


2.6.5 NR - Neighborhood Residential		
Purpose and Description		Allowed Structure Types
<p>The Neighborhood Residential District is intended to implement the residential portion of the Traditional Neighborhood Place Type of Vision 2037. These neighborhoods are designed to contain a mix of housing types including detached and attached, but excluding higher intensity multi-family.</p> <p>These neighborhoods include formal parks and open spaces within a 10-minute walk from any dwelling.</p>		<p>Detached and attached residential structures</p> <p>Limited use of lower intensity multi-family structures</p> <p>Structures customarily accessory to residential uses such as garages, carports, gazebos, porches, and tool sheds</p>
Dimensional Standards		Lot, Street and Use Patterns
Lot Size, minimum	SFD – 5,000 sf SFA - 10,000 sf	Triplex - 12,000 sf Quadplex - 15,000
Site Size Minimum,	Townhouse - 1 acre	
Residential density, minimum/maximum	9 DU per acre	
Non-residential density maximum	FAR 2. / .4 for institutional uses	
Min/Max land allocation for development when more than one structure is proposed	Detached: 25% <sup>5</sup> /100% Attached: 0% / 75% <sup>4</sup>	Townhouse: 0% / 75% <sup>3</sup>
Impervious coverage, maximum	60%	
Street frontage, minimum	20 feet	
Lot width at the front yard build-to line, minimum	Detached: 80 feet Attached: 85 feet	
Front yard build-to line, minimum/maximum	10 feet/ 20 feet <sup>6</sup>	
Side yard setback line, minimum	Detached: 10 feet Attached or Townhouses: 0 (zero) (15 foot building separation)	
Rear yard setback line, minimum	Attached or detached: 25 feet Townhouses: 30 feet	
Structure height <sup>1,2</sup> , maximum	38 feet, no more than 2 stories	
Uses	See Table of Uses in Article 3	
Parking	See Article 3 and Section 4.9	
Site Plan Review	See Article 9	
<p><b>2.6.5.1</b> Traditional Neighborhood Residential. The district shall consist of certain older areas of Oxford (indicated on the zoning map) in which the following uses, otherwise allowed in the Neighborhood Residential District, are allowed only by Special Exception: Townhomes, Attached Triplexes and Quadplexes. In addition:</p> <ul style="list-style-type: none"> <li>a. In a subdivision, the standard lot size shall be no less than 7,500 square feet for detached, 15,000 square feet for duplex</li> <li>b. All attached dwellings will require a Special Exception approval if more than 25% are proposed to be 3 bedroom units, or if any are proposed to be 4 bedroom units.</li> <li>c. Unless otherwise approved by a Special Exception, a development of more than one structure in NR shall require a minimum of 50% detached units, and a development of more than four structures shall require a minimum of 25% of detached units.</li> </ul>		

The typical pattern in the Neighborhood Residential Neighborhood includes a mix of lots and housing types arranged on a densely-connected street grid with medium-sized lot residential uses. Associated street types include Parkways, Avenues, Local and Sensitive with sidewalks and bike lanes.

All lots have access to public roads and urban services. Certain uses such as schools, religious assembly uses may be located in the District, but the predominant use is residential.

Block lengths may range from 400-800 feet, but streets interconnect.

NOTES:

<sup>1</sup> See exceptions to height limitations in Section 3.2.

<sup>2</sup> 3 stories by special exception.

<sup>3</sup> Up to 75% by special exception.

<sup>4</sup> Up to 100% by special exception when workforce or affordable housing is proposed.

<sup>5</sup> 0% by special exception when workforce or affordable housing is proposed.

<sup>6</sup> See Section 3.2.10