To: Mayor Patterson and the Board of Aldermen

From: Andrea Correll, City Planner

Cc: Mayor Pat Patterson

Date: September 12, 2014

Re: Consideration of adoption of a recommended amendment to Section 134.02 of the Land Development Ordinance is to remove residential condominiums (three or more units) and residential townhouses (three or more units) as uses permitted by special exception in districts zoned RB.

The purpose of the proposed amendment is to remove residential condominiums (three or more units) and residential townhouses (three or more units) as uses permitted by special exception in districts zoned RB, and to clarify that bed and breakfast facilities may be permitted by special exception in districts zoned RB. A phrase was added to residential condominiums to allow structures in existence, or previously approved projects, granted a special exception as of the effective date of this ordinance, to be converted to condominium ownership, but no increase in the number of units or bedrooms in any such structure shall be allowed.

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.

If you have additional questions or need further clarification, please contact me at 232-2305.
BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI AS FOLLOWS:

SECTION I. That Article 2, Section 134.02 of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

Sec. 134. R-B Two-Unit Residential district.

134.02 Uses permitted by special exception.

1. Hospitals, institutions for children or the aged, not including penal or correctional types, when located on a major street as designated in the major thoroughfare plan of the Oxford comprehensive plan and having a minimum lot size of three acres.

2. Home occupations as defined in section 117. See section 156, Home Occupations.

3. Preschool, including nursery schools and kindergartens, which provide a minimum of 30 square feet of usable indoor play space per child and 65 square feet of usable outdoor play space per child and meet any other requirements which the board of adjustment or City of Oxford may deem necessary for such schools in this district.

4. Planned unit development as defined in section 117, and according to the requirements of section 150, Planned Unit Developments (PUDs).

5. Church and/or church facilities, but not to include dormitory or commercial facilities.

6. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.

7. Residential condominiums (three or more units). Structures in existence or previously approved projects granted a special exception as of the effective date of this ordinance, [insert date], 2014, may be converted to condominium ownership, but no increase in the number of units or bedrooms in any such structure shall be allowed.

8. Residential townhouses (three or more units).

9. Zero lot line residential dwellings, either single or two-unit.


SECTION II. REPEALING CLAUSE

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

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GEORGE G. PATTERSON, MAYOR

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LISA D. CARWYLE, CITY CLERK