

City of
Oxford OHIO

HOME OF MIAMI UNIVERSITY



Project Update

Prepared for the
Oxford Planning Commission

Meeting Date: March 11, 2025

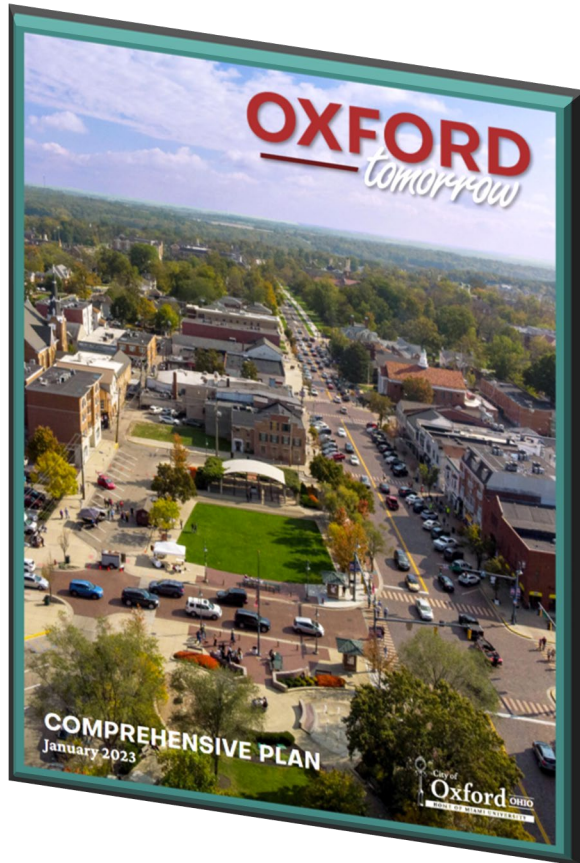
Project Tasks

1. Compose a **Unified Development Code (UDC)** for the City of Oxford (to be applicable citywide)
 - The UDC is considered “unified” because it will merge the **Subdivision Regulations** and **Zoning Code**
2. Develop the first-ever **Historic Preservation Plan** for the Mile Square area of Oxford
3. Create new **Architectural Design Guidelines** for Oxford’s local Historic Districts (Uptown HD; University HD)



Why?

Once adopted, the UDC, Plan, and Guidelines will help fulfill several key objectives as stated in the **Oxford Tomorrow Comprehensive Plan** adopted in January 2023.



Objective L1 Ensure future development and redevelopment contributes to an aesthetic, character, and quality that is uniquely Oxford

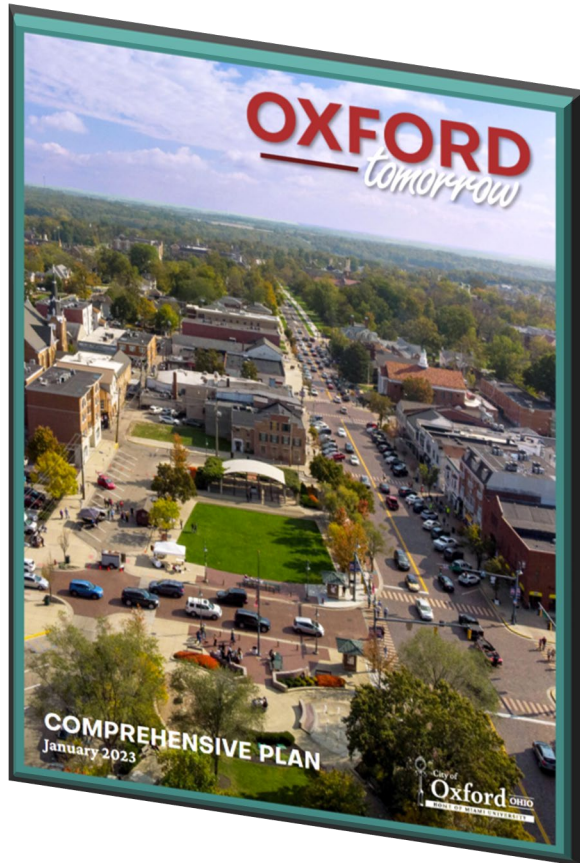
Action L1-A1 Favor traditional, urban neighborhood qualities over conventional, auto-oriented designs

Action L1-A2 Explore increasing allowable building height in one or more targeted locations

Action L1-A3 Modernize the Oxford Zoning Code to include a hybrid of use-based and form-based approaches to standards

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Objective L1 Ensure future development and redevelopment contributes to an aesthetic, character, and quality that is uniquely Oxford

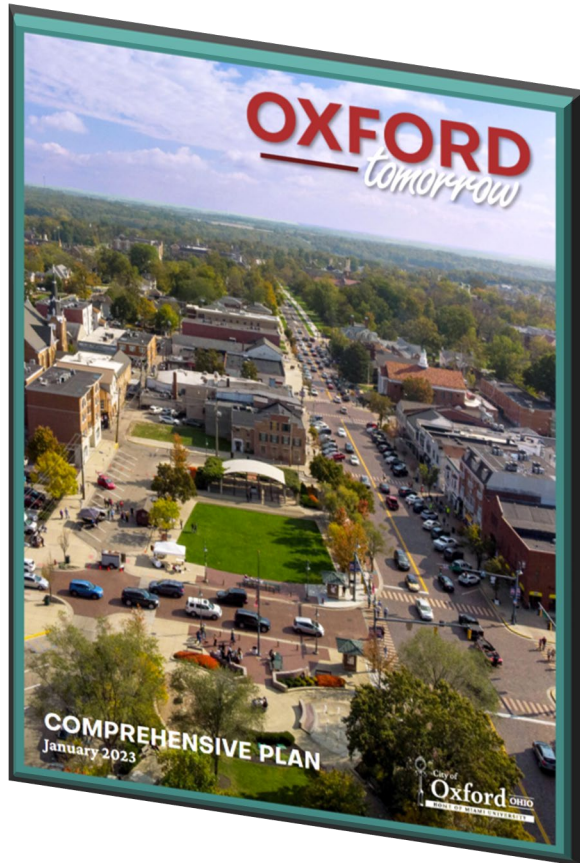
Action L1-A4 Refine zoning districts to promote mixed-use and neighborhood-oriented commercial development

Action L1-A5 Update the Zoning Code's Mile Square Design Standards for residential development

Action L1-A6 Develop design guidelines for residential and commercial development

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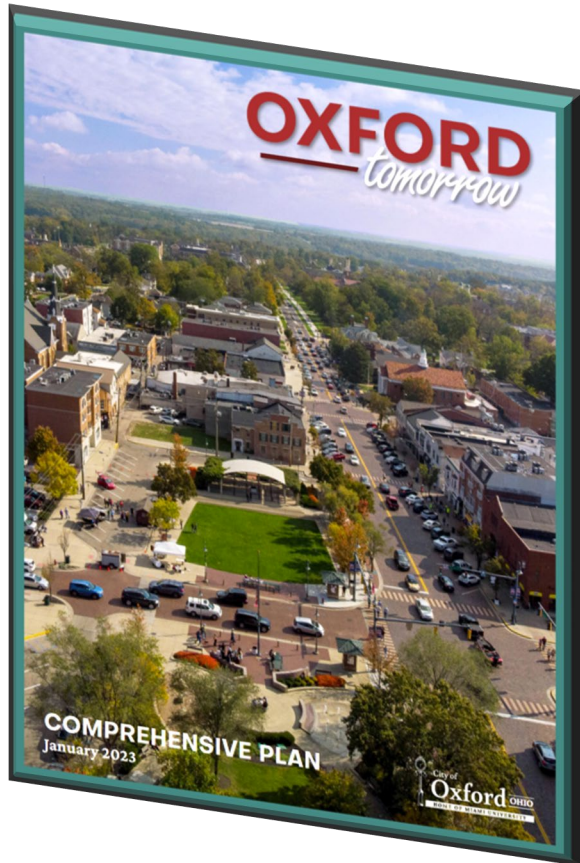
Objective L2 Preserve and enhance the character of the built and natural environment

Action L2-A4 Create a Mile Square Master Plan

Action L2-A5 Inventory and recognize historic and contributing structures throughout the city

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Objective L3 Promote development and redevelopment in targeted areas

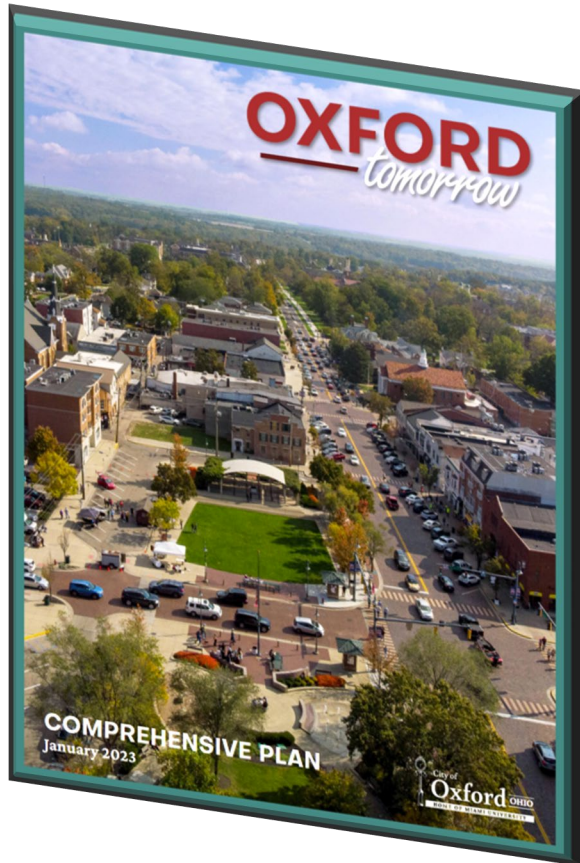
Action L3-A1 Favor infill development over physical expansion of districts as much as possible

Action L3-A5 Designate a Pink Zone in a targeted location to encourage local entrepreneurship

 **PINK ZONE:** an area where regulatory red tape is lightened/lessened

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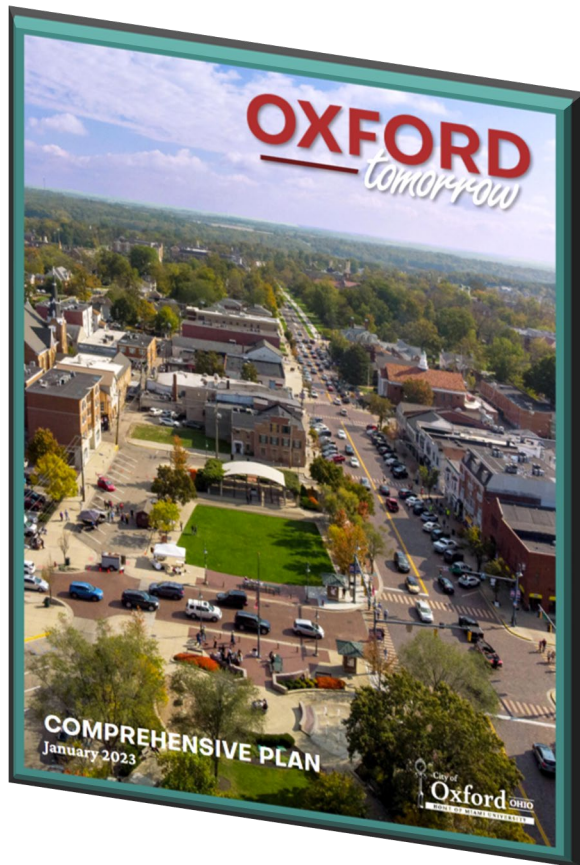


Objective M3 Foster an environment and a culture of active transportation

Action M3-A6 Reduce off-street parking minimums in certain areas of town

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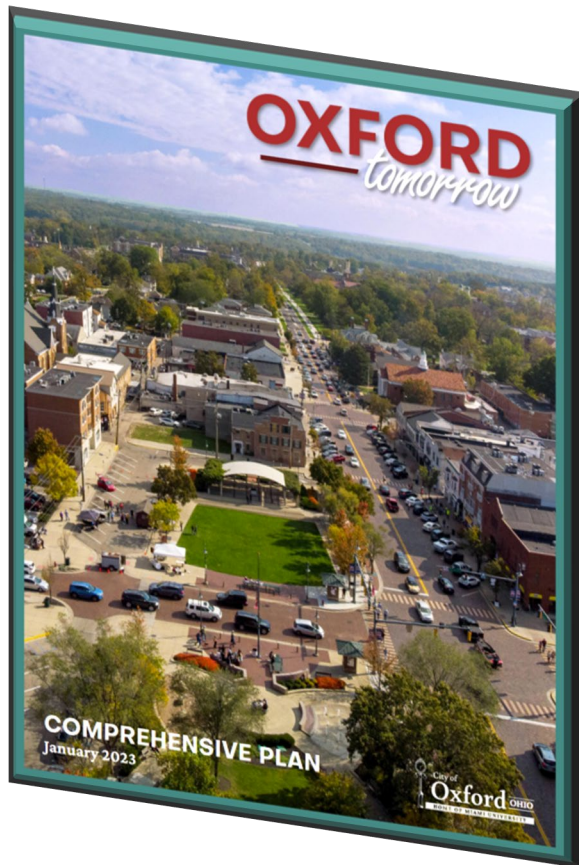
Objective H1 Expand housing options for all life stages

Action H1-A1 Update zoning regulations to increase density and promote a diversity of residential housing types and living arrangements

Action H1-A2 Update zoning regulations to expand allowance for accessory dwelling units (ADUs)

Why?

Once adopted, the UDC, Plan, and Guidelines will help fulfill several key objectives as stated in the **Oxford Tomorrow Comprehensive Plan** adopted in January 2023.



Objective E1 Attract new businesses and employment opportunities to diversify the local economy

☀️ **Action E1-A3** Develop an economic development strategic plan for Oxford ☀️

Underway!

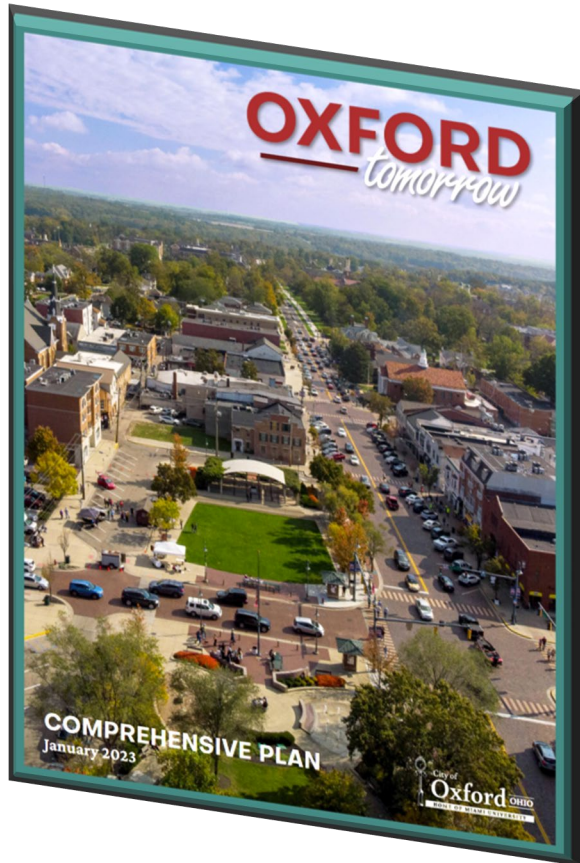


Red Tiger Investments, LLC

c/o Sean Balnes

Why?

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Objective S2 Build resilience for a changing climate

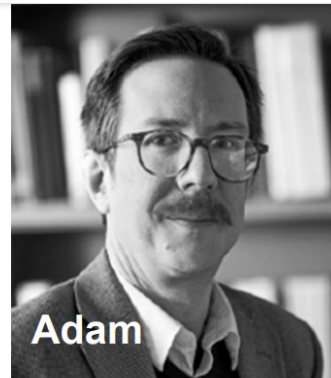
Action S2-A2 Adopt climate responsive and resilient building and zoning codes

The Consultant Team



MCKENNA

Abbie Emison, AICP



Adam Cook

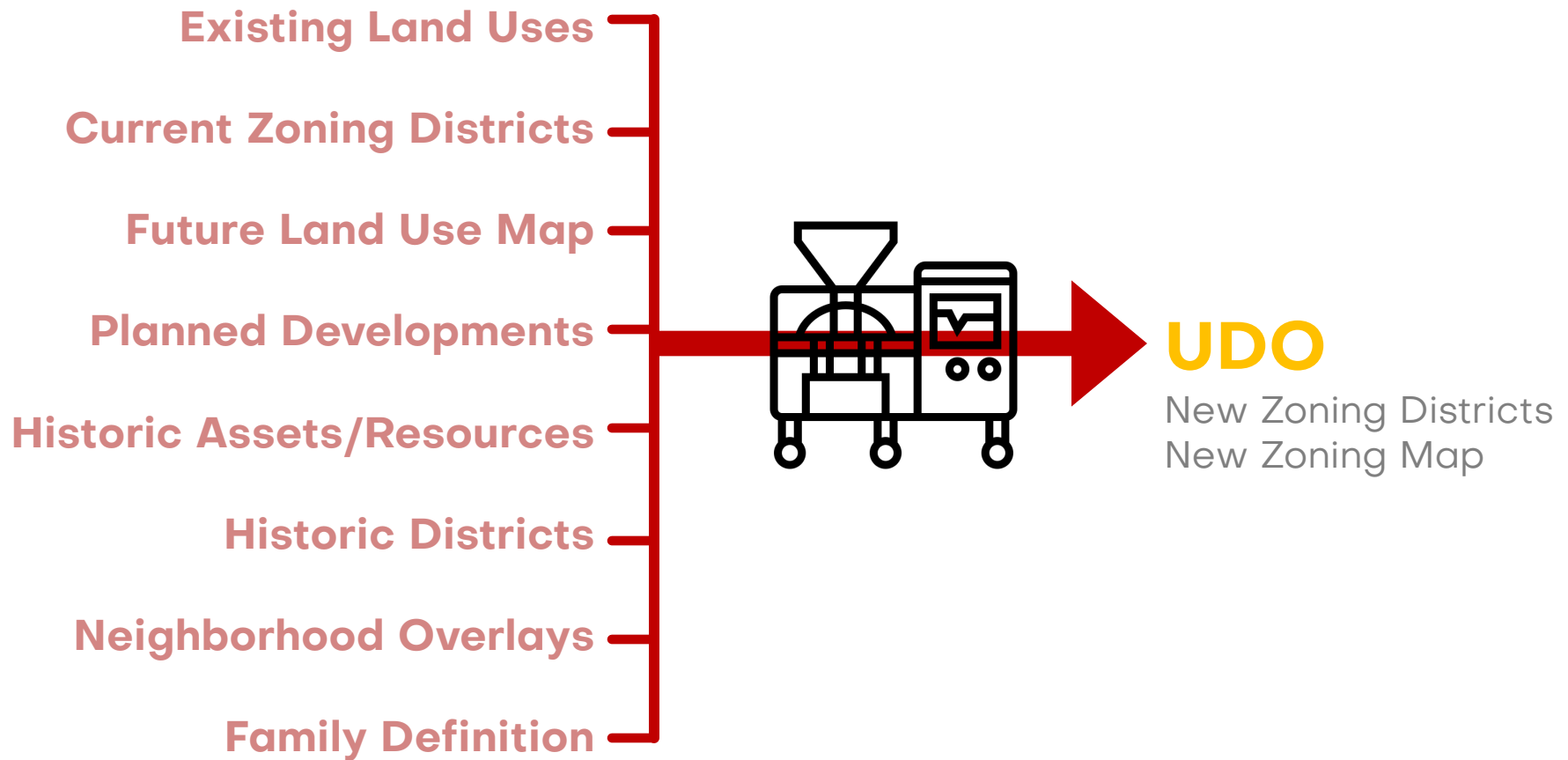
Jessica Flores



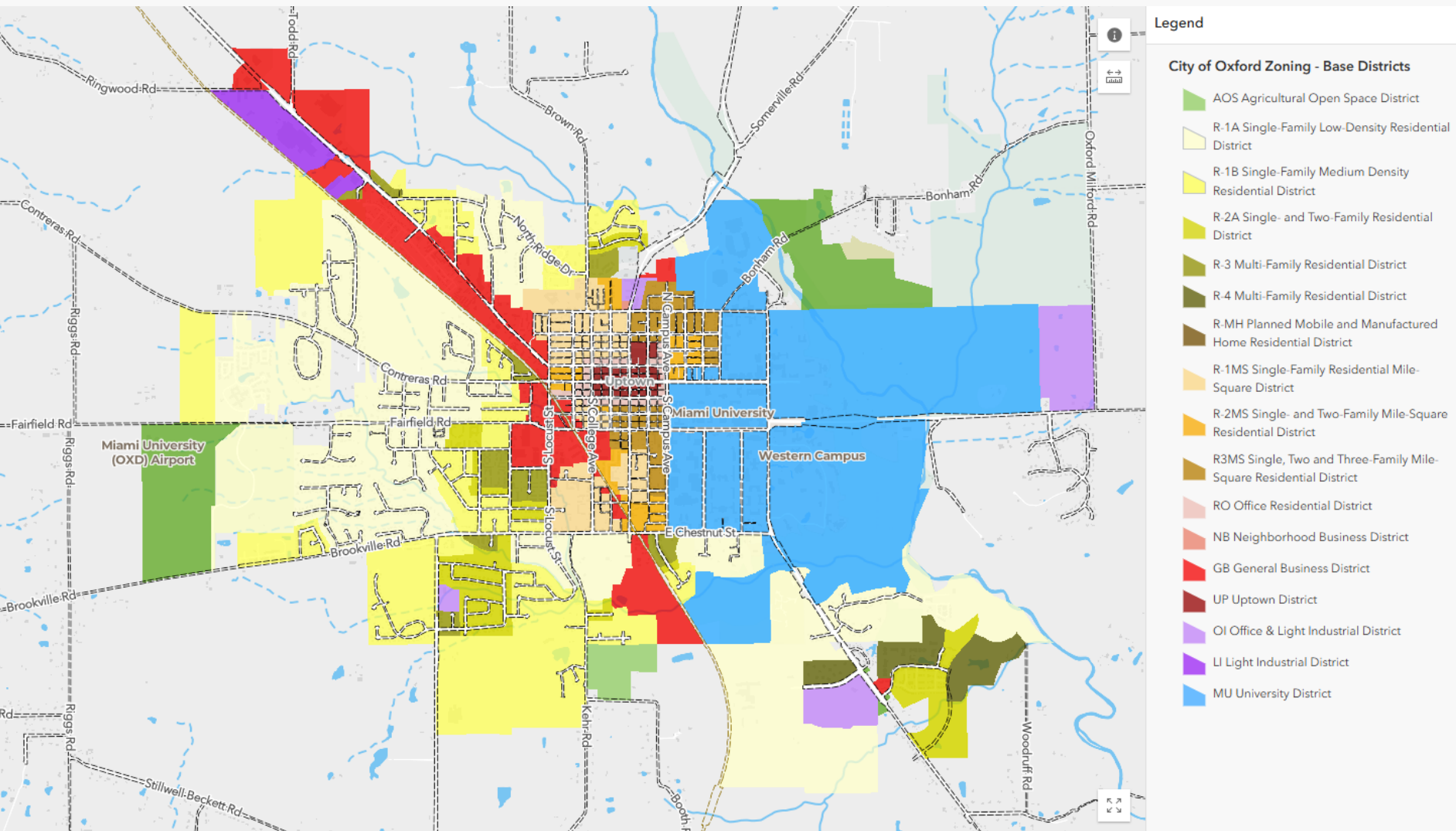
Becca Murphy



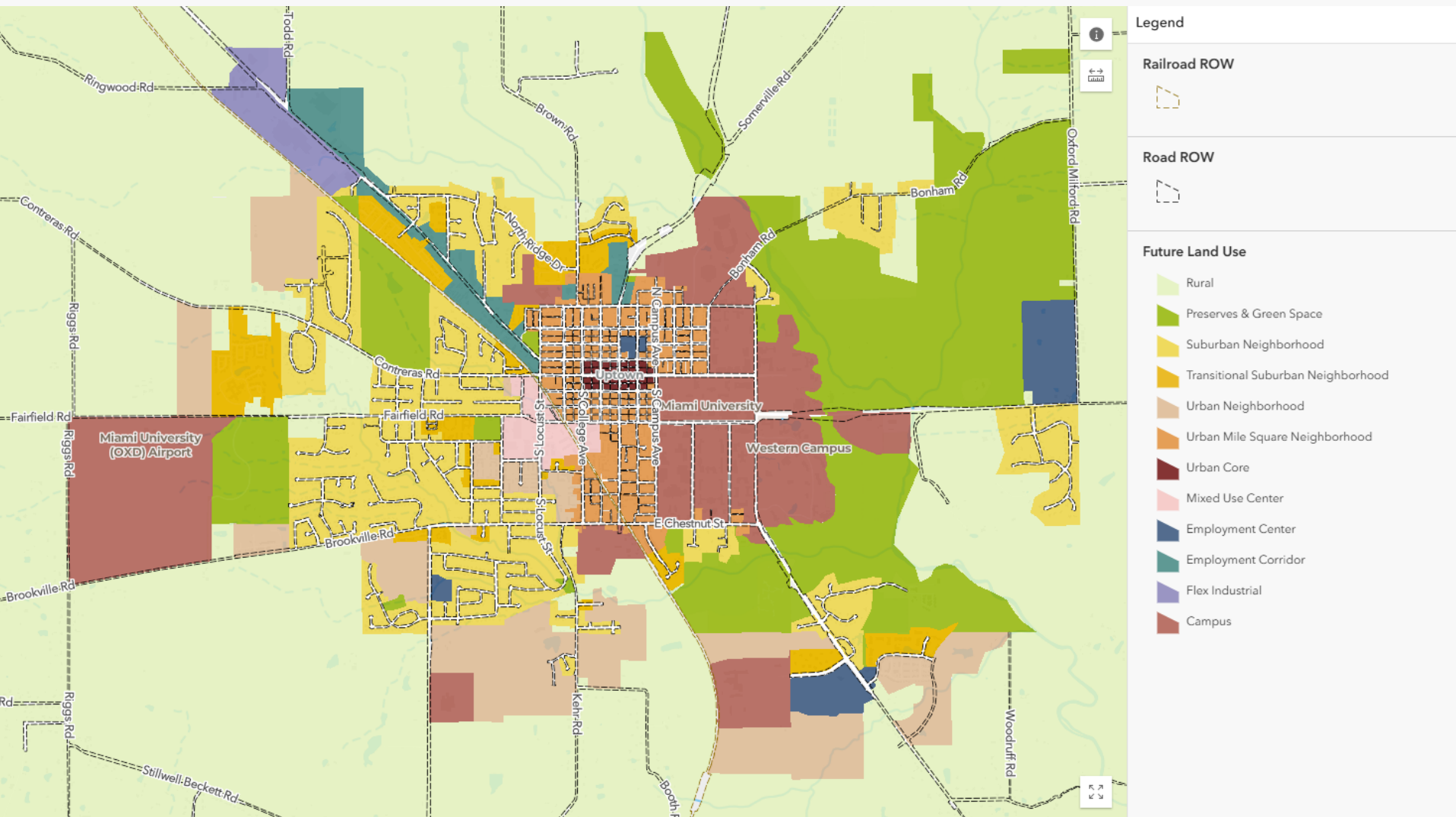
The UDO Task



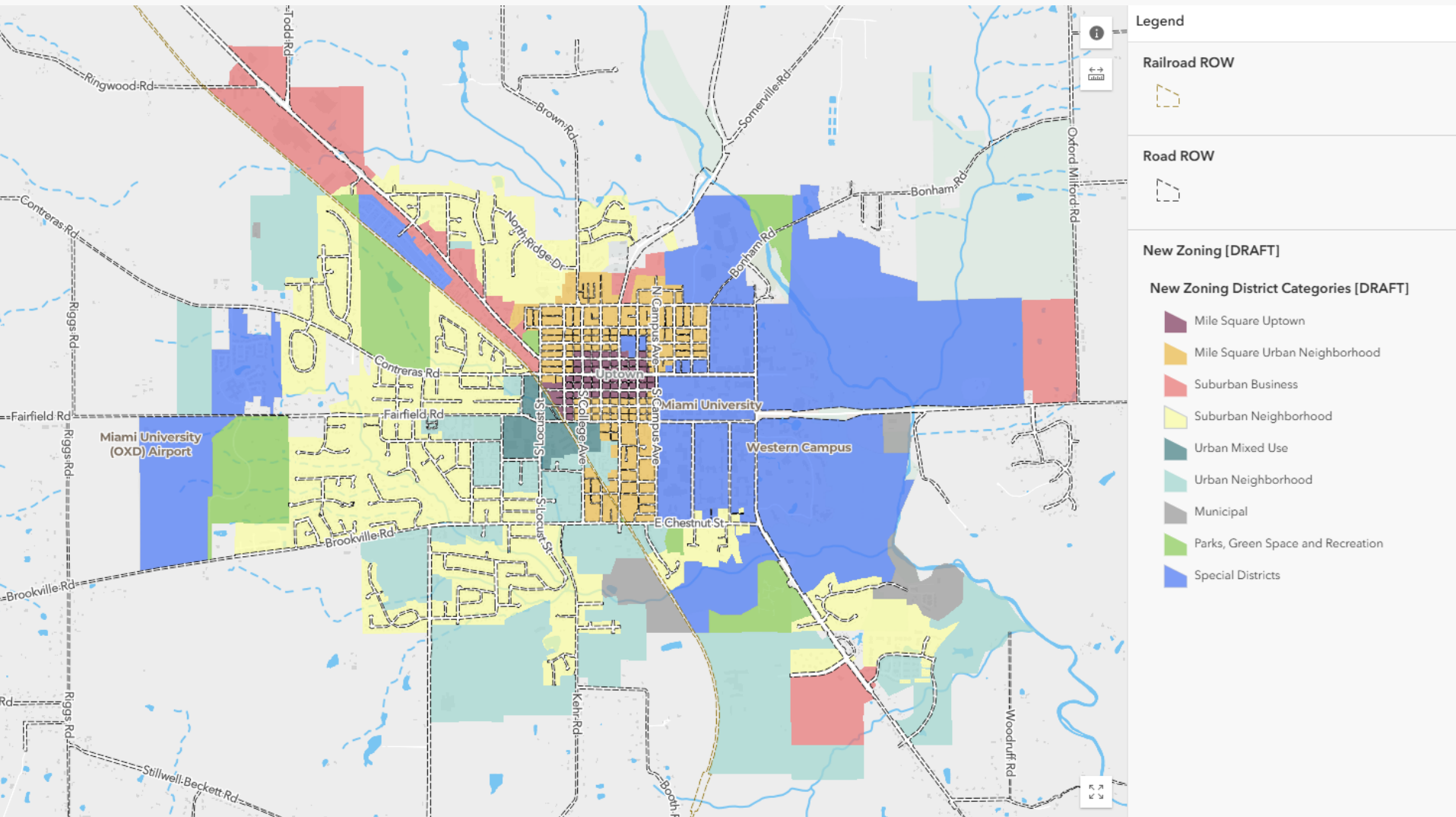
Current Zoning Districts



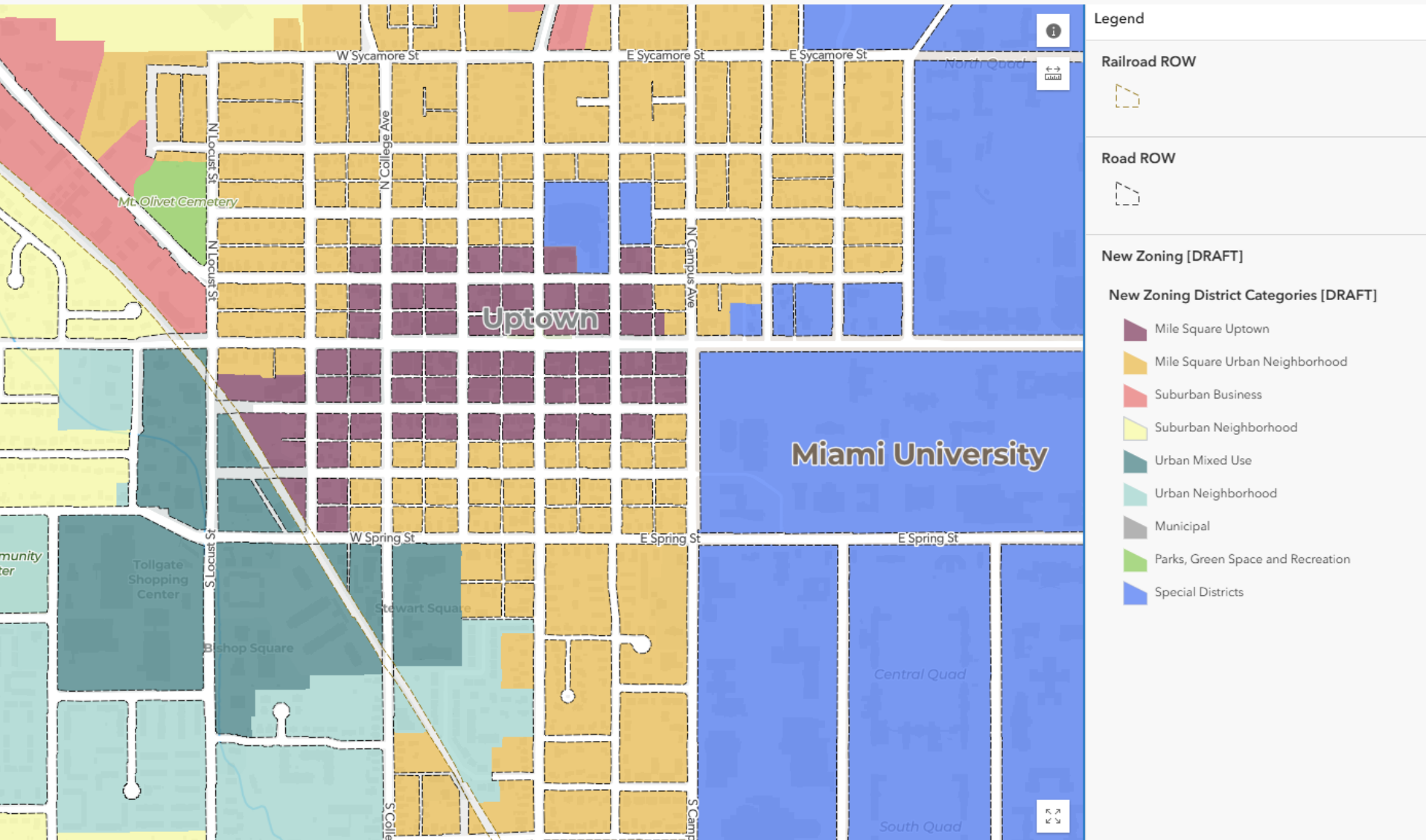
Future Land Use Map



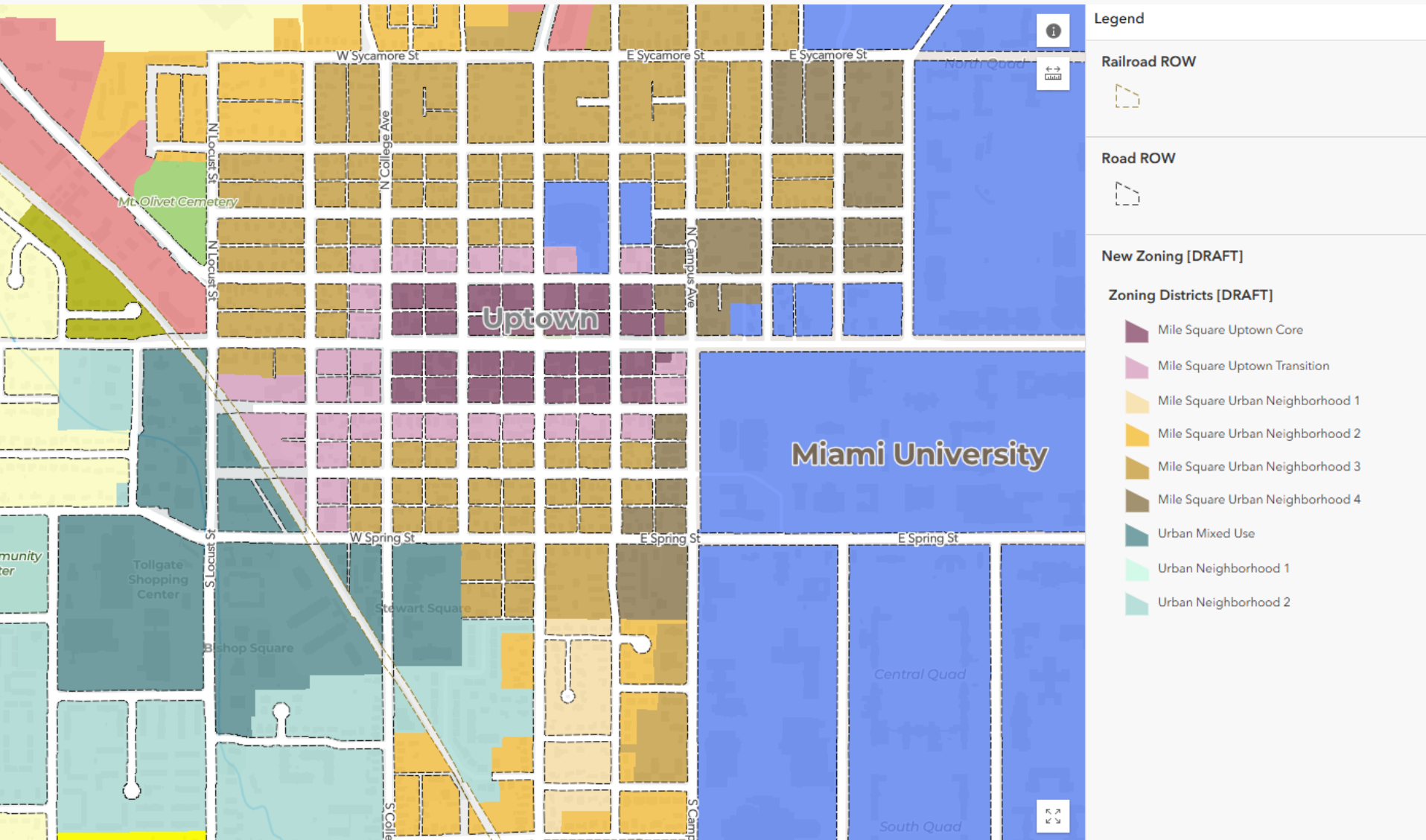
New Zoning District Categories ***DRAFT***



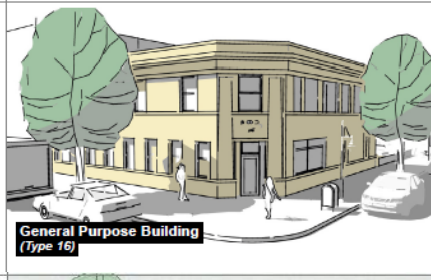
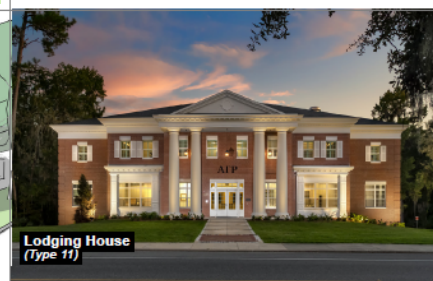
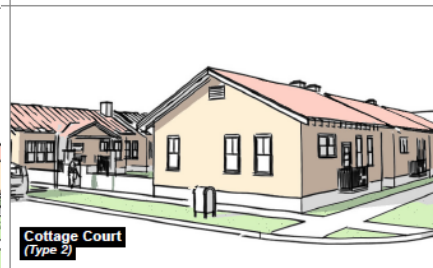
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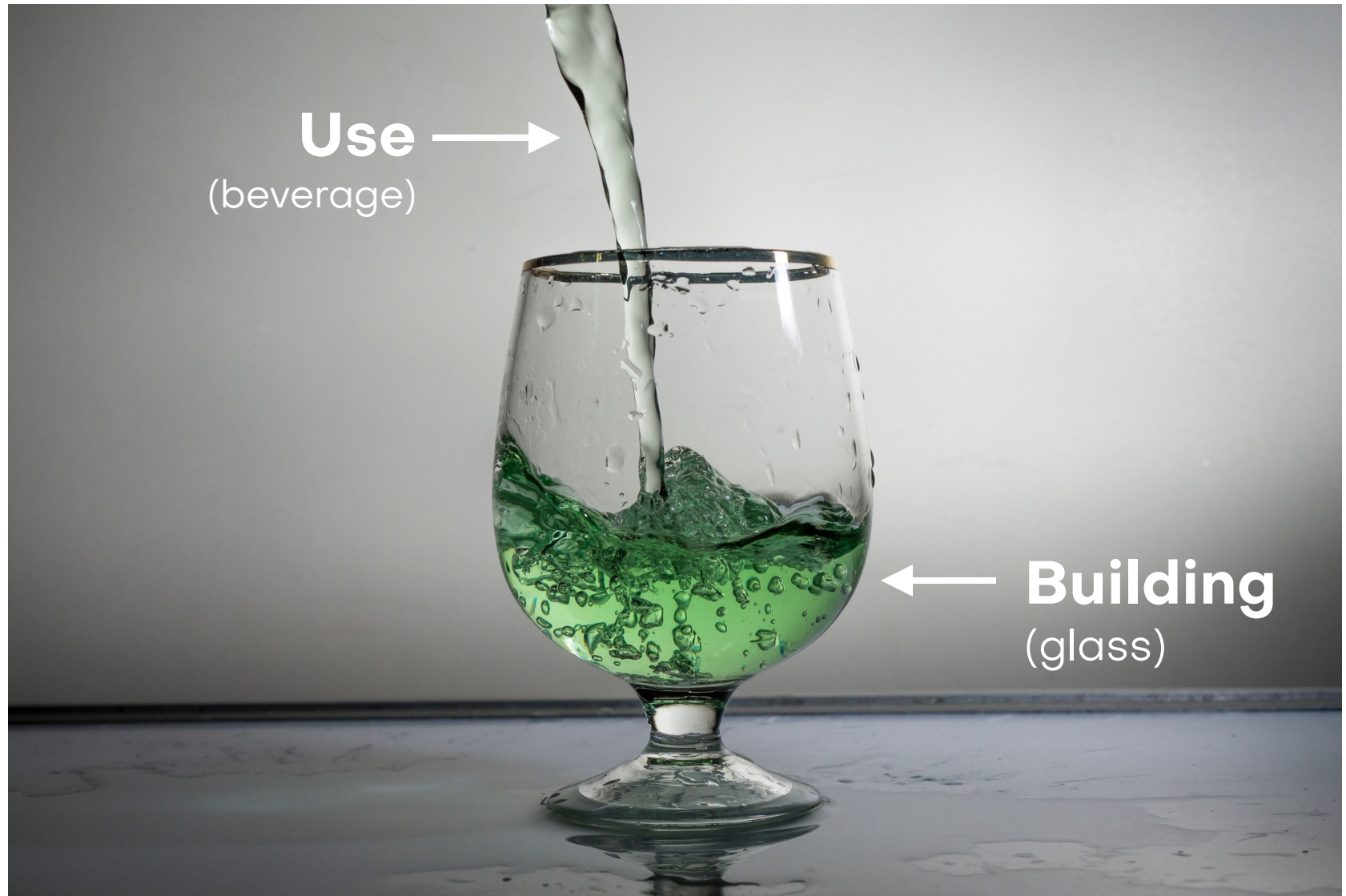
New Zoning Districts *DRAFT*



Building “Types”



Building “Types”



Suburban Business Districts *DRAFT*

S-B1

Suburban Business 1

BUILDING TYPES / LAND USES

Lighter intensity commercial uses, including medical or professional offices, cottage industries, and hotels, in a generally suburban setting.

S-B2

Suburban Business 2

BUILDING TYPES / LAND USES

Medium intensity commercial uses, including everything in S-B1 plus retail and restaurants. Drive-thrus are a conditional use.

S-B3

Suburban Business 3

BUILDING TYPES / LAND USES

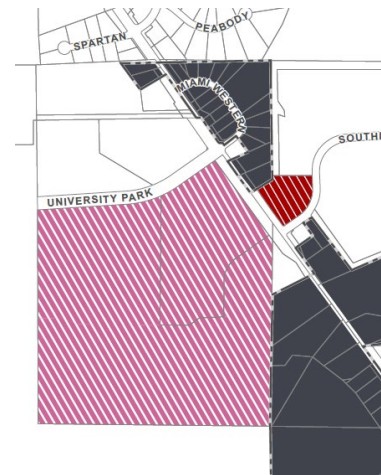
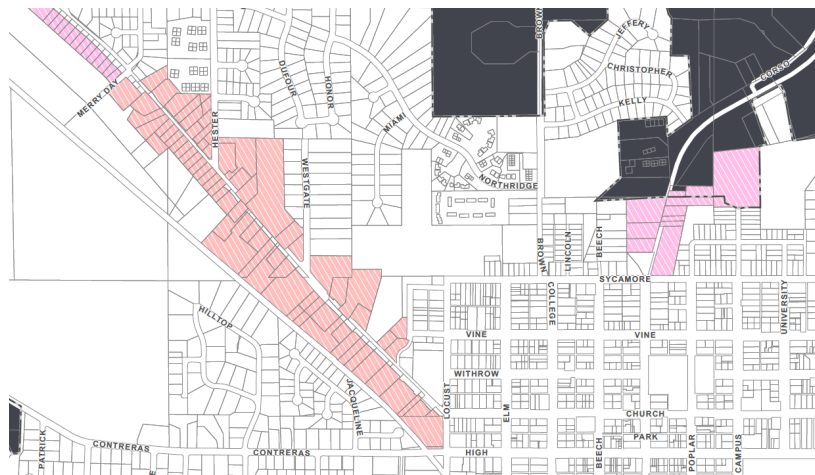
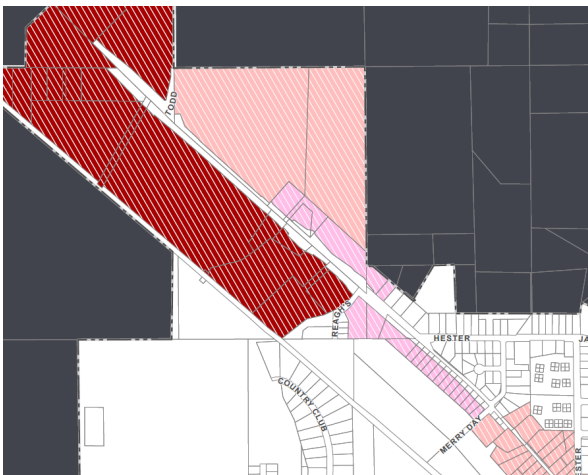
Medium intensity commercial uses, including everything in S-B2, plus auto-oriented uses including drive-thrus.

S-B4

Suburban Business 4

BUILDING TYPES / LAND USES

Light industrial, storage, and manufacturing-type uses. Retail is of secondary importance, and restaurants, hotels, and auto-oriented uses are prohibited.



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Questions?