

Oxford Comprehensive Plan

Final Draft

8-11-09

Community Vision Statement

In The Future Oxford Will:

1. **Retain** its rural atmosphere where friendly citizens foster a positive community spirit.
2. **Be** a regional destination for tourists and visitors attracted by the city’s heritage and historic character.
3. **Provide** recreation opportunities for all citizens.
4. **Have** a historic and vibrant downtown with unique shops, restaurants, housing, and community activities.
5. **Be** a walkable and safe community with tree-lined streets and attractive buildings.
6. **Have** well-designed neighborhoods and commercial areas offering a variety of shopping, dining, entertainment, and housing options for all residents.
7. **Plan** for future growth while protecting its environmental resources and maintaining quality public services at an affordable cost.

Action Plan

Downtown

Goal: Maintain a downtown that is vibrant, clean and safe which supports residential development and contains a mixture of specialty shops, restaurants and cultural activities.

1. Support downtown as the center for Oxford’s civic and cultural activities.		
Policy	Responsible Parties and Partners	Timeframe
<ul style="list-style-type: none"> • Support major investments in downtown 	City, Downtown Oxford EDC(DOEDC) Partner: Chamber of Commerce	Ongoing
<ul style="list-style-type: none"> • Increase the prominence of downtown as a center for community activity by developing a “downtown after five” entertainment/arts event program and expand the number of weekend festivals 	DOEDC, Chamber	Ongoing
<ul style="list-style-type: none"> • Develop a downtown civic center to be used for cultural arts and activities 	City, County; Partners: Other towns	Long
<ul style="list-style-type: none"> • Help to increase the visibility of the city cemetery as an asset by exploring its use as a park and developing a walking trail 	City P&R, County Greenways	Medium

<ul style="list-style-type: none"> Expand walking trails throughout the downtown 	City P&R, DOEDC, City	Medium
2. Promote public involvement in downtown.		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Work to retain institutions within the downtown 	DOEDC, City, Partner: HPC	Ongoing
<ul style="list-style-type: none"> Build civic pride and assist city maintenance efforts by developing volunteer maintenance programs such as “adopt-a-street” “adopt-a-spot” etc. 	DOEDC, Civic Clubs	Ongoing
<ul style="list-style-type: none"> Involve youth in the downtown as volunteers 	DOEDC, County Schools, Police Dept., Churches	Short
3. Foster good communication between businesses and other downtown entities.		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Hold regular joint meetings between organizations and boards with an interest in downtown 	DOEDC	Ongoing/Short
<ul style="list-style-type: none"> Link municipal and organizational websites with an interest in downtown 	DOEDC	Short
4. Encourage retail development and residential uses in the downtown to attract visitors, reuse buildings, create jobs, and support the local tax base.		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Actively support restaurant recruitment into the downtown 	DOEDC	Ongoing
<ul style="list-style-type: none"> Promote the upper floors of buildings for use as dance studios, cultural arts and music lessons 	DOEDC, Arts Council	Ongoing
<ul style="list-style-type: none"> Provide downtown economic incentives 	DOEDC, City	Medium
<ul style="list-style-type: none"> Promote the downtown welcome center 	DOEDC, Chamber	Short
<ul style="list-style-type: none"> Promote residential use in upper floors 	DOEDC; Partners: Developers, Realtors	Short – Medium
<ul style="list-style-type: none"> Revisit existing streetscape plan – focus on traffic calming and pedestrian friendly 	City	Medium
<ul style="list-style-type: none"> Inventory and analyze existing buildings and facilities 	DOEDC	Ongoing

5. Preserve downtown’s historic character by fostering attractive architectural design, improving physical facilities and promoting pedestrian activity.		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> • Complete underground wiring 	City, DOECU, Progress Energy	Long
<ul style="list-style-type: none"> • Create and maintain a landscaping plan 	City, DOEDC	Short, Ongoing
<ul style="list-style-type: none"> • Support renovation of dilapidated buildings (develop minimum standards for commercial buildings) 	City	Medium
<ul style="list-style-type: none"> • Develop revolving fund to purchase important threatened buildings 	City	Medium
<ul style="list-style-type: none"> • Develop downtown design guidelines 	City, DOEDC	Medium

Parks & Open Space

Goal: To offer diverse and continually improving leisure and recreation opportunities for citizens of all ages and interests, improve the quality of life of citizens, and promote healthy living and a healthy population.

1. Insure that an adequate number of facilities and parks are available		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> • Strive for exceptional levels of service for parks and recreation facilities. 	Parks and Rec, Commissioners, Volunteers, Donors, Outside agencies	Ongoing
<ul style="list-style-type: none"> • Implement a capital improvement program to insure that level of service standards are maintained. 	Parks and Rec, Commissioners	Ongoing
<ul style="list-style-type: none"> • Continue to update City’s recreation departmental strategic plan. 	Recreation Adv Committee, Parks and Rec, Commissioners	Ongoing
<ul style="list-style-type: none"> • Assure equity of use to all groups. 	Parks and Rec, Commissioners	Ongoing
<ul style="list-style-type: none"> • Consider economic development and tourism goals when developing plans for new parks and recreation facilities. (These considerations could determine the priority of 2 otherwise equal projects) 	Commissioners, Parks and Rec, Recreation Advisory Committee	Ongoing

2. Provide a variety of quality recreational programs and activities to meet the needs of youths and adults		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Seek out and respond to public feedback on their satisfaction with existing programs and the need for new recreation programs. 	Parks and Rec , Recreation Adv. Committee, Schools, County, Health Dept, State, COG, Media, Senior Center	Ongoing
<ul style="list-style-type: none"> Insure that adequate staffing and resources are available to deliver all recreational programs in a quality and safe manner. 	Parks an Rec, Commissioners , Recreation Adv Committee	Ongoing
3. Increase residents' participation in healthy living activities and lifestyles.		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Increase public awareness of benefits of healthy living activities in programs. 	Parks and Rec , Health Dept, Schools, Media	Ongoing
<ul style="list-style-type: none"> Establish a campaign to increase public awareness about available recreation opportunities. 	Parks and Rec , Health Dept, Schools, Media	Ongoing
4. Promote coordination with public agencies, institutions, and the private sector		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Identify and pursue opportunities for cooperative development and use agreements. 	Parks and Rec, City , Public Agencies, Schools, Institutions, Private Enterprises	Short, Ongoing
<ul style="list-style-type: none"> Seek out and obtain alternative funding sources to supplement City resources. 	Parks and Rec , Commissioners, County, Government Agencies	Short, Ongoing

Goal: To encourage the preservation of natural resources and help build within the population an appreciation for those resources and for nature in general.

1. Identify and pursue opportunities within the City for “Green Space” and passive recreational parks		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Adopt or revise policies to encourage developers to provide and maintain open space and passive recreation areas in new 	Planning Board , Commissioners, Parks and Rec, Recreation Adv	Short

residential development.	Board, Granville Greenways Advisory Committee (GGAC)	
<ul style="list-style-type: none"> Promote the use of open space to enhance the appearance of development and provide a buffer between incompatible land uses. 	Planning Board , Commissioners, Parks and Rec, Recreation Adv Board, GGAC	Short, Ongoing
<ul style="list-style-type: none"> Maintain existing parks and recreational open space. 	Parks and Rec , Commissioners	Ongoing
2. Encourage the preservation of natural resources and wildlife areas.		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Prepare an inventory of critical environmental and natural resources that should be preserved. 	Engineering , Planning, DENR, State Agencies	Short, Ongoing
<ul style="list-style-type: none"> Develop policies and programs that emphasize the importance of preservation of natural resources and wildlife. 	City (Public Works/Engineer) , Water Treatment Centers, County, State Agencies	Short, Ongoing
3. Insure that natural resource and wildlife areas remain in pristine condition.		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Implement and/or maintain environmental protection best practices for development within the Lake Devin watershed and other natural resource areas. 	Engineering , City, State	Ongoing
<ul style="list-style-type: none"> Promote the use of Lake Devin and other natural resource areas for passive and educational recreation activities and programs. 	Parks and Rec , Recreation Adv. Committee, Schools, County, Health Dept, State, COG, Media	Ongoing

Goal: To provide walkable and “bikeable” communities with access to regional destinations.

1. Create a citywide and regional non-motorized transportation and recreation network (greenways, bikeways, walkways).		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Incorporate the County Transportation and Greenway Master Plans into development decisions. 	City , GGAC, Planning Board, County, CTP Committee	Ongoing
<ul style="list-style-type: none"> Coordinate new development and public improvement proposals with existing or proposed bikeways and walkways. 	Planning, Engineering , Commissioners, Planning Board,	Ongoing

	Parks and Rec, GGAC	
<ul style="list-style-type: none"> Assign a city representative to groups responsible for preparing and enacting the precepts of regional greenways, recreation, environmental, and transportation plans. 	Commissioners	Ongoing
<ul style="list-style-type: none"> Collaborate with developers to determine how they might construct or provide a link to existing or proposed greenway corridors, facilities, or non-motorized transportation networks. 	City, GGAC, County, Developers	Ongoing
<ul style="list-style-type: none"> Look for, and work towards, opportunities to connect Oxford's greenway system to regional greenway systems. 	City, GGAC Rep, GGAC, , Developers	Ongoing
<ul style="list-style-type: none"> Incorporate new greenway facilities into police patrol patterns within the city. 	GGAC Rep, Police Dept	Medium
<ul style="list-style-type: none"> Permit greenways as a use under open space, outdoor recreation, and passive recreation activities. 	Planning Board, Commissioners	Short
<ul style="list-style-type: none"> Promote walking and biking as a safe and convenient form of recreation and transportation 	GGAC, Parks and Rec, Schools, Health Dept, State, Churches, PTO, NCDOT	Ongoing
2. Acquire necessary rights-of-way and easements to implement non-motorized transportation improvement plans.		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Continuously monitor railroad abandonment and investigate railroad banking possibilities. 	Town Mgr, Engineer, GGAC, Parks and Rec, Developers, NC Rails to Trails, Rail Co.	Ongoing
<ul style="list-style-type: none"> Pursue joint-use easements and dedications (utilities, schools, institutions, large property owners, etc) that accommodate greenways and other forms of non-motorized transportation. 	Engineer, City Attorney, Commissioners, GGAC	Short, Ongoing
3. Enhance walkable and bikeable infrastructure.		
<i>Policy</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Establish minimum walkable and bikeable standards for all improvements. 	Planning, Engineering, GGAC	Short
<ul style="list-style-type: none"> Insure that all development and public improvements are designed and constructed to meet these standards. 	Engineering, Planning Board	Medium, Ongoing

Economic Development

Goal: Maintain Oxford’s role as the commercial hub of Granville County, by strengthening the historic downtown, providing for new industrial development and positioning the city as the regional destination for retail, entertainment and service needs.

1. Support a vibrant full service downtown Oxford		
<i>Policies</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Incorporate downtown into the historic district 	City, Historic Preservation Com; Partners: Business Owners	Short
<ul style="list-style-type: none"> Develop design guidelines for downtown 	City Planning, DOEDC	Short
<ul style="list-style-type: none"> Assist downtown merchants by offering incentives to improve buildings 	<i>See Downtown Policies</i>	
<ul style="list-style-type: none"> Develop a strategic plan for downtown business recruitment (should include a study of existing square footages) 	DOEDC; Partner: NC Main Street	Medium
<ul style="list-style-type: none"> Promote existing downtown stores 	DOEDC	Ongoing
<ul style="list-style-type: none"> Continue to support the efforts of downtown economic development program 	City	Ongoing
<ul style="list-style-type: none"> Develop and implement a wayfinding program for downtown Oxford. Wayfinding should incorporate both the downtown and access from major highways 	DOEDC, Chamber; Partner: NCDOT	Short
2. Develop Oxford as a destination for Tourism		
<i>Policies</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Support the continued development of athletic facilities which promote Oxford as a destination for regional tournaments 	City, Parks & Rec	Ongoing
<ul style="list-style-type: none"> Increase marketing of the historic downtown by using billboards and other media outlets 	DOEDC	Ongoing
<ul style="list-style-type: none"> Seek official NCDOT directional signage to the downtown from Interstate 85 	DOEDC, City	Ongoing
<ul style="list-style-type: none"> Identify resources for, and develop, parks and recreation facilities 	City	Medium - Long

that are conducive to economic development and tourism.		
3. Regional Economic Development		
<i>Policies</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Promote the airport as an economic development tool 	City, Granville EDC	Ongoing
<ul style="list-style-type: none"> Participate with regional economic development partners 	City	Ongoing
<ul style="list-style-type: none"> Develop industrial sites within Oxford's jurisdiction that are compatible with the city's existing development and character 	City, City Planning	Ongoing
4. Workforce Development		
<i>Policies</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Support workforce development efforts 	Granville Co., Vance-Granville CC	Ongoing
<ul style="list-style-type: none"> Promote the development of technical schools 	Granville Co., Vance-Granville CC	Ongoing
<ul style="list-style-type: none"> Help kids stay in school by providing increased city recreational programs and opportunities. 	City Parks& Rec, Police, Schools; Partners: Scouts, Boys & Girls Clubs, Churches	Short

Neighborhoods and Housing

Goal: To provide a wide variety of quality housing options for all residents and age groups characterized by walkability and good design

1. Safe and Walkable Neighborhoods		
<i>Policies</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Maintain sidewalks around town 	City Public Works	Ongoing
<ul style="list-style-type: none"> Conduct a street light inventory 	City	Ongoing
<ul style="list-style-type: none"> Analyze coverage area summer vs. winter and downtown 	City	Ongoing
<ul style="list-style-type: none"> Require sidewalks in new developments 	City, Planning Board	Short
<ul style="list-style-type: none"> Develop walkable new neighborhoods and make existing neighborhoods walkable 	City, Planning Board	Ongoing

2. Development Type		
<i>Policies</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Promote mixed development 	City, Planning Bd. (Realtors)	Ongoing
<ul style="list-style-type: none"> Encourage infill development 	City, Planning Bd.	Ongoing
<ul style="list-style-type: none"> Review subdivision standards so as not to impede upscale senior housing in select areas 	City, Planning Bd.	Ongoing
<ul style="list-style-type: none"> Encourage residential development in the upper floors of downtown 	City, DOEDC, Planning Bd.	Ongoing
<ul style="list-style-type: none"> Convert existing underutilized “warehouses” to residential and retail development 	City, Planning Bd.	Ongoing
3. Promote Home Ownership		
<i>Policies</i>	<i>Responsible Parties and Partners</i>	<i>Timeframe</i>
<ul style="list-style-type: none"> Promote home ownership workshops by partnering between the city and other organizations 	City ; Partners: Habitat for Humanity, Banks	Medium
<ul style="list-style-type: none"> Partner with other non-profits on housing issues 	City ; Partners: NCHFA	Medium

Notes:

Primary Responsible Party listed in bold

Timeframe Definition

Ongoing: Continuous activity

Short term: Within 1 year

Medium term: Within 1-5 years

Long term: Over 5 years to 20 years

LAND DEVELOPMENT PLAN

The Land Development Plan establishes criteria for making decisions on locating new development and public improvements within the planning area. Application of the plan will influence the location, timing, and intensity of all future development and the installation of supporting infrastructure. The plan transforms the goals and policies of the plan elements into a physical picture of the preferred spatial distribution for residential, commercial, industrial, institutional, public, open space, and other land use and development activities. If successfully implemented, the Land Development Plan will:

- ensure new development is consistent with the policies of each plan element, and
- direct and concentrate new development to areas where adequate public infrastructure is available or can be extended without placing excessive burden on the Town's physical or financial resources.

GUIDING LAND USE PRINCIPALS

Oxford's vision for future land development is to encourage a compatible mix of uses which preserves the city's small town character while respecting its historic design features. The city will accomplish this goal by adhering to the following land use principals in land use decision making.

In the future Oxford will develop in such a way that will:

- Maintain rural character
- Retain historic appearance and architectural style
- Promote village style design
- Promote residential variety
- Maintain an attractive community appearance
- Provide balanced growth and minimize sprawl type development
- Encourage the successful commercial development of both the downtown and the highway entry corridors
- Promote new industrial development in appropriate areas
- Encourage environmentally friendly development
- Provide safe, walkable neighborhoods

LAND USE CATEGORIES

AGRICULTURE

The agricultural areas are characterized by working farms, prime agricultural lands and timberland. Large tracts of land with well suitable soil for agricultural purposes are important. These areas should be viewed as important community assets for their large farm and garden purposes.

Acceptable Uses

- Agriculture, Forestry, Fishing and Hunting
- Arts, Entertainment and Recreation

Development Standards

- 5 acre minimum lot sizes to preserve large parcels

Policies

- Support conservation programs and encourage the creation of Agricultural Conservation Districts for important farm lands
- Discourage subdivisions into rural areas not supported by public utilities
- Encourage agricultural use producing organic produce
- Explore ordinance amendments to separate agricultural uses through buffers

OPEN SPACE AND RECREATION

Conservation Areas

Conservation areas are critical environmental areas where ordinary development practices would likely cause significant environmental damage. Lands surrounding or adjacent to conservation areas can also be sensitive, and development of these lands should consider negative impacts and methods to mitigate or eliminate these impacts. Flood hazard areas, stream buffer areas, and severe soils are types of conservation areas.

Acceptable Uses

- Preserved open space
- Conservation areas
- Nature preserves

- Passive recreation areas, including greenways and nature trails

Development Standards

- Conservation design standards

Policies

- Minimize environmental Impacts
- Develop flexible parking standards which minimize storm water runoff

Recreation Areas

Recreation areas are sites that should be reserved for active recreation and educational activities.

Acceptable Uses

- Ball fields (football, baseball, softball, soccer, etc.)
- Basketball and Tennis courts
- Sports complex and multi-use centers
- Playgrounds
- Other active recreation activities

Policies

- Develop Lake Devon as a regional Conference Center
- Identify new facilities and recreation areas as Oxford grows and develops.
- Increase available land for recreation by establishing a land set aside or fee requirement for new subdivisions

COMMERCIAL AND OFFICES

Commercial and Office land use categories are designated for business establishments primarily engaged in the sale of goods and services to the public.

Neighborhood Commercial

These areas allow for a limited range of commercial activities serving the convenient needs of nearby neighborhoods. Acceptable uses will have limited impact on adjacent residential areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. The design of neighborhood commercial development should be compatible with surrounding neighborhoods in terms of scale, building and site design, materials, and color.

Acceptable Uses

- Discount Department Stores
- Grocery stores
- Miscellaneous Store Retailers
- Health and Personal Care Stores
- Healthcare and Social Service Offices
- Small full-service restaurants, *no drive-thru*
- Neighborhood-scale shopping centers
- Convenience businesses that cater to nearby neighborhoods

Development Standards

- Access to collector streets
- Proximity to residential areas
- Public water and sewer
- Retail floor area 40,000 sq ft.
- Pedestrian-oriented design

Policies

- Develop appearance standards for neighborhood compatibility

Community Commercial

These areas allow for a full range of commercial activities that serves the needs of the community at-large. Uses within these areas are generally auto dependent and require direct access to major arterial streets. Community commercial areas should complement the character of surrounding development. Internal design of community commercial shopping centers and office parks should be pedestrian friendly.

Acceptable Uses

- Retail Trade
- *Selected* Wholesale Trade
- Information
- Finance and Insurance
- Real Estate and Rental and Leasing
- Professional, Scientific, and Technical Services
- Management of Companies and Enterprises
- Administrative and Support Services, *excludes Waste Management*
- Educational Services
- Health Care and Social Services
- Arts, Entertainment, and Recreation
- Accommodation and Food Services
- Other Services
- Community-scale shopping centers and office parks

Development Standards

- Access to arterials and collector streets
- Public water and sewer
- Suitable soils and site conditions
- Retail floor area of 125,000 square feet
- Protective buffers between residential areas
- Pedestrian linkage between adjacent development

Policies

- Develop appearance and compatibility standards for neighborhood commercial uses
- Consider establishing transitional type zoning districts and standards to protect exiting adjacent residential areas
- Allow bed and breakfast lodging uses in entry corridors and develop standards
- Update sign ordinance and develop design standards for new signage
- Review landscape buffer standards and ordinances
- Require underground wiring in new development

Regional Commercial

These areas tend to have large “big-box” users as anchor tenants and offer a broad range of goods or services to a market area beyond the local community. Regional shopping centers (malls) provide a wide range of retail, office and service uses.

Acceptable Uses: *See Community Commercial*

Development Standards

- Near major highway intersections
- Accessible to adequate public water and sewer
- Retail floor area of 250,000 square feet

Policies

- *See policies for community commercial*

DOWNTOWN

The downtown district encourages a variety of land uses with flexible design standards to allow Oxford's traditional town center to continue to play a vital role as the economic and cultural center for the community.

Acceptable Uses

The downtown area provides for a mixture of land uses appropriate to the traditional historic Zoning and other development regulations for this category will allow for a mix of the following uses:

- small specialty retail
- dining and accommodations
- personal and professional services
- public, institutional and cultural activities
- Encouraged use of upper stories as studio and performing art space.
- Residential development of upper stories of commercial buildings

Development Standards

- New development design should be compatible with the historic architecture of the downtown area.
- Allow flexible parking space standards
- Suburban style development is discouraged. Buildings should be brought to the street

Policies

- The continued use and restoration of existing buildings is encouraged
- Study and implement traffic calming methods downtown
- Develop new sign standards and implement downtown
- Encourage the removal of overhead wiring

LIGHT INDUSTRIAL

Light industrial areas provide a location for companies engaged in light manufacturing, warehouse and distribution and other commercial businesses that can provide local employment and contribute to the local economy.

Allowable Uses

- Manufacturing
- Wholesale Trade
- Transportation and Warehousing

Development Standards

- Access to major highway corridors
- Availability of public utilities
- Prohibit outside unscreened storage

Policies

- Review zoning table of contents. Encourage clean industry and discourage heavy water users
- Seek alternative uses for existing warehouse structures

INSTITUTIONAL AND PUBLIC

The institutional and public areas accommodate government facilities (civic centers, libraries, and offices), schools and hospitals. Public infrastructure is needed in the way of planned street extensions and widening.

Allowable Uses

- Professional, Scientific, and Technical Services
- Health Care and Social Assistance (Hospitals)
- Public Administration

Development Standards

- Access to major arterials and collector streets
- Availability of public utilities

Policies

- Require designations of schools within major new residential developments
- Develop the medical district as a defined growth area

RESIDENTIAL

Residential land use categories are established to provide a safe and attractive living environment for all Oxford residents.

Low Density (1 dwelling per 0.5 to 1 acre)

Low Density areas will accommodate residential development in locations where public water, sewer, and other urban services may not currently be available, but may be extended within the next 10 to 15 years. This area may be considered for more intense development as public water and sewer service become available.

Acceptable Uses

- Single-family dwellings
- Manufactured homes
- Community and neighborhood parks
- Complementary nonresidential activities (churches, civic organizations, etc)

Development Standards

- Public water and sewer if unsuitable for on-site systems
- Access from local roads
- Walkable and bikeable site design
- Underground utilities
- Curb and gutter where appropriate

Suburban Density

Suburban density areas are intended to allow for a compatible mix of single-family and two-family residential areas at densities of 1 dwelling unit per 0.25 acres to 1 dwelling unit per 0.50 acres. These areas should be located where public water and sewer service are available or can be feasibly extended.

Acceptable Uses

- Single-family dwellings
- Two-family (duplexes) dwellings
- Neighborhood parks and recreation, (playgrounds, golf courses, etc)
- Complementary institutional activities (Religious institutions, civic and social lodge or club house, etc)

Development Standards

- Access to local streets
- Walkable and bikeable site and infrastructure design
- Public water and sewer
- Promote pedestrian friendly development
- Require paved curbs and gutters along streets where appropriate
- Require Sidewalks
- Encourage traffic calming
- Develop off-street parking standards

Policies

- Encourage trails and walkable areas in large developments
- Study the development of housing design standards
- Develop open space and recreation dedication standards
- Develop amenities standards for large subdivisions

Urban Density (1 dwelling per 0.25 acres or less)

Urban density areas are intended for a variety of housing types at densities of 1 dwelling per 0.25 acres or less. Development within these areas should have public water and sewer available at the time they are constructed. New development should be compatible with the architectural character of existing development within the urban core.

Acceptable Uses

- Single-family dwellings
- Two-family (duplexes) dwellings
- Townhouses and multifamily developments
- Neighborhood parks
- Complementary nonresidential activities (club houses)

Development Standards

- Access to local streets
- Traditional Neighborhood Development design features
- Walkable and bikeable site and infrastructure design
- Public water and sewer
- Require curb and gutter and sidewalks

Policies

- Encourage trails and walkable areas in large developments
- Study the development of housing design standards
- Develop open space and recreation dedication standards including a “fee in lieu of” program
- Develop amenities standards for large subdivisions
- Encourage developments which include a mixture of housing types including townhouses and condominiums
- Research adequate public facilities ordinances as a means to insure availability of infrastructure for new development
- Promote compatible infill development

MIXED USE AREAS

Mixed use areas are designated growth areas which allow for a variety of compatible land use options. This designation is suitable when the desired land use intensity of an area is known and public utilities and streets are either available or planned as a priority.

Acceptable Uses

- Office Center Development
- Light Industrial including: distribution, manufacturing and wholesale trade
- Multi and single-family planned residential development with integrated retail land uses

Development Standards

- Access to arterials and collector streets
- Available Public water and sewer
- Suitable soils and site conditions
- Direct access to major arterial and collector streets
- Internal recreation facilities in residential developments
- Protective buffers between residential areas
- Pedestrian linkage between adjacent development
- Landscaping standards

Policies

- Amend development ordinances as necessary to allow mixed use development

GATEWAY CORRIDORS AND SPECIAL FOCUS AREAS

Gateway corridors serve as major entranceways into the city. They serve as the community's front door and their design influences visitor perception of the city. The following corridors have been designated as gateways for Oxford.

Move through traffic off entry corridors and convert into business routes

Highway 15

The US Highway 15 corridor from Interstate 85 to the Oxford city limit is recommended for redevelopment as a retail and service use corridor. Primary uses include highway oriented retail stores, restaurants, offices and service uses.

Policies:

- Develop general design and appearance standards for the appearance standards for the corridor
- Work with NCDOT to minimize the number of driveways cuts to preserve the transportation function of the corridor.
- Develop a landscape plan for the corridor

Highway 96

The highway 96 corridor from Interstate 85 north to Industry drive is recommended for both community scale and neighborhood scale commercial use from Industry drive to 4th street. North of 4th street it is recommended that the corridor retain its residential character.

Highway 158

The Highway 158 Bypass is recommended for a mixture of land uses from Williamsboro Street on the east to its junction with Roxboro Road on the west. Primary uses include light industrial on the eastern segment, mixed use residential in the central segment and community scaled commercial development on the western end of the corridor. This corridor serves an important through route transportation function around downtown Oxford. As one of Oxford's newly developed areas, special emphasis should be placed on landscaping and high quality design along the length of the corridor.

Policies:

- Maintain limited drive way access to the corridor
- Develop landscaping plan for the corridor

College Street

College Street serves as an important entry corridor into the heart of Oxford from the US 158 Bypass to downtown. Along its route, College Street changes character and contains a variety of land uses from residential and institutional to commercial. For the purposes of the plan, the corridor is divided into two sections to reflect the change in uses along the route.

US 158 Bypass to Roxboro Rd. (Segment 1)

The segment from the intersection of 158 Bypass to Roxboro Road is recommended for a variety of land uses from Mixed Use and Community Scaled Commercial to high density residential and institutional. Signage, landscaping and driveway access are important considerations. It is recommended design guidelines be developed for this segment.

Roxboro Road to Downtown (Segment 2)

This segment of College Street is a primarily residential corridor lined with historic homes and institutions. Important development considerations include maintaining the residential and historic character of the corridor. Some limited commercial uses such as bed and breakfast lodging may be appropriate for the corridor to preserve viability of large historic homes.

Policies:

- Implement Design guidelines from US 158 Bypass to McClanahan St.
- Limit widening of College Street to maintain downtown as a low volume traffic area. Direct truck and through traffic to outer roadways.
- Amend the zoning ordinance to add a transitional zoning district along the corridor. Such a district would allow for limited non-residential uses such as bed and breakfasts while maintaining design controls to protect the historic residential character of the area.

Roxboro Road

Roxboro Road from US 158 Bypass to College Street serves as a gateway into Oxford from the west. As the former route for US 158 and now designated as Business 158 it consists of a variety of older commercial, residential and open land uses typical of a gateway corridor. West Oxford Elementary anchors the corridor on the west and the Oxford Childrens Home on the east. The land use plan recommends special designation for this corridor as a redevelopment area. The plan designates the Roxboro road frontage as primarily commercial. As this corridor redevelops, special considerations include signage, landscaping and design of commercial uses.