ramp) that does not expand the use shall be permitted, provided the setbacks for the district in which it is located are satisfied.

1141.04 ENVIRONMENTAL REGULATIONS.

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious, otherwise objectionable conditions that could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Ordinance may be undertaken and maintained if acceptable measures and safeguards are taken to reduce dangerous and objectionable conditions to acceptable limits as established by the following requirements.

(a) Air Pollution. Air pollution shall be subject to the requirements and regulations established by the Ohio Environmental Protection Agency, the Regional Air Pollution Control Agency, and the United States Environmental Protection Agency.

(b) Erosion and Drainage.

(1) No erosion by either wind or water shall be permitted that will have a noticeable adverse impact on neighboring properties.

(2) The Oxford Engineering Division as part of the zoning permit review process shall review plans for proposed surface drainage.

(c) Fire and Explosion Hazard. Adequate safety devices shall be provided at any point where there are activities involving burning or storage of flammable or explosive materials. Adequate safety devices against the hazards of fire and explosion and adequate fire fighting and fire suppression equipment and devices, standard in the industry, shall be provided. Otherwise, burning of waste materials in open fire is prohibited.

(d) Hazardous Materials and Electrical Disturbance. No activities shall be permitted which utilize hazardous, fissionable or radioactive materials if their use results at any time in the release or emission of any such materials into the atmosphere, the ground, or sewerage systems, and no activities shall be permitted that emit electrical disturbance affecting the operation at any point of any equipment other than that of the creator of such disturbances.

(e) Noise. No activity on private property shall emit noise in excess of sound levels that creates a nuisance to surrounding properties or in violation of the noise ordinances.

(f) Light and Glare from Exterior Lights.

(1) The light source within a light fixture shall not be visible from a neighboring structure. Lights may be shielded or recessed and set on low poles to prevent light from shining onto neighboring properties and distracting drivers.

(2) No light used for illuminating a parking area shall shine onto property in a residential district.

(3) The intensity and direction of light shall not significantly disrupt the night habitat of any natural area larger than one-half acre, a stream and riparian corridor, or other similar natural areas.

(4) The foot-candle measurement at any property line shall not exceed 1.0 luminar.

(5) Lighting intensity shall be reduced after closing hours.

(g) Exemptions.

(1) The following noise levels shall be exempt from the noise provisions during the daytime only: Firearms on authorized ranges, Legal blasting, Temporary

construction activity and equipment, Installation of utility equipment, lawn mowers, chainsaws, garden and farming equipment.

(2) The following noise sources shall be exempt from the noise provisions at all times: Aircraft, Railroads, Emergency vehicles and equipment, Warning devices operating continuously for not more than five minutes, Bells, chimes or carillons operating continuously for not more than five minutes, The repair of essential utility services. Officially sanctioned parades or other events.

(h) Prohibited Outdoor Storage of Inoperative Vehicles, Farm Equipment, Junk, Building Materials, And Trash.

(1) Outdoor storage, including, but not limited to junk, trash, salvage, building material, or parts thereof, including used tires, shall be prohibited anywhere within the City of Oxford except in an authorized junk yard or scrap processing facility.

(2) The parking of a currently licensed inoperative vehicle for a period of more than one week shall be prohibited, with the exception of those stored in an enclosed garage or other accessory building.

(3) Parking of inoperative farm equipment that has not been operative for more than one year shall be prohibited unless stored in an enclosed structure.

(4) After receipt of notice of any of the above violations, such violation shall be resolved within ten days or declared a nuisance, with each subsequent period of 30 days during which the violation exists, constituting a separate valuation of this Ordinance and subject to the Nuisance Prevention provisions for the City of Oxford.

(i) Exotic Animals.

(1) No person shall own, harbor, keep, breed, sell or import any exotic animals or reptiles. The term "exotic animal or reptiles" shall mean wild animals/reptiles not indigenous to Ohio. Example: lions, tigers, elephants, alligators, crocodiles.

(2) Exemptions and special provisions:

A. Exotic animals purchased or adopted or housed on the subject property prior to the adoption of this Amendment provided:

1. That a bill of sale or notarized statement verifying this date is provided.
2. That such exotic animal be confined in a house, building, or other enclosure in such a way that human contact, other than with the owner(s), cannot occur.

B. Wild animals held for exhibit or use by research institutions and other governmental agencies having legal authority to process wild animals, publicly supported zoos, circuses, or extensions thereof.

C. Any animal which is commonly sold by a bona fide commercial pet shop which does not constitute a hazard to the health or safety of persons or household pets.

(j) Trash Collection Facility.

(1) Adequate waste disposal on-site facilities shall be shown on the plans submitted for a zoning permit, including a change of use permit. The Zoning Administrator may accept an alternative plan that adequately provides for the disposal of all waste generated by the proposed use. If such facilities or alternative plan are not acceptable, the permit may be denied.

(2) A trash collection facility shall include a large container such as a dumpster or a small container such as a garbage can, bag or other similar container. No trash collection facility shall be stored in the front yard and shall conform to side and rear yard pavement setbacks of the applicable zoning district.

(3) A large trash collection facility shall be situated in a permanent location and placed on a concrete pad (4000 psi minimum). A dumpster pad shall be of a dimension that will allow a dumpster to sit entirely on the pad and to permit the front or rear wheels of a trash disposal truck to rest on the pad while emptying the dumpster. No part of the container shall overhang the limits of the pad.

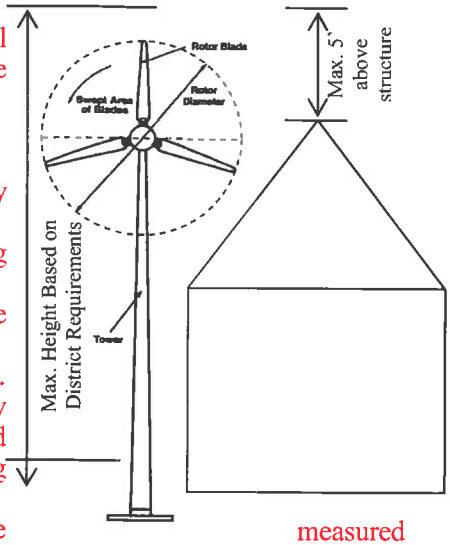
(4) If a site contains a large exterior trash collection facility such as a dumpster, this area shall be screened so as to not be visible from a public right-of-way or an adjacent property.

(5) The Zoning Administrator may approve plans for shared dumpster facilities.

(Ord. 2782. Passed 5-20-03.)

(k) Wind Turbines.

Wind energy conversion systems shall be allowed in all zoning districts as an accessory structure subject to the following conditions:



(1) General.

A. Permit is required.

B. No system shall be directly or indirectly lit, unless required by the FAA.

C. No system shall be used for advertising of any kind.

D. No system shall produce a detectable noise at the property lines.

E. Turbines are prohibited in the front yard.

F. Systems are subject to the Property Maintenance Code and shall be removed within six (6) months of being nonfunctional.

G. The height of a wind system shall be measured from grade, base of tower or the lowest adjacent grade of the structure in which the system is attached, to the tip of the rotor blade in a 90 degree position.

(2) Requirements:

A. For parcels less than one acre, no ground mounted systems are permitted. All systems shall be mounted to the principle or accessory structure and shall not project more than five (5') feet above the roof of the structure and also shall not exceed the height requirement for accessory uses or of the zoning district in which it is located, dependent upon which structure it is attached.

B. For parcels one acre or greater, a ground mounted system is permitted and shall not exceed the height requirement of the zoning district in which it is located.

1. Ground mounted systems shall be setback from the rear and side property lines equal to the height of the turbine or satisfy the zoning district setback requirements, whichever is greater.

2. Any system mounted to the principle or accessory structure shall not project more than five (5') feet above the roof of the structure and also shall not exceed the height requirement for accessory uses or of the zoning district in which it is located, dependent upon which structure it is attached.

(l) Solar Panels.

Solar panels shall be allowed in all zoning district either attached to a permitted principal use or accessory building or as an accessory structure subject to the following regulations:

(1) Freestanding solar panels are prohibited in the front yard.

(2) Panels that are freestanding or attached shall satisfy the rear and side yard setback requirements of the zoning district in which they are located.

(3) Solar Panels are permitted on the roof of the principal structure or accessory structure, provided that the addition of the panels does not cause the structure to exceed the height requirement for the zoning district in which it is located.

(4) Solar panels shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.
(5) Panel systems are subject to the Property Maintenance Code and shall be removed within six (6) months of being nonfunctional.
(6) No panel shall be used for advertising of any kind.
(7) Permit is required.

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

Community Development Department
Phone: 513-524-5204

August 30, 2011

Scott Webb
103 W. Walnut Street
Oxford, Ohio 45056

Re: PC-ADM-06-2011 Minor Amendment to an approved Final Planned Development
Miami Commons
Previous PC Case #26-1987

Dear Mr. Webb:

Your application for a Minor Change to an Approved Planned Development, submitted July 25, 2011 to build an "amenity area" has been approved. Administratively.

The Minor Changes to the site include:

1. Removal of the existing chain link fence surrounding the pool area.
2. Expansion of the existing pool deck area to include more room for chairs, a hot tub and new landscape areas.
3. Installation of a new decorative aluminum fence.
5. Creation of a new outdoor area in the central courtyard, including new patio areas, an outdoor fireplace and grill stations.

The approval of these changes based upon the following criteria being satisfied per Section 1145.10(a) of the City of Oxford Planning and Zoning Code:

A. There is no change in use;
B. The proposed construction is of a magnitude that will not substantially alter the appearance of the development from off of the site;
C. The proposed construction will not substantially or detrimentally affect the provision of public services to the site or general vicinity;
D. The proposed construction will not substantially or detrimentally increase potential demand on public or private utilities;
E. The proposed construction is not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood; and
F. The proposed construction is not contrary to and in no way diminish the intent of the originally approved permit.

If you have any questions or need additional information, please call 524-5204.

Sincerely,

David Prytherch, Chair
Oxford Planning Commission

Jung-Han Chen,
Community Development Director

cc: File