

**ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF OXFORD,
MISSISSIPPI**

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

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

Article 2

Modify - Section 2.6.4.1 Traditional Suburban Residential.

The Traditional Suburban Residential Overlay shall consist of certain neighborhoods and subdivisions (indicated on the zoning map) in which the following use, otherwise allowed in the Suburban Residential District by Special Exception, is not allowed: Zero Lot Line, Patio Dwellings. The standard lot size shall be no less than 7,500 square feet. Dwelling Unit Density, Maximum: 5.8 dwellings per acre.

Modify - Section 2.6.5.1 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:

- 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, 22,500 square feet for a triplex and 30,000 square feet for a quadplex.
- 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.
- 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.
- d. Dwelling Unit Density, Maximum: 5.8 dwellings per acre.

Article 3

Modify - Section 3.2.8 Fences, Walls and Hedges.

Fences, walls, and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall, or hedge along the side or edge of any yard that fronts on a public street shall be over four feet in height and any fence must allow for visibility. Article 5, Site and Design Standards, may allow taller fences, walls, and hedges to serve as screens in certain circumstances. These requirements do not pertain to retaining walls governed in Section 3.2.18 below.

Modify - Table 3.3

Hotels, Motels, or Inns – SMF – SE

Small Craft Brewery – TNB & HUCN – SE

SCN, SCO, UCO, UCN, IND, PUD and TND – S

Modify - Section 3.5.3.2 Townhomes Districts Permitted

- a. Townhouses are Special uses in NR, SMF, TNB, SCN, SCO, UCO, UCN, and HUCN when fewer than 25% of the dwellings proposed have four or more bedrooms.
- b. Townhouses are Special Exception uses in NR, SMF, TNB, SCN, SCO, UCO, UCN, and HUCN when more than 25% of the dwellings proposed have four or more bedrooms; or if any are proposed to have five or more bedrooms.

Modify - Section 3.6.10.2 Schools Districts Permitted

- a. Preschools and Kindergartens
 - i. Preschools and Kindergartens are permitted in the SCO, SCN, and INST districts.
 - ii. Preschools and Kindergartens are special exceptions in the AG, RCN, ER, SR, NR, SMF, TNB, and SCO districts.
- b. Elementary and Middle Schools
 - i. Elementary and Middle Schools are permitted in the INST district.
 - ii. Elementary and Middle Schools are special exceptions in the AG, RCN, ER, SR, SCO, NR and SCN districts.
- c. High Schools
 - i. High Schools are permitted in the INST district.
 - ii. High Schools are special exceptions in the A, ER, and SR districts.
- d. Post-Secondary School
 - i. Post-Secondary Schools are permitted in the SCN, SCO, UCN, UCO, and INST districts.
 - ii. Post-Secondary Schools are special exceptions in the AG, RCN, and TNB districts.

Modify - Section 3.8.11 Small Craft Brewery

3.8.11.1 Definition: A small scale brewery that produces beer and light wine for consumption on site, direct consumer sales, and/or wholesale distribution. This use may also have a tap room, restaurant, live entertainment, or retail space for on-site consumption subject to Mississippi laws and regulations for beer and light wines. Please see the Brewery (Types) definition in Section 10.2.30.

3.8.11.2 Districts Permitted: Small Craft Brewery is allowable by Special Exception in the TNB and HUCN districts. They are allowable by Special Use in the SCN, SCO, UCO, UCN, IND, PUD and TND districts.

3.8.11.3 Parking Requirements: 1 parking space is required per 4 customer seats, plus 1 parking space for each employee working during the largest shift of the day.

3.8.11.4 Loading Requirements: See Article 4 for general requirements.

3.8.11.5 Additional Standards:

- 1) When adjacent to a residential use, loading times for beer distribution shall be limited to 8am to 6pm Monday through Friday, and 10am to 5pm on Saturday.
- 2) When adjacent to a residential use, the use of fork lifts outside of any structure shall be prohibited.
- 3) An odor prevention plan shall be provided by the applicant to mitigate any potential odors associated with the brewing of beer and light wine.
- 4) Any by-product waste (spent grain) shall not be stored outside of the facility.

Modify - Section 5.5.4.2

Utility apparatus and all HVAC equipment shall be screened by architectural elements consistent with the design of the principal structure. Parapets shall extend above the highest level of any roof mounted equipment. Alternatively, screen walls may be considered by Special Exception.

Modify - Section 10.2.30

Brewery (Types) As defined by the State of Mississippi:

- Brewery means a person having a permit to brew beer or light wine without any production limitations but is not allowed to sell directly to consumers on site. They are allowed to provide limited amounts of beer for sampling on site between 8:00 a.m. and 10:00 p.m. as part of a structured tour of the brewery. This term does not include a brewpub, microbrewery or a small craft brewery. A brewery is allowed as an Industrial Use Type under 3.10.2 Manufacturing Uses.
- Brewpub means the premises of any location in which light wine, light spirit product or beer is manufactured or brewed, for retail sale if the total amount of light wine, light spirit product or beer produced on the premises does not exceed the production limitation imposed in Section 67-3-22, and the light wine, light spirit product or beer is produced for consumption on the premises, although without prohibition on sales for off-premises consumption. A brewpub is allowed as a Commercial Use Type under 3.8.11 Small Craft Brewery.
- Microbrewery means a person having a permit under this chapter to manufacture or brew light wine, light spirit product or beer in this state and who manufactures or brews not more than three thousand (3,000) barrels of light wine, light spirit product or beer at its permitted location. A microbrewery is limited to selling a maximum of 80% of their annual production on site. At least 20% of the annual productions must be distributed without

any limit on the amount that can be distributed. A microbrewery is allowed as a Commercial Use Type under 3.8.11 Small Craft Brewery.

- Small Craft Brewery means a person having a permit under this chapter to manufacture or brew light wine, light spirit product or beer in this state and who manufactures or brews not more than sixty thousand (60,000) barrels of light wine, light spirit product or beer at all breweries that such person or its affiliates, subsidiary or parent company owns or controls or with whom such person contracts with for the manufacture of light wine, light spirit product or beer. For purposes of this paragraph, contract-brewed beer manufactured by a person having a permit under this chapter to manufacture or brew light wine, light spirit product or beer shall be included in the sixty-thousand-barrel limitation. A small craft brewery is allowed as a Commercial Use Type under 3.8.11 Small Craft Brewery.

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 Bailey_, seconded by Alderman Addy, and the roll being called, the same by the following votes:

Alderman Addy	voted aye
Alderman Huelse	voted aye
Alderman Hyneman	voted aye
Alderman Howell-Atkinson	voted aye
Alderman Taylor	voted aye
Alderman Bailey	voted aye
Alderman Morgan	voted aye

APPROVED, this the 17th day of May, 2022.

/s/Robyn Tannehill
Robyn Tannehill, Mayor

/s/Ashley Atkinson

Ashley Atkinson, City Clerk