

ZONING

27 Attachment 2

Borough of Oxford

PERMITTED USE TABLE

Land Use	R-1	R-2	PD-1	C-1	C-2	TC-1	TC-2	MU-CI	I	Additional Regulations
RESIDENTIAL										
Single-Family Dwelling, Detached	P	P	P	-	P	-	-	-	-	-
Two-Family Dwelling, Twin or Duplex	P	P	P	-	P	-	-	-	-	-
Multi-Family Dwelling, Townhouse	-	P	P	-	P	-	-	-	-	-
Multi-Family Dwelling, Quadraplex	-	P	P	-	P	-	-	-	-	-
Multi-Family Dwelling, Apartment	-	P	P	-	P	-	P	-	-	-
Multi-Family, by conversion	-	CU	-	-	P	-	-	-	-	§ 27-236
Mixed-Use Dwelling	-	-	-	P	P	P	P	-	-	-
Live/Work Unit	-	-	-	P	P	-	P	P	-	§ 27-234
Boarding House	-	-	SE	-	SE	-	-	-	-	-
Group Care Facility	-	-	P	-	P	-	-	-	-	§ 27-229
COMMERCIAL										
Retail Sales	-	-	SE	P	P ¹	P	P	P	P	-
Personal Service Shop	-	-	SE	P	P ¹	P	P	P	P	-
Restaurant or Bar	-	-	-	P	P ¹	P	P	-	-	-
Brewpub	-	-	-	P	P ¹	P	P	-	-	-
Office, Administrative or Professional	-	-	-	P	P ¹	P ²	P	P	P	-
Medical Office or Clinic	-	-	SE	P	P ¹	-	-	P	CU	-
Medical Care, Inpatient	-	-	SE	SE	SE	-	-	SE	-	-
Medical Marijuana, Dispensary	-	-	-	CU	-	-	CU	CU	CU	§ 27-235

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Land Use	R-1	R-2	PD-1	C-1	C-2	TC-1	TC-2	MU-CI	I	Additional Regulations
Smoke Shop or Vape Shop	-	-	-	-	CU	-	-	-	-	§ 27-247
Arts Studio or Shop	-	-	-	P	P ¹	P	P	P	P	-
Health and/or Fitness Center	-	-	-	P	P ¹	P	P	P	P	-
Social Club	-	-	-	P	P ¹	-	P	P	P	-
Animal Care Service	-	-	-	P	P ¹	-	P	P	P	§ 27-226
Kennel	-	-	-	-	-	-	-	CU	CU	§ 27-232
Day Care	-	-	SE	P	P ¹	-	-	-	-	-
Funeral Home	-	-	-	CU	CU	-	-	-	-	-
Hotel or Inn	-	-	-	P	-	P	P	-	P	-
Bed and Breakfast (B&B)	CU	CU	CU	CU	CU	-	-	-	-	§ 27-227
Short-Term Rental (STR)	CU	CU	CU	CU	CU	CU	CU	-	-	§ 27-246
Vehicle Filling Station or Wash	-	-	-	P	-	-	-	-	-	§ 27-250
Vehicle Sales or Repair	-	-	-	P	-	-	-	P	P	§ 27-250
INDUSTRIAL										
Manufacturing, Processing, or Packaging	-	-	-	-	-	-	-	P	P	-
Brewery, Winery, or Distillery	-	-	-	-	-	-	-	P	P	-
Contractor's Yard or Service Shop	-	-	-	-	-	-	-	P	P	-
Junkyard or Vehicle Towing Service	-	-	-	-	-	-	-	-	SE	§ 27-231
Medical Marijuana, Grower/Processor	-	-	-	-	-	-	-	-	CU	§ 27-235
Research and Development Facility	-	-	-	-	-	-	-	P	P	-
Recycling Collection Center	-	-	-	-	-	-	-	-	SE	§ 27-242
Sanitary Landfill	-	-	-	-	-	-	-	-	SE	§ 27-243
Self-Storage Facility	-	-	-	-	-	-	-	P	P	§ 27-245
Trucking Terminal	-	-	-	-	-	-	-	-	CU	-
Wholesale, Distribution, or Storage	-	-	-	-	-	-	-	P	P	-
AGRICULTURAL										
Passive Agriculture	-	-	P	-	-	-	-	-	P	§ 27-225

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Land Use	R-1	R-2	PD-1	C-1	C-2	TC-1	TC-2	MU-CI	I	Additional Regulations
Intensive Agriculture	-	-	-	-	-	-	-	-	SE	§ 27-225
Farm Market	-	-	P	P	-	-	P	P	P	-
OTHER										
Adult Use	-	-	-	-	-	-	-	-	SE	§ 27-224
Institutional Use	SE	SE	SE	P	P	P	P	P	-	-
Municipal Use	P	P	P	P	P	P	P	P	-	-
Recreation/Entertainment, Indoor	-	-	-	CU	-	CU	CU	-	CU	§ 27-240
Recreation/Entertainment, Outdoor	P/SE ³	P/SE ³	P/SE ³	P/SE ³	P/SE ³	P/SE ³	P/SE ³	P/SE ³	P/SE ³	§ 27-241
School, Public or Private	P	P	P	P	P	-	-	P	P	§ 27-244
Solar Farm	-	-	CU	-	-	-	-	-	CU	§ 27-248
Wind Energy System, Large (LWES)	-	-	CU	-	-	-	-	-	CU	§ 27-251
Wireless Communications Facility, on existing	P	P	P	P	P	P	P	P	P	§ 27-252
Wireless Communications Facility, new	-	-	-	-	-	-	-	SE	SE	§ 27-252
Parking Lot or Garage, Public	-	SE	SE	P	P	P	P	P	P	Subpart 3B
Parking Lot, Private	-	-	-	CU	CU	CU	CU	CU	CU	Subpart 3B
Nonresidential Use, ⁴ where operating after 10:00 PM and/or before 7:00 AM	-	-	CU	CU	CU	-	CU	CU	CU	-
ALTERNATE DEVELOPMENT CONFIGURATIONS										
Mix of Uses (single-structure or lot)	-	-	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	See Applicable Uses
Mixed Residential Community	CU	CU	CU	-	CU	-	-	-	-	§ 27-264
Multi-Family Development		P	P	-	P	-	-	-	-	§ 27-265
Retirement Community or Life Care Facility	-	-	SE	-	-	-	-	-	-	§ 27-266
Mobile Home Park	-	-	SE	-	-	-	-	-	-	§ 27-267
Planned Office Park	-	-	SE	P	-	-	-	SE	-	§ 27-268
Lot Clustering	P	-	P	-	-	-	-	-	-	§ 27-269

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Land Use	R-1	R-2	PD-1	C-1	C-2	TC-1	TC-2	MU-CI	I	Additional Regulations
Yard Reduction Design Option	P	P	P	P	P	-	-	P	P	§ 27-270
ACCESSORY/INCIDENTAL										
Accessory Uses & Structures	P	P	P	P	P	P	P	P	P	§ 27-222
Accessory Dwelling Unit (ADU)	P	P	P	-	P	-	-	-	-	§ 27-223
Day Care	-	-	SE	P	P	-	SE	SE	SE	-
Drive-Through	-	-	-	SE	SE	-	-	-	-	§ 27-228
Home Occupation, No Impact	P	P	P	P	P	P	P	P	P	§ 27-230
Home Occupation, Major	SE	SE	SE	-	SE	-	SE	-	-	§ 27-230
Keeping of Animals, Domestic & Household	P	P	P	P	P	P	P	P	-	§ 27-233
Keeping of Animals, Chickens & Bees	P	P	P	P	P	-	-	P	P	§ 27-233
Outdoor Cafe	-	-	-	P	P	P	P	-	-	§ 27-237
Outdoor Sales or Display, permanent	-	-	-	P	P	P	P	-	-	§ 27-238
Outdoor Storage, permanent	-	-	-	-	-	-	-	SE	SE	§ 27-239
Solar Energy System, roof or ground-mounted	P	P	P	P	P	P	P	P	P	§ 27-248
Wind Energy System, Residential (RWES)	P	P	P	P	P	P	P	P	P	§ 27-250
Temporary Uses or Structures	P	P	P	P	P	P	P	P	P	§ 27-249

NOTES:

1. Provided such use does not exceed 5,000 square feet in gross floor area. Uses exceeding this size limitation may be permitted with special exception use approval.
2. Such use shall be permitted on upper floors only.
3. See § 27-241 for list of permitted outdoor recreation or entertainment uses and those permitted by special exception.
4. Except for restaurants, bars, brewpubs, hotels, inns, and indoor recreation/entertainment uses.
5. Special exception and/or conditional use approval shall be required where a mixed use development is proposed to include a use or uses requiring such approvals.

Key: P = Permitted; SE = Special Exception; CU = Conditional Use.