

ZONING

340 Attachment 1

Township of Oxford

Schedule of Area, Yard and Bulk Regulations¹

[Amended 11-9-1979 by Ord. No. 79-11; 2-20-1986 by Ord. No. 86-2; 7-21-1988 by Ord. No. 88-5; 6-21-1990 by Ord. No. 90-1]

Zone	Permitted Uses	Minimum Area Requirements			Maximum Bulk Requirements			Minimum Yard Requirements (feet)					
		Lot Area (square feet)	Lot Area per Family (square feet)	Lot Width (feet)	Lot Coverage (percent)	Building Height		Front Yard	Side Yard		Rear Yard	Accessory	
						Feet	Stories		One	Both		Side	Rear
AR-200	Single-family dwellings	200,000	200,000	300	5%	30	2.5	70	40	80	60	40	40
	Farms												
	Home occupation ²												
	Home professional office ²												
R-120	Single-family dwellings	120,000	120,000	250	5%	30	2.5	50	40	80	60	10	10
	With water or sewer (no cluster)	90,000	90,000	225	10%	30	2.5	50	30	60	60	10	10
	With water or sewer (cluster, minimum 50-acre site) ⁴	70,000	70,000	200	10%	30	2.5	50	30	60	60	10	10
	With water and sewer (no cluster)	45,000	45,000	175	15%	30	2.5	50	25	50	60	10	10
	With water and sewer (cluster, minimum 50-acre site) ⁴	35,000	35,000	150	15%	30	2.5	50	25	50	60	10	10
	Farms	200,000	200,000	300	5%	30	2.5	70	40	80	60	40	40
	Public buildings and facilities (pursuant to § 340-9B) ³	3 acres	N/A	250	20%	30	2.5	70	40	80	50	40	40
	Other public and semipublic buildings and churches, etc.) (pursuant to § 340-9D) ⁴	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40

OXFORD CODE

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						Feet	Stories		One	Both		Side	Rear
R-80	Single-family dwellings	80,000	80,000	200	10%	30	2.5	50	30	60	60	10	10
	With water or sewer (no cluster)	65,000	65,000	175	10%	30	2.5	50	30	60	60	10	10
	With water or sewer (cluster, minimum 50-acre site) ⁴	55,000	55,000	150	10%	30	2.5	50	30	60	60	10	10
	With water and sewer (no cluster)	45,000	45,000	150	15%	30	2.5	50	25	50	50	10	10
	With water and sewer (cluster, minimum 50-acre site) ⁴	35,000	35,000	125	15%	30	2.5	40	25	50	40	10	10
	Farms	200,000	200,000	300	5%	30	2.5	70	40	80	60	40	40
	Public buildings and facilities (pursuant to § 340-10B) ³	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40
	Other public and semipublic buildings and churches, etc. (pursuant to § 340-10D) ⁴	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40

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		Lot Area (square feet)	Lot Area per Family (square feet)	Lot Width (feet)	Lot Coverage (percent)	Building Height		Front Yard	Side Yard		Rear Yard	Accessory	
						Feet	Stories		One	Both		Side	Rear
R-40	Single-family dwellings	40,000	40,000	150	15%	30	2.5	50	25	60	40	10	10
	With cluster (minimum 50-acre site) ⁴	15,000	15,000	100	25%	30	2.5	50	15	30	35	10	10
	With cluster (minimum 50-acre site) ⁴	20,000	20,000	100	25%	30	2.5	40	15	30	35	10	10
	Farms	200,000	200,000	300	5%	30	2.5	70	40	80	60	40	40
	Public buildings and facilities (pursuant to § 340-11B) ³	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40
	Other public and semipublic buildings and churches, etc. (pursuant to § 340-11D) ⁴	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40
R-10 and R-10-MH ⁷	Single-family dwellings												
	With sanitary sewers	10,000	10,000	75	25%	30	2.5	25	10	20	30	5	5
	Without sanitary sewers	20,000	20,000	100	25%	30	2.5	40	15	30	35	10	10
	Public buildings and facilities (pursuant to § 340-12B or 340-13B) ³	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40
	Other public and semipublic buildings and churches, etc. (pursuant to § 340-12D or 340-13D) ⁴	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40
	Mobiles homes (permitted only in R-10-MH Zone) ^{3, 5, 8}	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

OXFORD CODE

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						Feet	Stories		One	Both		Side	Rear
RM	Single-family dwellings	80,000	80,000	200	10%	30	2.5	50	30	60	60	10	10
	With water or sewer	65,000	65,000	175	10%	30	2.5	50	30	60	60	10	10
	With water and sewer	45,000	45,000	150	15%	30	2.5	50	25	50	50	10	10
	Cluster residential development (minimum 100-acre site)												
	Single-family dwellings	15,000	15,000	100	15%	30	2.5	40	20	40	60	10	10
	Duplexes	7,500	7,500	50	20%	30	2.5	30	0	10	60	5	5
	Single-family (corner lot)	18,000	18,000	120	15%	30	2.5	40	20	40	60	10	10
	Duplexes (corner lot)	10,500	10,500	70	20%	30	2.5	30	0	10	60	5	5
	Public buildings and facilities (pursuant to § 340-14B) ³	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40
Other public and semipublic buildings and churches, etc. (pursuant to § 340-14D) ⁴	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40	
B	Business uses ¹												
	With sanitary sewers	10,000	N/A	75	35%	30	2.5	25 ⁶	10	20	15	5	5
	Without sanitary sewers	20,000	20,000	100	25%	30	2.5	25 ⁶	15	30	30	5	5
	Public buildings and facilities, churches, etc., clubs, etc., and other public and semipublic buildings (pursuant to § 340-15A) ³	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40

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O and LI	Farms	200,000	200,000	300	5%	30	2.5	70	40	80	60	40	40
	Office buildings	100,000	N/A	250	25%	50	3	75	50	100	75	20	20
	Research laboratories												
	Light manufacturing												
	Public buildings and facilities (pursuant to § 340-16B) ³	3 acres	N/A	250	20%	30	2.5	70	40	80	60	40	40
	Business uses (pursuant to § 340-16D) ⁴	100,000	N/A	250	25%	50	5	75	50	100	75	20	20
LI	Farms	200,000	200,000	300	5%	30	2.5	70	40	80	60	40	40
	Office buildings (pursuant to § 340-17B) ³	3 acres	N/A	250	35%	50	7.5	70	40	80	50	40	40
	Research laboratories (pursuant to § 340-17B) ³												
	Light manufacturing (pursuant to § 340-17B) ³												
	Public buildings and facilities (pursuant to § 340-17B) ³												
	Warehouse and distribution centers (pursuant to § 340-17B) ³												
	Truck terminals (pursuant to § 340-17B) ³												
	Fabrication and manufacturing (pursuant to § 340-17B) ³												
	Service stations, etc. (pursuant to § 340-17E) ⁴	40,000	N/A	200	20%	30	2.5	75	35	70	50	20	20

OXFORD CODE

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I	Farms	200,000	200,000	300	5%	30	2.5	70	40	80	60	40	40
	Manufacturing, etc. (pursuant to § 340-18B) ³	100,000	N/A	250	35%	50	3	75	50	100	75	20	20
	Service stations, etc. (pursuant to § 340-18E) ⁴	40,000	N/A	200	20%	30	2.5	75	35	70	50	20	20

NOTES:

- ¹ Requirements for the first-listed permitted use in each zone are the same for those which follow unless otherwise noted.
- ² Conditional use.
- ³ Site plan review required.
- ⁴ Conditional use and site plan review.
- ⁵ Subject to the provisions of Chapter 213, Mobile Home Parks and Campgrounds, of the Code of Oxford Township.
- ⁶ Parking and open space storage prohibited in minimum front yard. (See § 340-28D.)
- ⁷ Requirements are applicable to both zone districts (R-10 and R-10-MH); provided, however, that mobile homes are only permitted in the R-10-MH Zone.
- ⁸ The minimum mobile home development size shall be not less than 10 acres.

ZONING

Block 1.01, Lot 3.03 Redevelopment Zone Bulk Standards [Added 2-5-2025 by Ord. No. 2025-02]

Requirement	Required
Minimum lot area	5 acres
Minimum lot width	300 feet
Minimum front yard setback for principal use, non-agricultural activities	50 feet
Minimum front yard setback for principal use, agricultural activities	10 feet
Minimum side yard setback – one side for principal use, non-agricultural activities	40 feet
Minimum side yard setback – both for principal use, non-agricultural activities	80 feet
Minimum side yard setback – one side for principal use, agricultural activities	10 feet
Minimum side yard setback – both for principal use, agricultural activities	20 feet
Minimum rear yard setback – for principal use, non-agricultural activities	40 feet
Minimum rear yard setback – for principal use, agricultural activities	10 feet
Minimum front yard setback for accessory uses, non-agricultural activities	50 feet
Minimum side yard setback for accessory uses, non-agricultural activities	40 feet
Minimum rear yard setback for accessory uses, non-agricultural activities	60 feet
Minimum front, side, and rear yard setback for accessory uses, agricultural activities	10 feet
Minimum front, side, and rear yard setback for accessory uses, agricultural crop and cultivation area	0 feet
Minimum front, yard, and rear yard setback for access roads and driveways	0 feet
Minimum front, yard, and rear yard setback for fences, security measures, and monitoring provisions	0 feet
Maximum height	50 feet
Maximum height, agricultural silos	N/A
Maximum height	2.5 stories
Maximum height, agricultural silos	N/A
Maximum lot coverage, non-agricultural activities	35%
Maximum lot coverage, agricultural activities	100%

OXFORD CODE

Block 26, Lot 83 Redevelopment Zone
 [Added 8-6-2025 by Ord. No. 2025-11A]

Requirements	Required
Minimum Lot Size – Single-Family Detached Dwellings (Square Feet)	10,000
Maximum Density – Townhomes (Units per Acre on Common Lot)	35
Minimum Lot Width – Except Townhomes (Feet)	75*
Minimum Lot Width – Townhomes (Feet)	18
Minimum Lot Depth – Except Townhomes (Feet)	100
Minimum Lot Depth – Townhomes (Feet)	32
Minimum Front Yard Setback – Except Townhomes (Feet)	15
Minimum Front Yard Setback – Townhomes (Feet)	10
Minimum Side Yard Setback – Except Townhome Common Walls (Feet)	10
Minimum Rear Yard Setback (Feet)	25
Maximum Building Height (Feet)	45**
Maximum Building Height (Stories)	3***
Minimum Accessory Structure Setback (Feet)	5 from side or rear lot line
Maximum Accessory Structure Height (Feet)	15****
Maximum Impervious Coverage (Percent)	80

* Lots for single-family detached dwellings fronting cul-de-sacs are exempt from minimum lot width requirements along the frontage. All other bulk schedule requirements pertaining to lot size, setbacks, etc., shall still apply.

** Building height shall be measured from the average grade along the front of the building to the highest point of the roof adjacent to the front of the building for flat roofs, to the deck level along the front of the building on a mansard roof, and to the mean height (mid point) between the eaves and the ridge level at the front of the building for gable, hip, and gambrel roofs. Architectural embellishments that add visual interest to the building or roof design shall not be included in the height of the building. The average grade along the building shall be based on finished grade at each front corner of the structure and in case of common and/or abutting/joined slabs/foundation the grade shall be based on at corner of each individual townhouse unit width limit not at corner of the combined support structure. For irregular shaped foundations, it would be taken at the widest point.

*** Below grade and partially below grade stories shall not be counted as story towards maximum number of stories for structure.

**** Accessory structure height does not apply to fencing including fencing of recreational areas. Also, community pool house/club house buildings for use by members of development maximum height shall not be subject to maximum height of 15' but shall be 2.5 stories and 30' feet when measured per the principal building height methods.