

# Map 1

## TOWN OF OXFORD FUTURE LAND USE PLANNING AREAS

### LEGEND

- A
- B
- C
- D
- E

- CORPORATE LIMITS
- CRITICAL AREA BOUNDARY
- CRITICAL AREA 100' BUFFER
- PUBLIC ACCESS LOCATIONS

### 3.2 Land Use Map

To put the land use Goal and Objectives in perspective, a future Land Use Map, has been added to this Plan. This map is consistent with Oxford's last two comprehensive plans.

The map delineates five geographic areas for Oxford and its environs.

**Area A** includes most of "old Oxford," the "Historic District," and includes the land west of Town Creek and north of the "Pincushion" intersection at South Morris Street and Route 333. The residential area in this part of Town has been designated as primarily single-family residential.

**Area B** is the eastern part of Oxford including Jack's Point and other land north of Route 333 and between Town Creek and the Oxford Cemetery. Area B has a number of vacant platted lots and paper streets which could accommodate some future growth, and have been counted in the "infill development" analysis.

**Area C** is land from Route 333 south to the Cooperative Oxford Lab and east to Bonfield Manor Road. A substantial number of people now live in Area C and this is another area for future residential growth in Oxford. Land near the municipal wastewater treatment facilities has been used for a modest sized business/industrial park.

**Area D** consists of the area from the NOAA research lab south to Bachelors Point. A significant portion of Area D is already located within the Town. Some large tracts of undeveloped land in Area D are wetlands and are only suited for wildlife habitat. It is anticipated that little new development will occur in this area, but future annexation of existing residences could increase the Town's population. This area includes a 12+/- acre parcel immediately south of Oxford's wastewater treatment plant that bears a critical area classification of LDA.

**Area E** includes Hel's Half Acre, the Oxford cemetery, agricultural land to the north of Route 333, and a large agricultural field to the south of Route 333. This area is part of Oxford's growth area as defined in the Talbot County Comprehensive Plan. While this area has been identified in the past as part of Oxford's growth area, the Town does not anticipate any significant development in this area. The Town hopes to work with the landowners to maintain the scenic agricultural and conservation-related vistas along the important entrance to the Town.

