

**AGENDA**  
**WORK SESSION**  
**OXFORD PLANNING COMMISSION**  
**TUESDAY, SEPTEMBER 10, 2019**  
**7:00 P.M.**  
**Oxford Courthouse**  
**118 W. High Street**

MEMBERS

William Snavelly, Chair

Richard Daniels, Vice-Chair, CIC Representative

Mike Smith, Council Representative

Shana Rosenberg, Environmental Commission

Steve Dana, Council Representative

Corey Watt, HAPC Representative

Carla Blackmar

STAFF

Sam Perry, Director, Community Development

Zachary Moore, Planner

Christopher Conard, Interim Law Director

- I. Call to Order
  
- II. New Business  
Zoning Code Cleanup
  
- III. Adjournment

# Memo to Planning Commission

## Sept 10, 2019 Planning Work Session Code Clean-Up

Sam Perry

**Update from August Work Session** – To save a substantial amount of paper, a PowerPoint presentation will be provided that goes through the code sections to be amended. Staff is requesting guidance on the proposed changes prior to a formal text amendment application review.

- Additions to buildings both in the Mile Square and outside it require materials to match. Also we discourage vinyl siding yet we allow it by code.
  - **Language revised to be less restrictive, allowing more variety of materials and less rigidity; still leaving the discouragement of vinyl siding in the case of discretionary approvals for larger planned development projects that might come about. Also added an exposed foundation covering requirement to balance aesthetics.**
- Apartment complex signage in low density residential areas (settlement agreement requirement)
  - Not yet revised, need to review existing scenarios.
- Parking requirements in the Mile Square for 3 unit dwellings are proportionally higher than 1 and 2 dwellings (oversight)
  - **Language revised to match requirements in single and two family dwellings**
- Front yard lot coverage requirements in the Mile Square for all properties is so restrictive that often a sidewalk cannot be built to the entrance without a code conflict (5% needs to be 10%)
  - **Language revised to increase to 10%**
- Parking access is encouraged from alleys vs front yards in the Mile Square; however there is an 18 foot restriction limit that makes this more difficult than it should be.
  - **Revised to clarify that the driveway width requirement is not applicable to alleys**
- There is not technically a requirement that new lots front on a street in the zoning code, only a lot width requirement. Our only related code provisions are prohibitions against flag lots in subdivision code.
  - **Lot frontage requirement added to every zoning district**
- Rear patios level with the ground are required to comply with rear yard setbacks the same as elevated decks although staff is interpreting that they are exempt.

- **Removed patio from the deck and porch category. Added setback and location allowance for it similar to sheds. Added a new definition.**
- Minor amendment criteria changes as we have discussed before
  - Not yet revised, contemplating rigidity of thresholds.
- Lighting of Uptown signs is limited to floodlights only. We would like to talk about allowing backlighting in concert with HAPC opinion as well.
  - Not yet revised, need engineering/design research