Memorandum

To: Mayor Patterson and the Board of Aldermen

From: Andrea Correll, City Planner

Cc: Mayor Pat Patterson

Date: October 2, 2014

Re: Consideration of adoption of recommended amendments to Section 148.07 3. to reduce lot coverage and subsections 14 and 15, which limits the number of units and bedrooms allowed in two-family and multi-family development in the Neighborhood Conservation.

Please find attached the proposed text amendment to the Land Development Ordinance for your review and consideration.

The purpose of recommended amendments is to reduce lot coverage allowed for two family and multi-family development in the Neighborhood Overlay District. The proposed amendments to Section 148.07 3. is to reduce the lot coverage in RB and RC from 40 percent to 30 percent. Adding subsections 14 and 15 to Section 148.07 3. will limit the number of units and bedrooms allowed in two-unit and multi-unit development in the Neighborhood Conservation District.

Please find attached Alternative I. which was the original proposal that added a phrase excluding single family property from the proposed changes to lot reduction for single family leaving it a 40 percent.

Please find attached Alternative II. which refines the phrase excluding single family property from the proposed changes to lot reduction and increasing that coverage to 50 percent which is the same other single family residential districts listed in Section 148. This proposed change was recommended by Alderman Antonow.
On Monday July 21, 2014, the Ordinance Review Committee made up of the Mayor, a member of the Board of Alderman, a member of the Planning Commission, the City Engineer, Paul Watkins, City Attorney and planning staff met and recommended unanimously the changes being proposed.

The Planning Commission recommended approval of the proposed amendments referenced above at their regular August 11, 2014 meeting for your consideration.

The highlighted changes in Alternative I and II are refinements for your consideration added for clarification.

If you have additional questions or need further clarification, please contact me at 232-2305.
Ordinance 2014-


BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI AS FOLLOWS:

SECTION I. That Article 2, Section 148.07 of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

Sec. 148. N-C Neighborhood Conservation Overlay district.

148.07 Design standards—Old Town Oxford (except downtown business).

3. Lot coverage: Lot coverage shall not exceed 40 percent for properties zoned RB, RC (except that lots containing single family homes in districts zoned RB or RC shall not exceed 50% lot coverage); 50 for properties zoned CE, RE, RA, R1A; and 60 for all properties zoned commercial. Lot coverage shall include building footprint, driveways, parking pads, and sidewalks. The remainder of the site shall be landscaped. See Appendix B, section 9½, of the Landscape Ordinance.

SECTION II That Article 2, Section 148.07 of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

Add Sec. 148. N-C Neighborhood Conservation Overlay district.

148.07 Design standards—Old Town Oxford (except downtown business).

14. NC-Dwelling, multi-unit: is defined as a dwelling designed to contain up to three dwelling units. RC zoned units may not be larger than three bedrooms in the Neighborhood Conservation Overlay District. No more than one-third (1/3) of the units in any RC development in the Neighborhood Conservation Overlay District may have three bedrooms. The remaining units must be one- or two-bedroom units.

15. NC-Dwelling, two-unit: is defined as a dwelling designed to contain up to two dwelling units. RB Zoned units will not be larger than three bedrooms in the Neighborhood Conservation Overlay District. No more than one-half (1/2) of the units in any RB development in the Neighborhood Conservation Overlay District may have three bedrooms. The remaining units must be one- or two-bedroom units.

SECTION III. REPEALING CLAUSE

All ordinances or parts of ordinances in conflict herein shall be, and the same are hereby repealed.
SECTION IV. EFFECTIVE DATE

All ordinances shall take effect and be in force as provided by law.

The above ordinance having being first reduced to writing and read and considered section by section at a public meeting or the governing authorities of the City of Oxford Mississippi on motion of Alderman _____________, seconded by Alderman _____________, and the roll being called, the same by the following votes:

- Alderman Hughes voted
- Alderman Tannehill voted
- Alderman Antonow voted
- Alderman Howell voted
- Alderman Taylor voted
- Alderman Bailey voted
- Alderman Morgan voted

APPROVED, this day the _________________ of ___________________, 2014.

GEORGE G. PATTERSON, MAYOR

LISA D. CARWYLE, CITY CLERK

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI AS FOLLOWS:

SECTION I. That Article 2, Section 148.07 of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

Sec. 148. N-C Neighborhood Conservation Overlay district.

148.07 Design standards—Old Town Oxford (except downtown business).

3. Lot coverage: Lot coverage shall not exceed 40% for properties zoned RB, RC (except that lots containing single family homes located in districts zoned RB or RC shall not exceed 40% lot coverage); 50 for properties zoned CE, RE, RA, R1A; and 60 for all properties zoned commercial. Lot coverage shall include building footprint, driveways, parking pads, and sidewalks. The remainder of the site shall be landscaped. See Appendix B, section 9½, of the Landscape Ordinance.

SECTION II That Article 2, Section 148.07 of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

Add Sec. 148. N-C Neighborhood Conservation Overlay district.

148.07 Design standards—Old Town Oxford (except downtown business).

14. NC Dwelling, multi-unit: Is defined as a dwelling designed to contain up to three dwelling units. RC zoned units may not be larger than three bedrooms in the Neighborhood Conservation Overlay District. No more than one-third (1/3) of the units in any RC development in the Neighborhood Conservation Overlay District may have three bedrooms. The remaining units must be one- or two-bedroom units.

15. NC Dwelling, two-unit: Is defined as a dwelling designed to contain up to two dwelling units. RB Zoned units will not be larger than three bedrooms in the Neighborhood Conservation Overlay District. No more than one-half (1/2) of the units in any RB development in the Neighborhood Conservation Overlay District may have three bedrooms. The remaining units must be one- or two-bedroom units.

SECTION III. REPEALING CLAUSE

All ordinances or parts of ordinances in conflict herein shall be, and the same are hereby repealed.
SECTION IV. EFFECTIVE DATE

All ordinances shall take effect and be in force as provided by law.

The above ordinance having being first reduced to writing and read and considered section by section at a public meeting or the governing authorities of the City of Oxford Mississippi on motion of Alderman ____________, seconded by Alderman ____________, and the roll being called, the same by the following votes:

Alderman Hughes voted
Alderman Tannehill voted
Alderman Antonow voted
Alderman Howell voted
Alderman Taylor voted
Alderman Bailey voted
Alderman Morgan voted

APPROVED, this day the ______________ of ___________________, 2014.

GEORGE G. PATTERSON, MAYOR

LISA D. CARWYLE, CITY CLERK