

ZONING

27 Attachment 3

Borough of Oxford

R-2 Zoning District Area and Bulk Regulations [Amended by Ord. 895, 4/18/2016]

| | Maximum Gross Density | Minimum Lot Size/D.U. or Use | Minimum Tract Size | Minimum Lot Width at Building Line (feet) | Minimum Lot Width at Street Line (feet) | Minimum Front Yard (feet) | Minimum Side Yard One/Both (feet) | Minimum Rear Yard (feet) | Minimum Setback From Tract Boundary (feet) | Minimum Common Open Space | Maximum Impervious Surface | Maximum Building Height (feet) |
|-------------------------------------|-----------------------------|---------------------------------------|-----------------------|---|---|------------------------------------|--|--------------------------------|--|---------------------------------|----------------------------------|---|
| Permitted Use by Right | | | | | | | | | | | | |
| Single-family detached dwelling | — | 4,500 square feet | — | 40 | 30 | 20 | 6/15 | 20 | — | — | 50% | 35 |
| Single-family semidetached dwelling | — | 3,600 square feet | — | 40 | 30 | 20 | 0/10 | 15 | — | — | 55% | 35 |
| Two-family dwelling | — | 3,600 square feet | — | 50 | 30 | 20 | 6/15 | 20 | — | — | 50% | 35 |
| Multiple-family dwelling* | 10 d.u./acre | — | 45,000 square feet | — | — | — | — | — | 25 | 25% | 50% | 35 |
| Municipal use | — | 4,500 square feet | — | 40 | 30 | 20 | 6/15 | 20 | — | — | 50% | 35 |
| Special Exception | | | | | | | | | | | | |
| Institutional use | — | 1 acre | — | — | 40 | 20 | 25/50 | 25 | 25 | — | 50% | 35 |
| Medical center | — | 13,500 square feet | — | — | 40 | 20 | 25/50 | 25 | 25 | — | 50% | 35 |

Note:

* See applicable use standards under Part 13.