



MASTER PLAN

2025



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**STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF OXFORD**

RESOLUTION

Resolution To Recommend the 2025 Amendments to the Charter Township of Oxford Master Plan

Moved by David Wagner
Seconded by Mark Blakenship

At a Regular Meeting of the Planning Commission of the Charter Township of Oxford, County of Oakland, State of Michigan, held in the Oxford Township Hall on July 24, 2025, at 6:30 P.M., with those present and absent being,

PRESENT: David Wagner, Don Wloszek, Patti Durr, Mark Blankenship, Bob Turner, Korey Bailey

ABSENT: Ryan Austin

WHEREAS, On or about September of 2023, the Charter Township of Oxford (referred to herein as the "Township"), through its Planning Commission, began the process of reviewing and updating its 2019 Master Plan (referred to herein as the "Master Plan"), pursuant to the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, being MCL 125.3801 - MCL 125.388 (referred to herein as the "Planning Act").

WHEREAS, The Township Planning Commission previously provided notification of its intent to discuss and consider amendments to the Master Plan to the various planning commissions, agencies, companies, utilities, and other entities, as required under Section 39(2) of the Planning Act.

WHEREAS, The Planning Commission, Township's staff and planning consultant undertook and completed the process of reviewing and developing proposed amendments to the Master Plan.

WHEREAS, As required under Section 41 of the Planning Act, the Planning Commission on April 24, 2025 submitted a Master Plan containing the proposed amendments to the Township Board for review and comment and for authorization to distribute said proposed amended Master Plan to the entities described under such statute for review and comment, and the Township Board provided such authorization on May 16, 2025; and

WHEREAS, The Master Plan containing the proposed amendments was then distributed to each municipality located within or contiguous to the Township, the Oakland County Coordinating Zoning Committee, each public utility company and railroad company owning or operating a public utility or railroad within the Township, and any governmental entity that had registered its name and mailing address with the Township for purposes of notification, for review and comment.

WHEREAS, On July 17, 2025, the Oakland County Coordinating Zoning Committee held a meeting at which it considered and voted to endorse the Township's proposed amended Master Plan, finding that the proposed amendments were not inconsistent with the master plans of the surrounding communities and suggesting certain minor clarifications and corrections which were subsequently incorporated into the proposed amended Master Plan.

WHEREAS, On July 24, 2025, after proper public notice, the Planning Commission held a public hearing on the proposed amendments to the Master Plan, during which members of the public were given the opportunity to comment on the proposed amended Master Plan.

NOW, THEREFORE, IT IS RESOLVED, That pursuant to the Planning Act, the Planning Commission voted



unanimously to approve and forward to the Township Board for final approval the proposed 2025 amendments to the Master Plan, which are embodied in the document entitled "Oxford Township Draft Master Plan 2025".

AYES: Durr, Blankenship, Turner, Wagner, Wloszek, Bailey

NAYS: None

ABSENT: Austin

ABSTENTIONS: None

RESOLUTION ADOPTED THIS 24TH DAY OF JULY, 2025


Korey Bailey, Planning Commission Chair



STATE OF MICHIGAN
COUNTY OF OAKLAND
CHARTER TOWNSHIP OF OXFORD

RESOLUTION 2025-

Resolution Approving the 2025 Amendments to the Charter Township of Oxford Master Plan

Motion #2025-:

Moved by: Wagner

Seconded by: Ferrari

At a Regular Meeting of the Board of Trustees of the Charter Township of Oxford, County of Oakland, State of Michigan, held in the Oxford Township Hall on August 13, 2025, at 6:30 P.M., with those present and absent being,

PRESENT: Charles, Colvin, Curtis, Ferrari Schapira, Wagner, Wright

ABSENT: None

WHEREAS, On or about September of 2023, the Charter Township of Oxford (referred to herein as the "Township"), through its Planning Commission, began the process of reviewing and updating its 2019 Master Plan (referred to herein as the "Master Plan"), pursuant to the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, being MCL 125.3801 - MCL 125.388 (referred to herein as the "Planning Act").

WHEREAS, The Township Planning Commission previously provided notification of its intent to discuss and consider amendments to the Master Plan to the various planning commissions, agencies, companies, utilities, and other entities, as required under Section 39(2) of the Planning Act.

WHEREAS, The Planning Commission, Township's staff and planning consultant undertook and completed the process of reviewing and developing proposed amendments to the Master Plan.

WHEREAS, As required under Section 41 of the Planning Act, the Planning Commission on April 24, 2025 submitted a Master Plan containing the proposed amendments to the Township Board for review and comment and for authorization to distribute said proposed amended Master Plan to the entities described under such statute for review and comment, and the Township Board provided such authorization on May 16, 2025; and

WHEREAS, The Master Plan containing the proposed amendments was then distributed to each municipality located within or contiguous to the Township, the Oakland County Coordinating Zoning Committee, each public utility company and railroad company owning or operating a public utility or railroad within the Township, and any governmental entity that had registered its name and mailing address with the Township for purposes of notification, for review and comment.

WHEREAS, On July 17, 2025, the Oakland County Coordinating Zoning Committee held a meeting at which it considered and voted to endorse the Township's proposed amended Master Plan, finding that the proposed amendments were not inconsistent with the master plans of the surrounding communities and suggesting certain minor clarifications and corrections which were subsequently incorporated into the proposed amended Master Plan.

WHEREAS, On July 24, 2025, after proper public notice, the Planning Commission held a public hearing on the proposed amendments to the Master Plan, during which members of the public were given the opportunity



to comment on the proposed amended Master Plan.

WHEREAS, On July 24, 2025, the Planning Commission voted unanimously to approve and forward to the Township Board for final approval the proposed 2025 amendments to the Master Plan, which are embodied in the document entitled "Oxford Township Draft Master Plan 2025".

WHEREAS, The Township Board has determined that the proposed 2025 amendments to the Master Plan, as approved and forwarded by the Planning Commission, with the accompanying maps, figures and descriptive matter, accurately reflects the Planning Commission's and Township Board's guide for the development of the areas of the Township affected; and

WHEREAS, Pursuant to Section 43(3) of the Planning Act, the final step in the adoption of the proposed Master Plan amendments is to be by resolution of the Township Board.

NOW, THEREFORE, IT IS RESOLVED, That pursuant to the Planning Act, the Township Board of the Charter Township of Oxford hereby approves and adopts the proposed 2025 amendments to the Master Plan, which are embodied in the document entitled "Oxford Township Master Plan", dated July 29, 2025.

IT IS FURTHER RESOLVED, That pursuant to Section 43(3) of the Planning Act, a statement recording the Planning Commission's and Township Board's approval of the amended master plan, signed by the Township Clerk and the Secretary or Chairperson of the Planning Commission, shall be included on the inside of the front or back cover of the document entitled "Oxford Township Master Plan 2025", dated August 2025 and on the corresponding future land use map if kept as a separate document.

IT IS FURTHER RESOLVED, That pursuant to Section 43(5) of the Planning Act, a copy of this Resolution shall be delivered by the Township Clerk to the Secretary of the Planning Commission, who is hereby directed to submit a copy of the document entitled "Oxford Township Master Plan 2025", dated August 2025, including the corresponding future land use map, to each municipality located within or contiguous to the Township, the Oakland County Coordinating Zoning Committee, each public utility company and railroad company owning or operating a public utility or railroad within the Township, and every governmental entity that had registered its name and mailing address with the Township for purposes of notification.

AYES: Wright, Colvin, Charles, Schapira, Wagner, Ferrari, Curtis

NAYS: None

ABSENT: None

ABSTENTIONS: None



THE RESOLUTION WAS DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and elected Clerk of the Charter Township of Oxford, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board of Trustees held on August 13, 2025, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on August 13, 2025.



Curtis W. Wright, Clerk
Charter Township of Oxford



Oxford Board of Trustees

- Rod Charles, Trustee
- Catherine L. Colvin, Trustee
- Jack Curtis, Supervisor
- Joe Ferrari, Treasurer
- Paul Schapira, Trustee
- David Wagner, Trustee
- Curtis W. Wright, Clerk

Former Board of Trustees

- Jonathan Nold, Trustee
- Jeffrey Omtvedt, Trustee
- Margaret Payne, Trustee

Oxford Township Master Plan Steering Committee

- Ryan Austin
- Melissa Castonia
- Melisa Counelis
- James Fifield
- Dave Herrick
- Caryn Herrick
- Drew Holt
- Tim London
- Linda Moran
- Jon Nold
- Don Wloszek

Oxford Township Planning Commission

- Ryan Austin, Commissioner
- Korey Bailey, Chair
- Mark Blankenship, Commissioner
- Patti Durr, Commissioner
- Robert Turner, Vice-Chair
- David Wagner, Board of Trustees Representative
- Donald Wloszek, Secretary

Former Township Planning Commission

- Justin Ballard, Commissioner
- Tom Berger, Chair
- Edward Hunwick, Commissioner
- Jonathan Nold, Board of Trustees Representative
- Michael Spisz, Commissioner



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EXECUTIVE SUMMARY

The Oxford Township Master Plan serves as the Township’s primary planning document and articulates a vision for future growth and development within the Township. The plan was developed between 2023 and 2025, based on community input, demographic and market data, and the goals of Oxford Township.

The plan is based on the vision and goals of Oxford Township listed below:

Vision: Oxford Township is a place of natural beauty and economic prosperity. The Township will preserve these assets in a manner that provides balance between the growing community, infrastructure capacities, and the natural environment.

Community Character Goal: Development and redevelopment activities should complement and preserve the Oxford community by creating connections, both physical and visual, with the Village of Oxford; preserving the rural places in the Township; and enhancing suburban areas of the Township via high-quality design, appropriate densities, and protection of lakes, natural areas and open space.

Residential Land Use Goal: The density, type and character of residential development should meet the housing needs of Township residents by allowing

dense, traditional neighborhoods near the Village with larger lot residential developments, decreasing in density, further from the Village borders.

Commercial Land Use Goal: Commercial development within Oxford Township should meet the needs of Township residents as well as neighboring communities, while promoting Oxford’s community character.

Industrial Land Use Goal: Industrial development in Oxford Township should be sited to minimize impacts on land uses of lesser intensity and developed to complement the community character of the Township through design guidelines.



Mixed Land Use Goal: Allow for a flexible mixture of land uses on single or adjacent lots in appropriate areas of the Township to encourage the clustering of complementary uses. Creative design, in terms of uses and physical layout, should promote economic development, encourage non-motorized connectivity and reduce traffic generation.

Natural Resources and Environment Goal: Protect the Township's natural landscapes and environmental assets to sustain Oxford's high quality of life for future generations.

Open Space and Greenways Goal: Promote a network of connected open spaces and greenways that preserve important natural areas, water resources, wildlife habitats, and the rural, scenic character of the Township, while providing for the recreational needs of the community.

Transportation Goal: Improve and expand the Township's transportation system to allow safe and efficient travel for motorized, non-motorized and pedestrian users, while creating connections to the Village of Oxford and other neighboring communities.

The Master Plan is organized into the following chapters:

Introduction: This chapter discusses what planning is, how the Master Plan is to be used and the planning process. The chapter includes details about previous plans and public input.

Background: This chapter gives an overview of the Township's regional context, existing land use, development trends, population, local economy, natural resources, transportation, and community facilities. The Community Profile in the appendix of this Master Plan takes a deeper look at the topics in this chapter.

Vision, Goals, and Objectives: This chapter supplements the vision and goal for Oxford Township listed here with detailed objectives. The content of this chapter is meant to give guidance to community decision makers and stakeholders on decisions, priorities, allocating resources, and establishing directives to ensure that Oxford Township can realize its vision and goals.

Land Use Plan: This chapter lists guiding factors for land use planning in Oxford Township. Additional sections on transportation and infrastructure, future land use, and open space and greenways show how Oxford Township should develop in the next 10 to 20 years. Small area plans are included in this chapter.

Design Guidelines for M-24: The guidelines in this chapter are intended to create an attractive environment for investment, encourage harmonious designs amongst a mix of land uses, elevate the visual appeal of the area, address traffic congestion, and alleviate pedestrian challenges along the M-24 corridor. Three distinct districts with different design guidelines are mapped, described, and illustrated.

Zoning and Implementation Plan: The purpose of this chapter is to identify tools that the Township can use to implement or continue to employ the recommendations of the Master Plan. An implementation matrix, organized by the Townships goals and objectives, lists strategies to implement the Master Plan.



INTRODUCTION

The Oxford Township Master Plan serves as the Township’s primary planning document and articulates a vision for future growth and development within the Township. Oxford Township derives its authority for the preparation of a Master Plan from Public Act 33 of 2008, as amended.

The Act states:

A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the Planning Commission’s recommendations for the physical development of the planning jurisdiction.

This document represents a revision and update of the Oxford Township Master Plan, adopted in 2019. Since 2019, a number of changes have occurred within the Township and surrounding areas. To ensure that development policies reflect current Township conditions, the Master Plan should be periodically reviewed and updated. Current state legislation requires that master plans be reviewed every five years.

What is Planning?

Planning is a process involving the conscious application of policies relating to community-wide land use and growth/development issues. The Master Plan is the official document which excludes the Village of Oxford, that establishes policies for the future physical development of the Township. Act 33 of 2008 identifies the Township Planning Commission as the agency charged with the responsibility to “make and adopt” the Master Plan. However, as the elected governing body of the Township, the Board of Trustees may adopt a Resolution of Concurrence which makes clear that the Board is in agreement with the goals, objectives, and policies that are summarized in the Plan.



How is the Plan to be Used?

The Master Plan serves many functions and is used in a variety of ways:

- The Plan serves as a general statement of Oxford Township's goals and policies and provides a single, comprehensive vision of the community's plan for future development.
- The Plan serves to direct daily decision-making.

The vision, goals, and objectives outlined in this Plan are intended to guide the Planning Commission, Township Board of Trustees and other Township bodies in their deliberations on zoning, land divisions, capital improvements, and other matters relating to land use, transportation, and development.

- The Plan provides the statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act, Public Act 110 of 2006, requires that zoning ordinances and zoning maps be based upon a plan designated to promote public health, safety, and general welfare. The Master Plan and accompanying maps do not replace other Township Ordinances, specifically the Zoning Ordinance and Zoning Map.
- The Plan attempts to coordinate private development and public improvements. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the Township and its residents.
- The Plan functions as an educational tool, providing citizens, property owners, developers, adjacent communities and public agencies with a clear indication of the Township's proposed direction for the future.

The Oxford Township Master Plan is a statement of general goals and policies aimed at the coordinated development of the Township. In this capacity, the Master Plan establishes the basis upon which zoning and land use decisions may be made. However, the Master Plan does not itself place any legally binding restriction upon private property. The Zoning Ordinance, which should be based on the Master Plan, is the legal document that places use, bulk, and other restrictions on private property and development.

Previous Plans and Studies

Oxford Township adopted the previous Master Plan on September 12, 2019. This document represents an update of the 2019 plan. In addition, the Township previously adopted several sub-area plans and other various plans and studies. Each of these studies were evaluated and referenced, where appropriate, in this Master Plan update. The studies evaluated included the following:

1. Parks and Recreation Master Plan, January 2024
2. Open Space and Greenway Plan, August 13, 2003;
3. East Central Sub-Area Plan, March 15, 2001;
4. Sanitary Sewer Master Plan, July of 1999;
5. Engineering Study and Master Plan for Oxford Township
6. Water System, August 1998;
7. Design Standards and Construction Specifications Manual, 1998;
8. M-24 Corridor Plan, incorporated into the 1995 Master Plan;
9. Central Sub-Area Plan, September 15, 1994

The reports listed below were referenced for this Master Plan update. The reports were cited when used.

1. Community 360 Metrics Report, October 2023
2. Void Analysis, 2023
3. Community Profile, SEMCOG, 2020



PLANNING PROCESS

1 WHERE ARE WE NOW?

The first phase was a review of demographics, economic conditions, natural resources, and the physical context of the Township to provide a foundation for the planning process. In this phase, Township resources were inventoried, updated, and mapped to document existing resources and assess their conditions.

2 WHERE DO WE WANT TO BE?

The second phase in the planning process consisted of developing goals, objectives and strategies to support the community's vision for growth. Goals are general statements that provide a focus for future discussions. Objectives are specific planning statements used to qualify and quantify the goals and provide more detailed direction. Strategies are specific, action-oriented statements.

3 HOW DO WE GET THERE?

The final phase involved updating the future land use map to present the desired arrangement of land uses within the Township. The Zoning and Implementation Plan acts as a bridge between the future land use map and Township policies and sets an action plan for realizing the Master Plan's visions.

Public Input

In keeping with the Township's longstanding planning philosophy and best practices for local land use planning, officials turned to Township residents and the business community to help shape the Master Plan's goals, objectives, and strategies. A Steering Committee, representative of the community, was appointed by the Township Board and helped guide and design public input activities. During the Master Plan process, the following community engagement activities occurred:

Survey: The Township utilized an online survey to gather public comments regarding land use, transportation, public facilities, and other related issues. The survey was available to Township residents from December 19, 2023, through January 31, 2024. Participants responded to questions relating to residential and commercial development, rural and agricultural preservation, road improvements, natural resources, non-motorized transportation, and public facilities. Over 800 surveys were completed.

- In terms of residential land use, over half of the respondents indicated a preference for larger lot, lower density development.
- In terms of commercial development, respondents indicated a preference for office, personal services (salons, spas, pet grooming), light industrial, small retail (hardware store, gas station, convenience store), small retail (boutique, locally owned), and small or local restaurants.
- Majority of respondents support or strongly support the development of public, nonmotorized pathway connections within the Township.
- Most respondents indicated that lakes/rivers/natural areas, family or friends, and parks and recreational facilities are the most favorable features of Oxford Township.

Like/Change/Improve/Missing Exercise:

Steering Committee members and consultants held brainstorming activities with small groups. The activity asked participants what they liked about the Township, what they would like to change or improve, and what is missing in Oxford Township.

Community Open House: A Community Open House was held on March 10, 2024 at the Legacy Center. The Legacy Center was chosen for its central location, high visibility and diverse array of visitors. The event included visual and interactive exercises for the public to express their views and thoughts on the Master Plan, specifically on the roadway network, anticipated development between 2024 and 2034, natural features preservation, and development on Lapeer Road (M-24).



Interviews: The consultant team conducted interviews with stakeholders identified by the Steering Committee. Those interviewed included the Oakland County staff, Township businesses including gravel and mining businesses, developers, and neighboring communities.

Community Groups: The consultant team attended regular meetings of the following organizations to gather their input on the Master Plan: the Oxford Chamber of Commerce, the Polly Ann Trailway Management Council, and the Oxford Township Safety Path Committee.

Planning Commission Workshops: The Planning Commission held Master Plan workshops at their regular monthly meetings from January 2024 through February 2025.

Community Event for Draft Master Plan: A community event was held in May of 2024 to share the draft Master Plan with the public.

Public Hearing: As required by the Michigan Planning Enabling Act, the Planning Commission conducted a public hearing on July, 24, 2025.



VISION, GOALS, OBJECTIVES

Vision: Oxford Township is a place of natural beauty and economic prosperity. The Township will preserve these assets in a manner that provides balance between the growing community, infrastructure capacities, and the natural environment.

The vision, goals, and objectives presented in this chapter give guidance to community decision-makers and stakeholders on decisions and priorities. They also provide a basis for allocating resources and establishing directives to ensure the community can realize the vision and goals. The vision, goals, and objectives are based on community input, plans, policies, and priorities of the Township.

The vision is what the Township aspires to be and is the cornerstone of the Master Plan. All goals and objectives should implement the vision.

Goals are general statements that define the direction and character of the Township. These guiding statements are meant to provide a focus for future Township discussions and decisions. Objectives qualify and quantify achievement of goals. These specific statements provide more detailed direction to implement the Master Plan.

Goals

Community Character

Goal: Development and redevelopment activities should complement and preserve the Oxford community by creating connections, both physical and visual, with the Village of Oxford; preserving the rural places in the Township; and enhancing suburban areas of the Township via high-quality design, appropriate densities, and protection of lakes, natural areas and open space.

Objective #1: Preserve and promote the scenic rural character of the Township.

Objective #2: Preserve and promote the downtown village character in areas adjacent to the Village of Oxford.

Objective #3: Capitalize on the opportunity offered by the reclamation of extractive sites to create residential communities with lakes and open space, consistent with the character of development in the Oxford area.

Objective #4: Ensure that the M-24 corridor can absorb the demand for high intensity uses while maintaining an attractive appearance that reflects the village, suburban, and rural character found throughout the Township.

Objective #5: Use current zoning standards and future land uses to ensure adjacent land uses are compatible and that transitional zoning is used between potentially conflicting uses.

Objective #6: Manage the extension of public sewer or water services within the limits of the water/sewer master plan and urban service boundaries.

Objective #7: Minimize traffic impacts to protect community character by using opportunities to improve the road system within the Township. This is meant to alleviate traffic problems and mitigate traffic impacts of new development.





Residential Land Use

Goal: The density, type and character of residential development should meet the housing needs of Township residents by allowing traditional neighborhoods near the Village with larger lot residential developments, decreasing in density further from the Village borders.

Objective #1: Allow for a range of housing with a variety of medium to low densities utilizing spacious lots as well as dwelling sizes, types and styles while remaining consistent with the community character, and taking into consideration the availability of public utilities, natural features, and the natural capacity of the land.

Objective #2: The design and character of future residential land uses should promote rural, open/green space and natural landscapes traditionally found in the Oxford area.



Commercial Land Use

Goal: Commercial development within Oxford Township should meet the needs of Township residents as well as neighboring communities, while promoting Oxford's community character.

Objective #1: Commercial land uses in the Township should be compatible with the design intent and standards of each future land use category.

Objective #2: Commercial, retail, and office uses should be located primarily along M-24 however, limited retail and service operations serving neighborhood areas should be considered along other major thoroughfares.

Objective #3: Promote well-planned and well-designed commercial development utilizing design guidelines that integrate with neighboring existing and planned land uses.

Objective #4: Require street design that creates safe and welcoming public spaces for pedestrians and non-motorized transportation.

Objective #5: Provide incentives for the use of green building design, energy-efficient buildings, and sustainable developments.



Industrial Land Use

Goal: Industrial development in Oxford Township should be located to minimize impacts on land uses of lesser intensity and developed to complement the community character of the Township through design guidelines.

Objective #1: Industrial land uses in the Township should be located or relocated to minimize conflicts between incompatible land uses.

Objective #2: Industrial sites and buildings in the Township should be constructed of quality materials and oriented in a fashion to provide visually pleasing viewsheds from major thoroughfares.

Objective #3: The scale and placement of new and proposed industrial development should be determined by traffic and utility infrastructure within the Township.



Mixed Land Use

Goal: Allow for a flexible mixture of land uses on single or adjacent lots in appropriate areas of the Township to encourage the clustering of complementary uses. Creative design, in terms of uses and physical layout, should promote economic development, encourage non-motorized connectivity and reduce traffic generation.

Objective #1: Consider the development of mixed-use retail, light-industrial and dense residential projects along M-24 in areas planned for mixed use.



Objective #2: Utilizing design guidelines, to allow for the development of a mixed-use dense residential, commercial, and retail district at the periphery of the Village of Oxford to complement downtown Oxford commercial uses, add new neighborhood commercial, and serve as a transitional use to nearby single-family residential and commercial areas.





Natural Resources and Environment

Goal: Protect the Township's natural landscapes and environmental assets to sustain Oxford's high quality of life for future generations.

Objective #1: Protect Oxford's natural resources by limiting development in regions of the Township with no utility or transportation infrastructure, for ecological and preservation purposes as well as public enjoyment; and adopting open space preservation techniques.

Objective #2: Prioritize preservation of existing wetlands, trees, woodlands, and open space in land use decisions, such as rezonings, special land uses, and planned unit developments.

Objective #3: Prevent and clean up pollution throughout the Township and protect residents from exposure to hazardous material.

Objective #4: Research methods and funding to preserve natural areas as well as increase the public's accessibility to those areas via trails, scenic observation points and integrated park infrastructure.



Open Space and Greenways

Goal: Promote a network of connected open spaces and greenways that preserve important natural areas, water resources, wildlife habitats, and the rural, scenic character of the Township, while providing for the recreational needs of the community.

Objective #1: Preserve valuable, contiguous open space within residential developments.

Objective #2: Protect valuable natural areas and wildlife habitat, as well as connections between such areas, throughout the Township.

Objective #3: Establish community-wide and regional greenway connections that link important natural areas, parks, institutional facilities, residential areas, and neighboring communities where feasible.



Transportation

Goal: Improve and expand the Township's transportation system to allow safe and efficient travel for motorized, non-motorized and pedestrian users, while creating connections to the Village of Oxford and other neighboring communities. While the Township does not have authority to improve the roads, they should work with RCOC to make the transportation system more efficient.

Objective #1: Maintain and/or improve the Township's road network to provide adequate safety, capacity and efficiency wherever necessary, in a manner that is consistent with the character of the area.

Objective #2: Promote orderly, efficient access to developing land, and improve circulation throughout the Township and the region through the extension, paving, and maintenance of roadways.

Objective #3: Develop and maintain a network of safety paths throughout the Township that connect the community's natural, residential, recreational, institutional, and commercial resources to provide safe, barrier-free pedestrian and bicycle circulation.

Objective #4: Develop adaptive routes for gravel mining operations and other heavy truck traffic while minimizing the impacts on minor arterial roads, collector roads and local roads.



Objective #5: Work with Oakland County as well as other agencies to identify transportation improvements and potential funding partnerships for implementation.

Objective #6: Research the improvement of traffic flow as well as alternative motorized north/south routes and east/west connectors throughout the community.



Goal: Provide safe and direct routes for walking, bicycling, and public transportation to enable convenient and active travel as part of daily activities to reduce traffic and meet the needs of all users.

Objective #1: Integrate Complete Streets design features into road layouts and construction to create safe and inviting environments for all users to walk, bicycle, and use public transportation.

Objective #2: Promote bicycle, pedestrian, and public transportation infrastructure design and promote rider safety.

Utilities

Goal: Provide sufficient public utilities to support the Township's desired pattern of development in an efficient, fiscally-responsible manner.

Objective #1: Plan for the expansion of public sewer and water facilities along M-24 to support the Township's desired density/development pattern and to protect public health.

Objective #2: Limit expansion of the public sewer and water facilities to those areas within the primary urban service area.

Objective #3: Research cost/benefit analysis when discussing utility expansion to ensure community resources are invested responsibly.





BACKGROUND

The Township's regional context, existing land use, development trends, population, local economy, natural resources, transportation, and community facilities are part of the foundation of the Master Plan. A snapshot of the Township is in this chapter with more details in the Community Profile in the appendix.

Prior to the 1920s, the Village of Oxford was established as the commercial center for the predominantly rural/agricultural area. The Township's rise in popularity began in the 1920s, immediately following Lake Orion's boom as a resort community. The area's natural and man-made lakes were an attractive asset to the growing population.

Oxford Township and Village sit on a large gravel vein left by the glaciers. Mining began in 1911. By the 1950s, Oxford was known as 'The Gravel Capital of the World', shipping 5 million tons of gravel a year. By the 1990s and early 2000s, mining operations began scaling down, with those areas being redeveloped as lakefront residential communities, such as Waterstone. Although there has been residential growth elsewhere in the Oxford community, agricultural uses have remained predominant in the northeast quadrant of

the Township. This particular area is closely associated with the Metamora Hunt, an equestrian establishment centered in Metamora Township.

By 1970, the population of Oxford Township was 5,953 persons. According to the 2020 Census, the Township had grown to 18,927 persons, a 9 percent increase over five years and more than triple the population since 1970. A build-out analysis completed for the 2025 Master Plan update estimates that the Township's current zoning allows almost 3,000 additional dwelling units to be built in the Township. The Master Plan lays out when and how those dwelling units, as well as additional commercial and industrial facilities, may be built and how the Village, agricultural land and natural features can be protected.



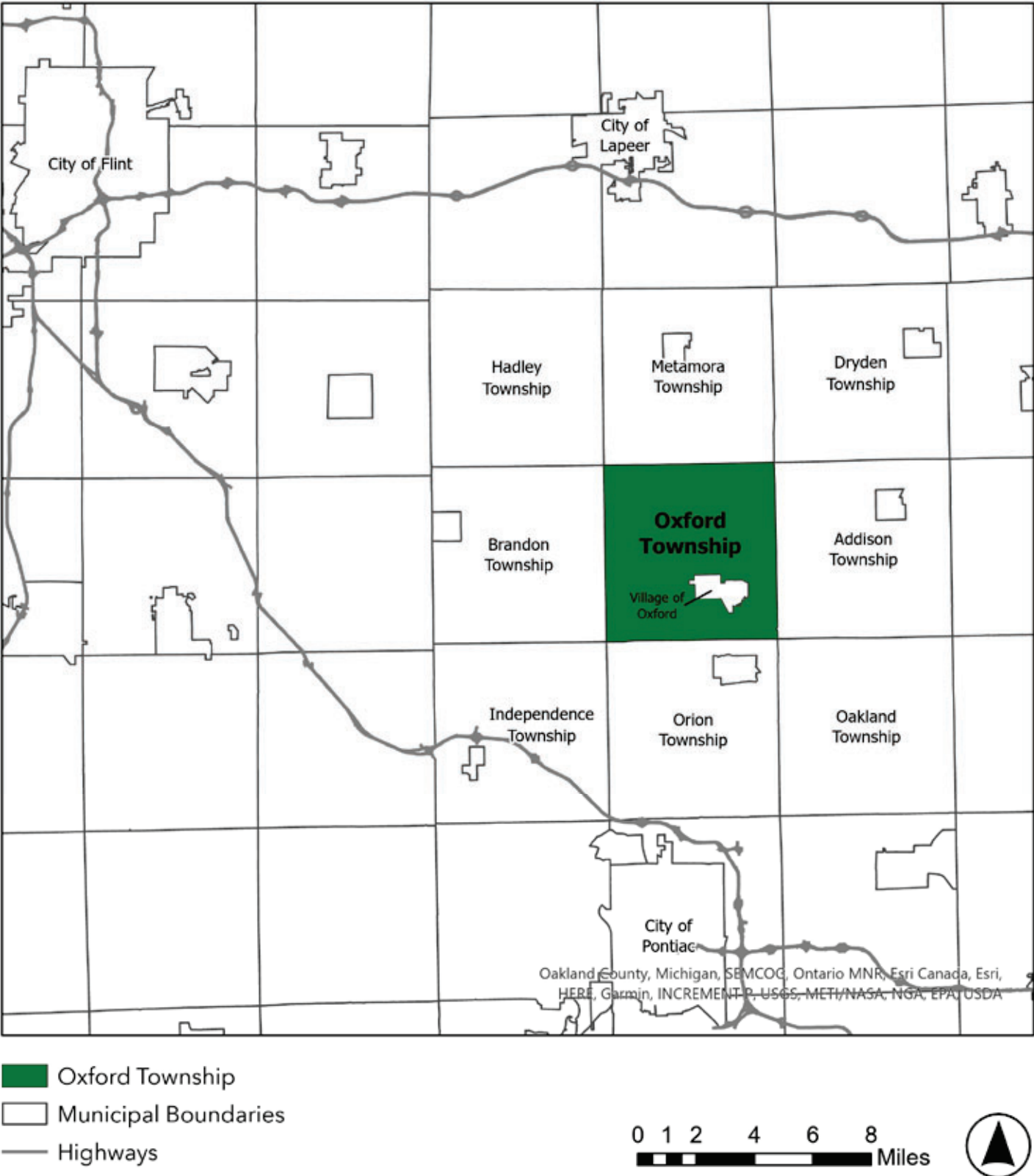
Regional Context

Oxford Township is located in northeastern Oakland County, as illustrated in **Map 1**. The Township is 33.9 square miles in area, excluding the Village of Oxford. Oxford Township is bordered by Addison Township to the east, Orion Township to the south, Brandon Township to the west, and Metamora Township (Lapeer County) to the north. Downtown Detroit is located approximately 45 miles to the southeast of Oxford Township. Other nearby urban centers include Pontiac (19 miles) and Flint (34 miles).

The Township is located within an expanding market, with access to several large commercial centers. Oxford Township benefits from its proximity to major transportation routes, including M-24 (Lapeer Road), I-75, and I-69, as well as cities such as Auburn Hills and Pontiac. This accessibility enhances the Township's appeal for residential, commercial, and industrial development.



MAP 1: LOCATION MAP





Population and Housing

The population and housing demographics summarized below are explored in more detail in the Community Profile found in the appendix of this document. Information from the U.S. Census and the Southeast Michigan Council of Governments (SEMCOG) from 1990 to 2020 for Oxford Township and neighboring communities was analyzed.

Population

Like many northern Oakland County communities, the Charter Township of Oxford's population figures have grown substantially over the past twenty years. The population has grown by over 50 percent (6,442 persons) between 2000 and 2020, according to the U.S. Census. Comparatively, Oakland County as a whole experienced a 6.3 percent population increase during this same period while the State of Michigan's overall population increased by 1.4 percent.

Neighboring municipalities have experienced population growth since 2000 but at a variety of rates. Independence Township has held a steady growth rate of 6 percent over the past two decades. Orion Township grew by 5 percent between 2000 and 2010 and 9 percent between 2010 and 2020. The Village of Oxford lost three percent of its population in the 2000s but then experienced two percent growth in the 2010s. Oakland Township grew by 28 percent in the first decade of this century and 20 percent in the 2010s. As neighboring municipalities develop, the additional houses affect the capacity of the road network, demand for services and shopping, and the housing and job markets in Oxford Township.

Age

The following shifts in age groups are noteworthy:

- Family-formers, persons between the ages of 20 and 34, have grown since 2010 and represent nearly 16 percent of the Township's population per ACS data as of 2021. This group is expected to fuel the increase in preschoolers in the upcoming years and the group that can be expected to spend the largest amount of money in the community for household items, food, clothing, etc.

- The largest proportion of the Township's population is between the ages of 35 and 54. This group, known as mature families, will tend to have children within the Oxford Township educational system and be concerned with the quality of education available. As of 2021, SEMCOG reports that this group now represents approximately 5,358, or 28.5 percent, of the population.
- Today, the population of Oakland County (and the nation as a whole) is typically characterized as aging, but Oxford Township has comparatively fewer people aged 55 or older. As of 2021, ACS data reports that the group between 55 and 69 years, commonly referred to as the "empty nesters," was approximately 17.6 percent of Oxford Township's population.
- As of 2021, ACS data reported that residents over 69 years old account for 9.3 percent of the Township's population, just below the County's proportion of 11.2 percent for the same age group. However, this percentage can be expected to continue increasing as the larger, older generations continue to age.

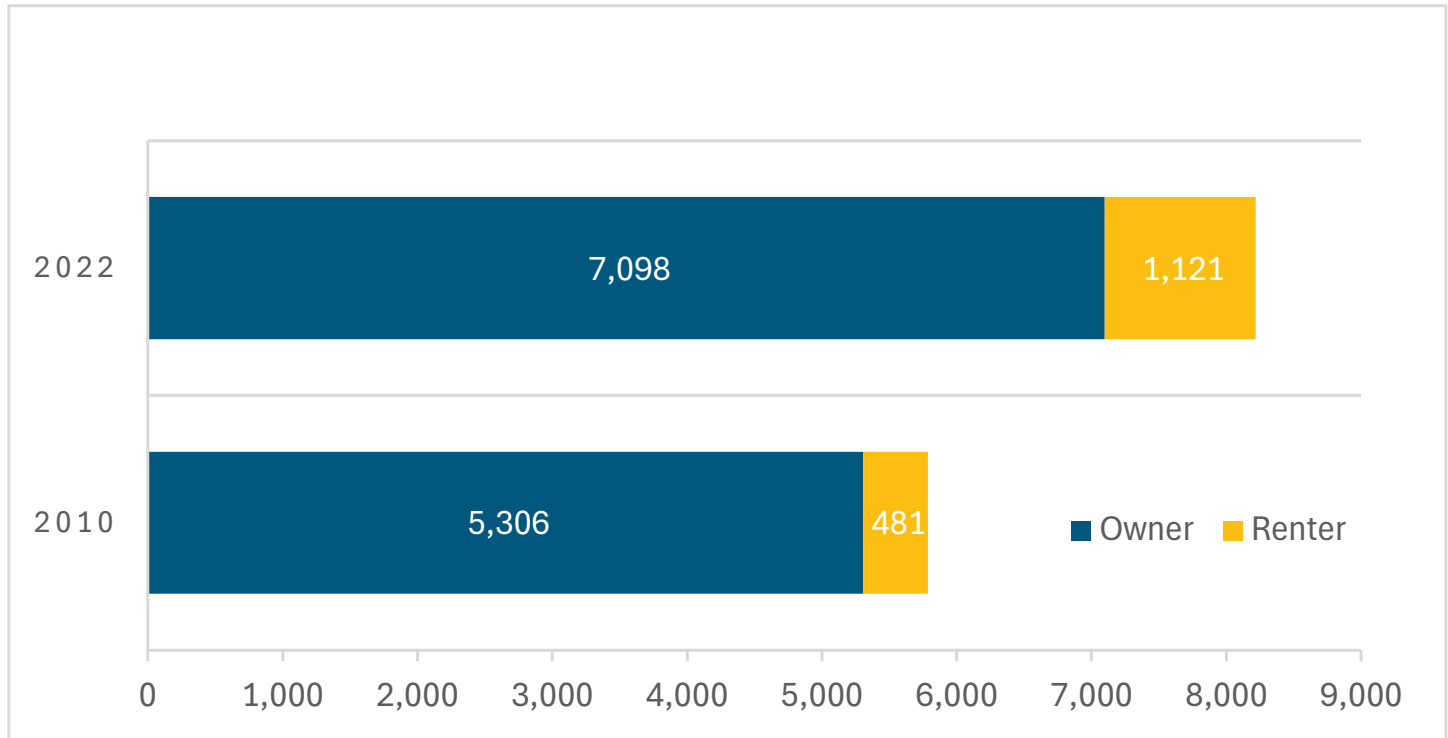
Housing

Housing growth in the Charter Township of Oxford and surrounding communities has been substantial over the past few decades. Neighboring townships have also experienced similar increases in population and occupied housing units. These increasing numbers reflect the continuing trend of suburbanization in northern Oakland County.

In Oxford Township, the percentage of renter occupied housing units has increased in the past decade which is reflected in **Figure 3**. While the overall total occupied housing units in the Township have increased, owner occupied units have decreased by 1.10 percent, and renter occupied units have absorbed the loss. However, owner-occupied units continue to be the majority of occupied units.



Figure 1. - Oxford Township Owner Occupied and Renter Occupied Housing Units, 2010-2022



Source: U.S. Census Bureau.

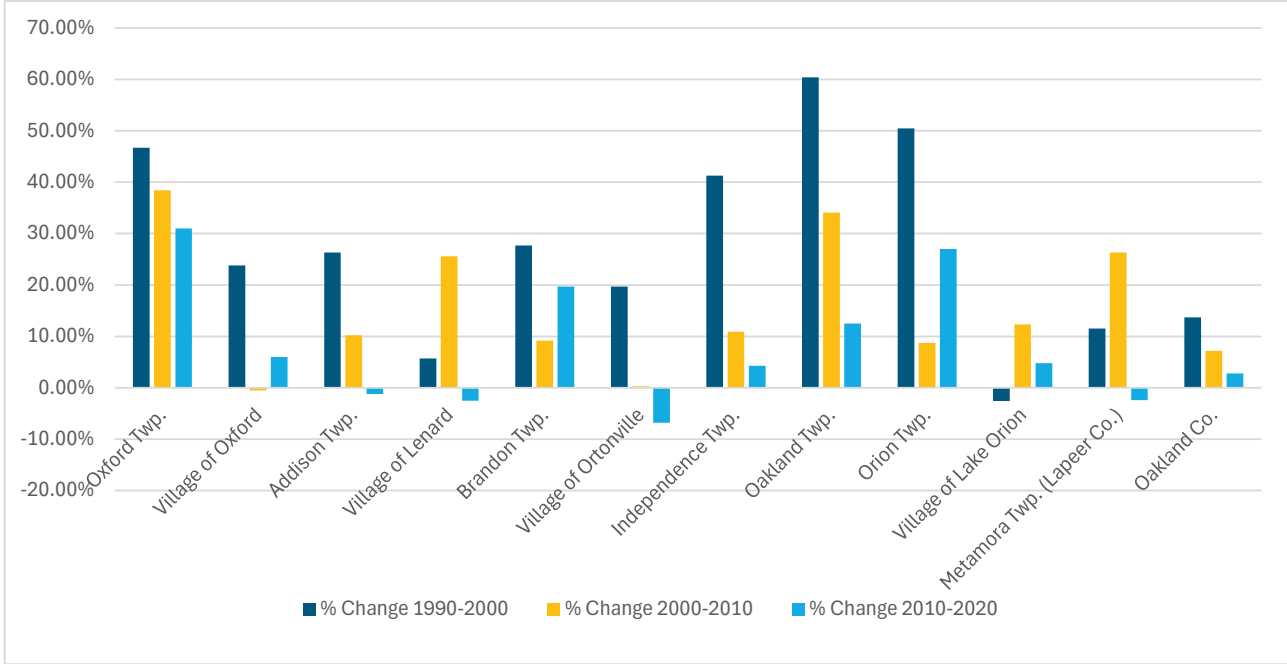
Like its population, Oxford Township's number of housing units has grown since 1990. The percentage change for Oakland Township, Independence Township and Orion Township are half of what they experienced in the 1990s, while Oxford Township had the greatest percentage increase in housing units in the past decade than surrounding communities (see Figure 2). In examining housing trends and planning for Independence and Orion Township, these communities are reaching build-out for residential units, barring significant policy changes or expansions of sewer service areas.

In terms of the type of housing, the number of single-family houses has increased from 2010 while multiple family units have decreased and the number of mobile homes has remained the same (see Figure 3).

In the community survey, respondents were asked a series of questions on residential development. 41 percent of the respondents felt the level of residential development in Oxford Township in the past decade had been just about right, while 39 percent felt it had been too much. When asked which groups it was important to have develop housing for, there was general support for housing for all of the groups, particularly young families and seniors.

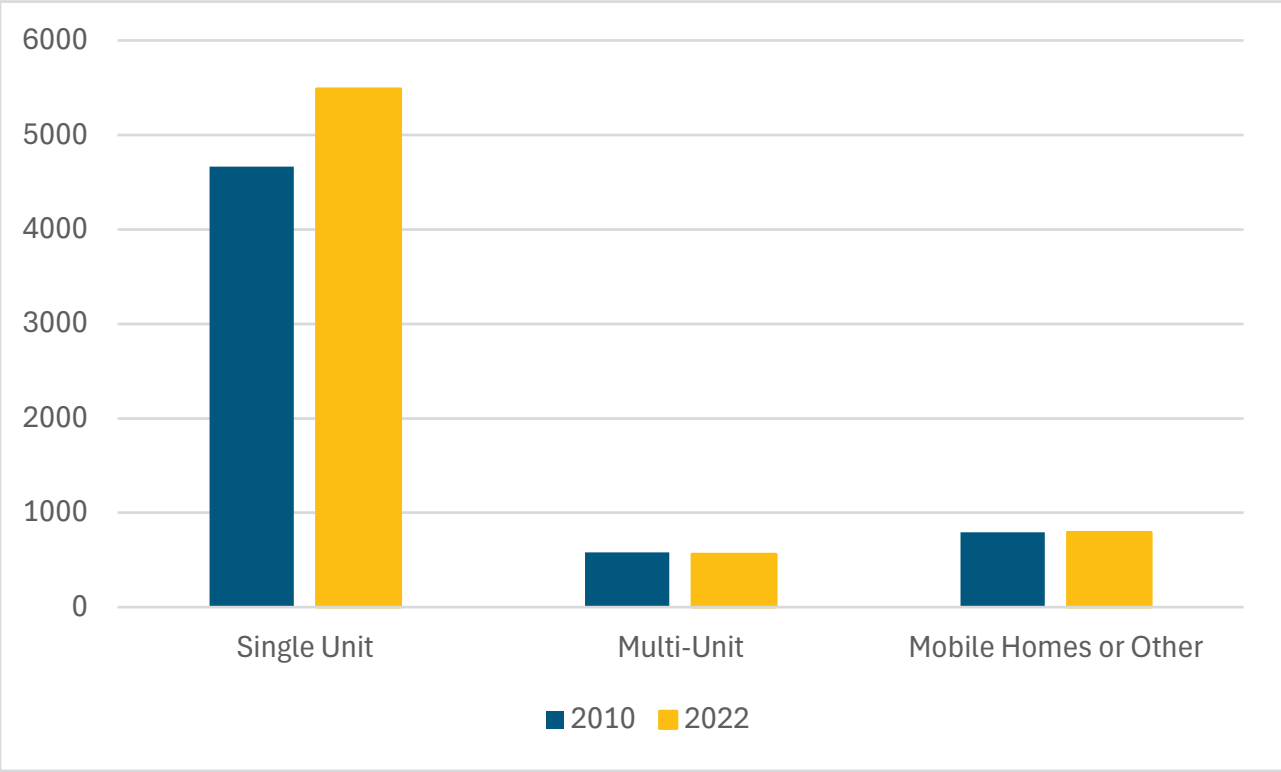


Figure 2. - Oxford Township & Surrounding Communities Housing Unit Change, 1990-2020



Source: U.S. Census Bureau.

Figure 3. - Oxford Township Housing Types



Source: 2010 & 2022 American Community Survey



Growth and Development Trends

This section examines expected population growth along with vacant and transitional lands and the build-out of housing units under current zoning regulations.

Population Projections

Per SEMCOG, Oxford Township will likely experience moderate but constant population growth over the next two decades. Projections by SEMCOG estimate Oxford Township's population to be approximately 21,168 persons by the year 2050, an increase of 2,241 people. Oxford Township has the second-highest projected population growth rate percentage in the area (11 percent), trailing only Oakland Township at 20%.

Based on residential development interest expressed to the Township, and the number of residential site plans submitted in 2023, the Township is likely to see population growth at a faster rate than forecasted by SEMCOG. In addition, activity at a number of extraction sites will come offline in the next 1 to 10 years, creating more opportunities for residential development in the Township.

Vacant & Transitional Lands

Oxford Township contains a large amount of land used for extractive purposes as well as private recreation. These large-acreage parcels, identified in the Vacant and Transitional Lands map ([see Map 2](#) and [Table 1](#)), are either vacant or are likely to convert to other uses in the coming years. Based on interviews with large land holders and developers, an estimated 2,000 acres will likely transition from extractive and recreation uses to residential use in the next decade.



MAP 2: VACANT AND TRANSITIONAL LANDS MAP

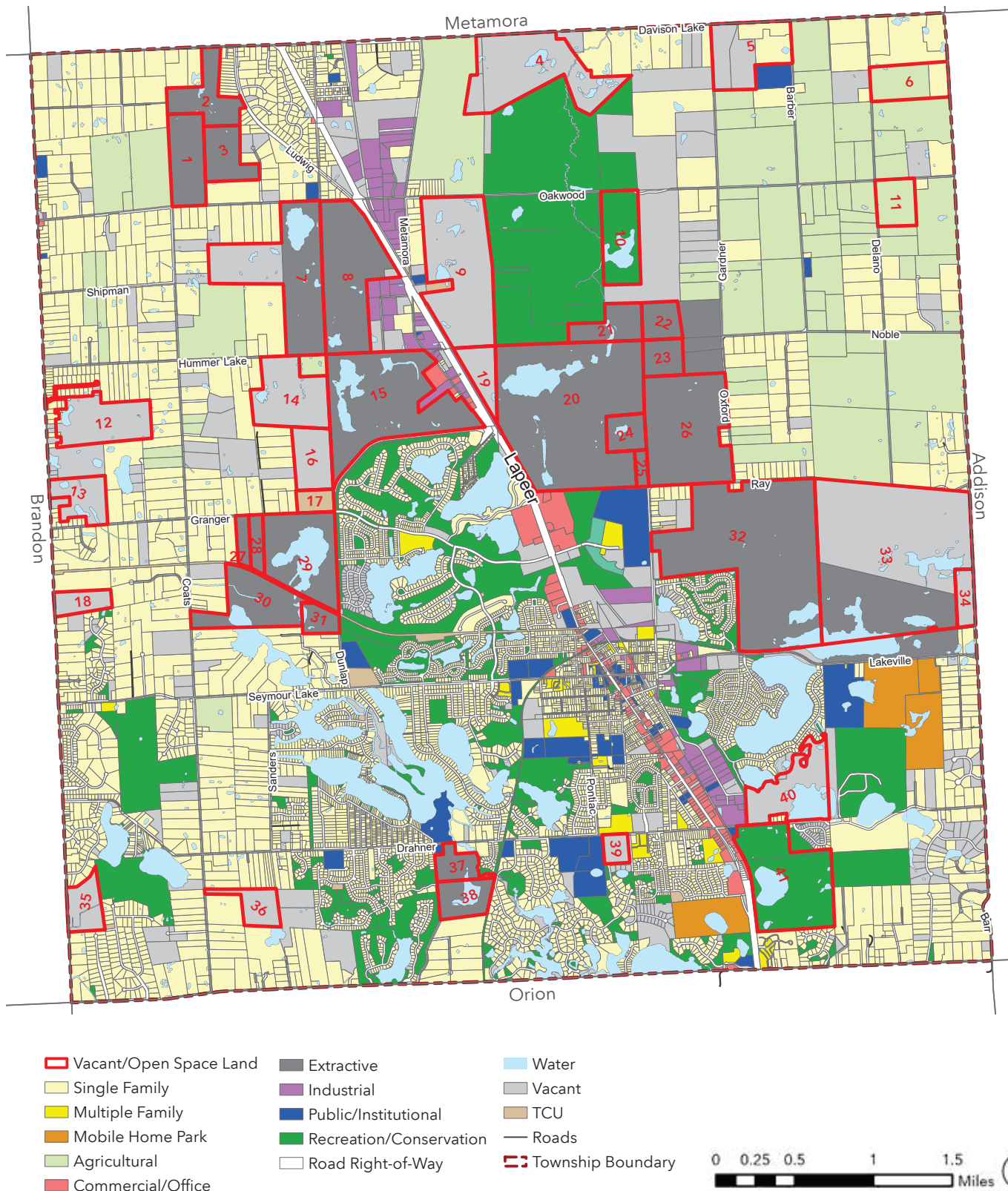




Table 1. - Vacant and Transitional Lands Index

Property Number	Acreage	Parcel ID	Existing Land Use	Develop in the next 10 years
1	83.69	405300001	Extractive	No
2	75.32	405176001	Vacant	No
3	59.03	405300004	Extractive	No
4	203.38	404200001, 404200002, and 403100004	Private Recreation	Unknown
5	138.08	402200007, 402200008, 402200009, and 402200010	Extractive/Single-Family	Unknown
6	53.1	401400004 and 401200008	Private Recreation	Unknown
7	235.53	408200002	Vacant/Extractive	Unknown
8	201.93	409101002	Extractive	Unknown
9	237.65	409200008	Vacant	Yes
10	90.34	410200004	Public Recreation	No
11	47.82	412200008	Agricultural	Unknown
12	108.33	418100073	Vacant	Yes
13	56.55	418300014	Vacant	Yes
14	117.01	417200005	Vacant	Yes
15	286.28	416100001	Extractive	No
16	60.66	417400003	Vacant	Yes
17	21.79	417400004	DTE	Unknown
18	31.45	419100011	Vacant	Unknown
19	43.02	416226001	Vacant	Yes



Property Number	Acreage	Parcel ID	Existing Land Use	Develop in the next 10 years
20	484.86	415100001	Extractive	Yes
21	54.79	410400004	Extractive	Yes
22	37.17	411300004	Extractive	Yes
23	38.16	414100001	Extractive	Yes
24	36.52	415400001	Extractive	Yes
25	11.48	415400002	Extractive	Yes
26	233.83	414300001	Extractive	Yes
27	16.98	420100008	Extractive	Yes
28	20.28	420100009	Extractive	Yes
29	153.13	420200001	Extractive	Yes
30	110.84	420300011	Extractive	Yes
31	25.43	420400001	Extractive	Yes
32	499.02	423200002	Extractive	Unknown
33	573.88	424100001	Vacant/Extractive	Unknown
34	27.18	424426001	Vacant	Unknown
35	44.69	431100002	Vacant	Unknown
36	39.86	432100013	Vacant	Unknown
37	34.61	433201003	Extractive	Unknown
38	49.89	433251001	Extractive	Unknown
39	19.13	434200025	Vacant	Yes
40	114.27	426400012	Vacant	Under development
41	198	435200006 and 435200003	Private Recreation	Yes



Build-Out Analysis

As part of the 2025 Master Plan update, a build-out analysis was conducted using the lot sizes under current zoning (ranging from 6,000 square foot to 20-acre lots) to estimate the number of housing units possible if every parcel was fully developed. **Table 2** below shows the potential units by zoning district and lot size under current zoning.

The analysis excluded areas identified as already developed based on Impervious Surface Satellite Imagery from the National Oceanic Atmospheric Administration (NOAA). **Map 3** highlights the parcels with development potential. The analysis excluded wetlands, rivers, streams, and certain undeveloped

parcels smaller than 10 acres. The remaining area for each undeveloped parcel was then divided by the minimum lot size to determine the number of dwelling units that could be built.

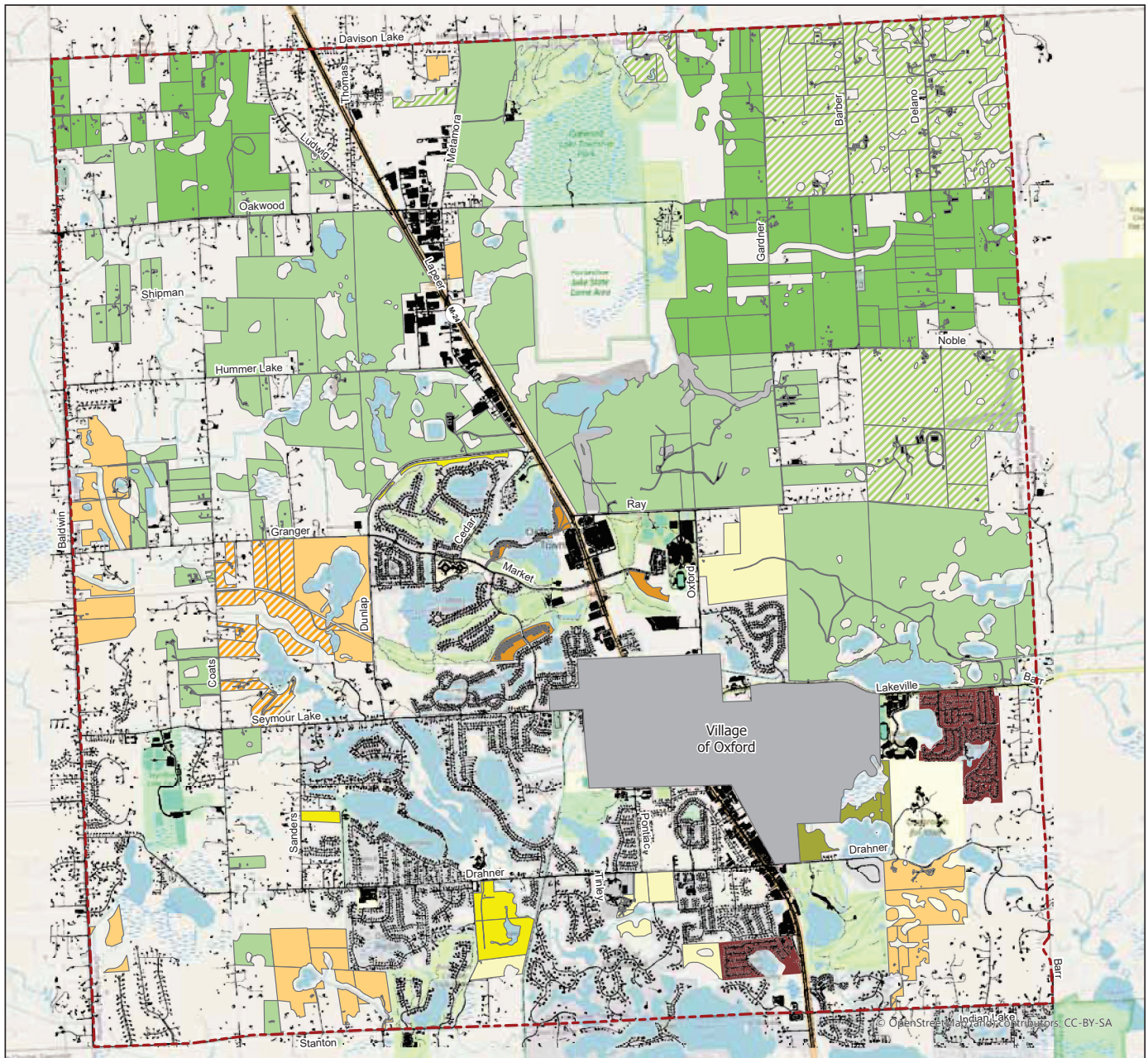
The build-out analysis concluded that, under current zoning, with no policy changes or density bonuses, an additional 2,945 dwelling units could be expected if the Township was fully developed. As seen in **Table 2** below, the areas zoned for 5-acre lots and 1-acre single family lots have the greatest development potential. These areas are either currently vacant or being mined for gravel.

Table 2. - Build-out Analysis by Zoning District

Zoning 2021	Lot Count	Estimated Increase of Potential Units
AG: Agricultural (20 ac. min)	35	73
SF-3: Suburban Farms (10 ac. min)	67	161
SF-2: Suburban Farms (5 ac. min)	64	676
SF-1: Suburban Farms (2.5 ac. min)	10	80
R-3: Single Family (1 ac. min)	22	599
R-2: Single Family (25,000 sq. ft./ .574 ac. min)	7	410
R-1: Single Family (12,000 sq. ft./ .275 ac. min)	4	339
R-1A: Single Family (6,000 sq. ft./ .138 ac. min)	2	336
RM: Multiple Family (6,000 sq. ft./ .138 ac. min)	3	271
MHC: Manufactured Housing Community	4	--
TOTAL	218	2945



MAP 3: BUILD-OUT ANALYSIS MAP



- | | |
|------------------------------------|--|
| Developed Impervious Land | R-2: Single Family (25,000 sqft / .574 ac. min) |
| AG: Agricultural (20 ac. min) | R-1: Single Family (12,000 sqft / .275 ac. min) |
| SF-3: Suburban Farms (10 ac. min) | R-1A: Single Family (6,000 sqft / .138 ac. min) |
| SF-2: Suburban Farms (5 ac. min) | RM: Multiple Family (6,000 sqft / .138 ac. min) |
| SF-1: Suburban Farms (2.5 ac. min) | MHC |
| R-3: Single Family (1 ac. min) | Township Boundary |





The participants that participated in the community survey and the open house held in 2024 generally supported maintaining the current zoning for residential densities. At the open house, many participants specifically identified Oxford Hills Golf Course and the northern border of Tullamore Lake as places where the density of the zoning should be maintained.

Economic Characteristics

The following is a summary of the tax base and employment data from the Community Profile.

Tax Base

Per the 2023 Oakland County Equalization Report, the Township's tax base is predominately residential, with 86 percent of the 2023 real property valuations stemming from residential properties. This is a six percent increase from 2005, where 80.75 percent of real property valuations came from residential properties. The increase in residential property valuations is expected considering the rate of population and housing growth align with a slow, steady growth rate.

The Township has experienced a 46.5 percent increase in total property taxes since 2010. While a sign of prosperity, the reliance of residential property values should be examined as well as considerations of whether to diversify the Township's tax base via commercial, industrial, and multi-family land uses. The capacity of the roads and impacts to natural features should be part of the planning process when evaluating whether to diversify the tax base through land use changes.

Employment

Although the Township is predominantly a bedroom community whose residents work elsewhere, low to middle income employers are based in the community. The Township's largest employment industries are concentrated in manufacturing, educational services and health care and social assistance. Retail trade, professional management, and administrative services follow.

Natural Features

The Charter Township of Oxford is rich in natural features, from rolling topography, lakes and streams, wetlands, and woodlands, as seen on [Map 4](#). The Community Profile provides more detail on the natural features in Oxford Township, summarized below. In the Community Survey, respondents expressed strong support for protection of natural resources located within the Township. At the Community Open House, participants identified land conservancies, woodland ordinances, zoning restrictions and open space millages as mechanisms to protect natural features.

Geology, Groundwater, Topography and Soils

The glacial geology of Oxford Township has resulted in topography that ranges from nearly level to gently rolling. The rolling topography of the Township allows for beautiful backdrops and scenic vistas. Areas with significant topographical relief are often prone to destabilization and soil erosion when developed. Fertile soils, primarily used for agricultural purposes, are located within the northern portions of the Township.

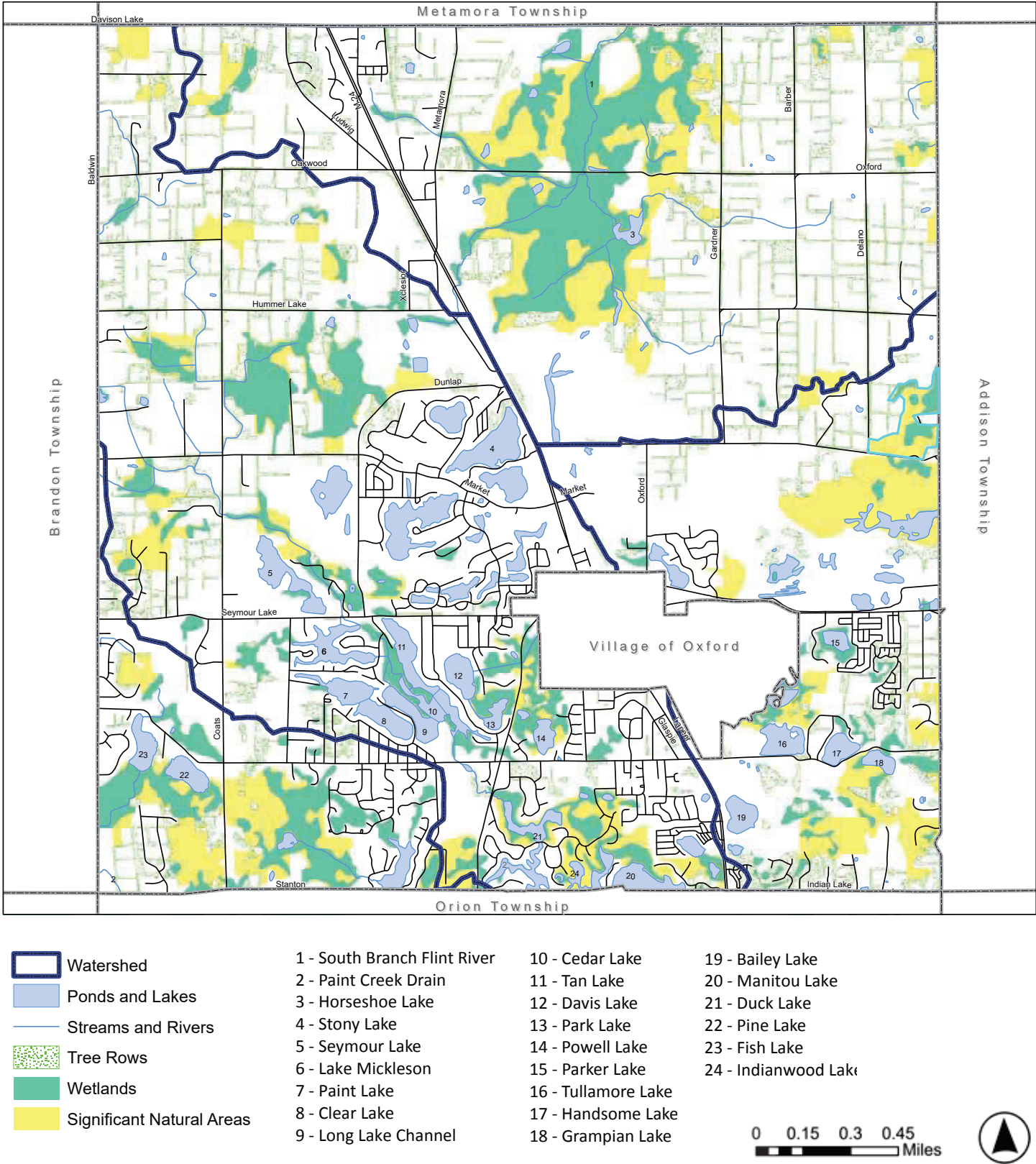
Lakes and Streams

The Township contains a significant number of small lakes, including natural lakes and those created through extractive operations. The majority of these lakes are located to the west and east of the Village of Oxford. Most of the waterfront area surrounding the Township's lakes has been platted and developed with relatively dense single-family housing (2 units per acre or greater).

In addition to inland lakes, the Township contains several streams and drains, some of which are important natural waterways. The lowland area in the north central portion of the Township forms a valuable headwaters area for the Flint River, which flows to the north. Portions of the Paint Creek, another regionally significant waterway, are in the southwest corner and south-central area of the Township.



MAP 4: NATURAL FEATURES MAP





Wetlands

Oxford Township has a 3,800-acre network of wetlands. Wetlands provide a variety of critical ecosystem services, including provision of habitat, storing and slowing stormwater runoff, protecting water quality, and removing both air particulate matter and groundwater pollutants.

Woodlands and Tree Rows

Significant woodlands exist in the southernmost portions of the Township, as well as the east-central and north central areas and are included in the Potential Conservation/Natural Area designation on **Map 4**, Natural Features. Much of this wooded area exists in combination with wetlands and remains intact today because they are of little agricultural or extractive use. Extensive networks of tree rows remain in both the northwestern and northeastern areas of the Township.

SEMCOG's 2022 Tree Canopy analysis shows that just under 50 percent of the Township area is covered by "layer of tree leaves, needles, branches, and stems that provide tree coverage of the ground, viewed from an aerial perspective." Oxford Township's land cover is only 8 percent impervious surfaces, making the remaining 92 percent of land a variation of trees, open space, water, and other varieties of unplanted fields.

In order to preserve the mature tree ecosystem that establishes the canopy, the Township may consider modifying its development practices to incentivize retainment of established permitted species on project sites. These regulation changes would help maintain the existing canopy as opposed to allowing clear cutting.

Transportation and Traffic

Oxford Township is primarily served by a road network for vehicles. According to the Community 360 Report provided to Oxford Township in 2023, 80 percent of commuters travel alone by automobile. The following section summarizes the transportation data provided in the Community Profile.

Transit Options

The North Oakland Transportation Authority (NOTA), paid into by Oxford Township, provides bus rides for seniors, disabled, and low-income riders in Addison, Orion, and Oxford Townships. Registration is required and routes are not fixed.

Road Network

The arterial roads running through Oxford Township are maintained by the Road Commission for Oakland County (RCOC) and MDOT (M-24). These roads tend to be two lanes with speed limits ranging from 35 to 55 miles per hour, some of which are paved while others remain gravel. Several roads located in the Township's northeast quadrant are classified as "natural beauty" roads.

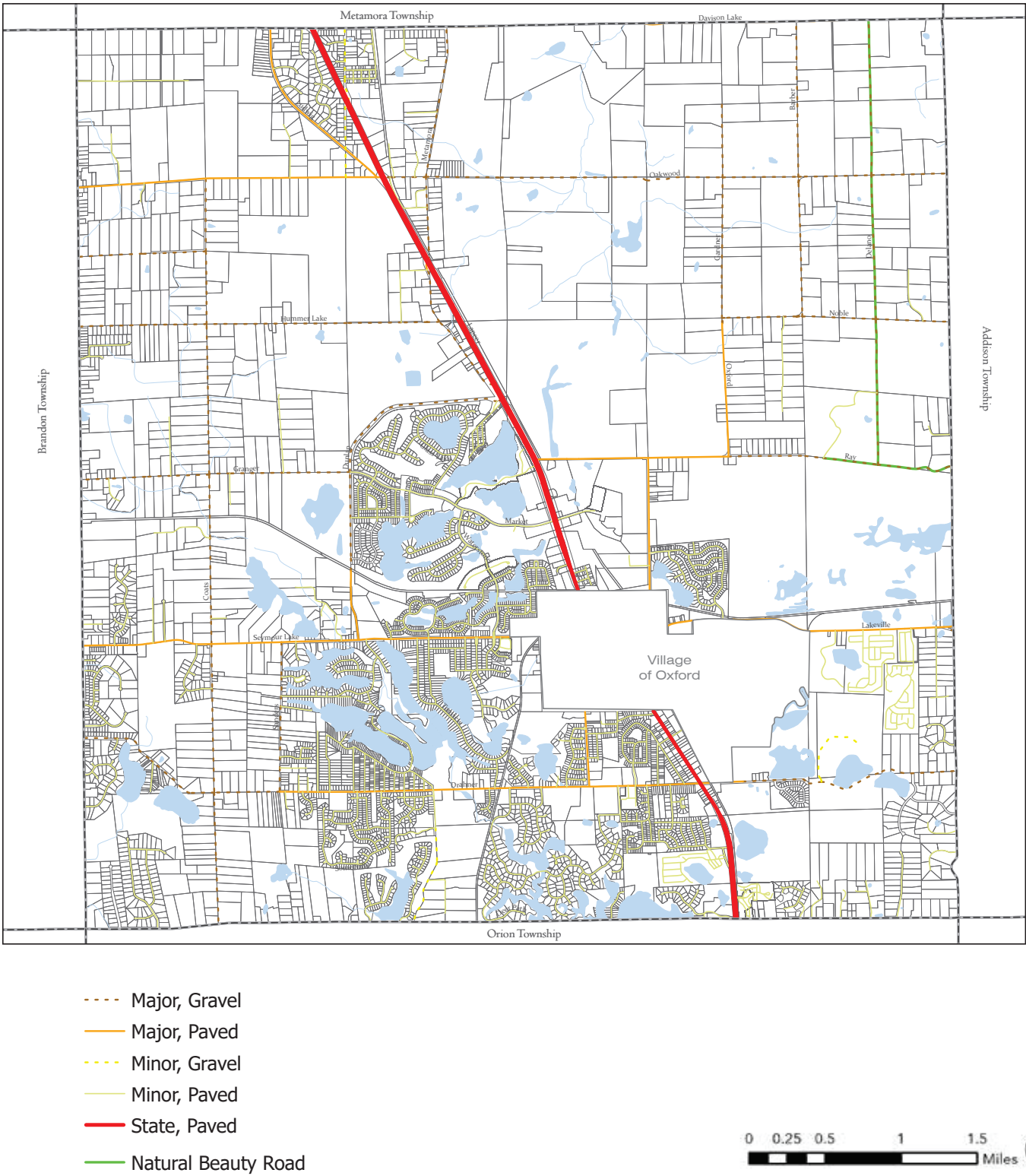
In the Community Survey, respondents disagreed almost evenly as to whether the road network (paved unpaved, or in general) was adequate. Respondents indicated in the survey that they felt traffic congestion was mild or heavily congested on Lapeer Road north of, south of, and through the Village of Oxford. Similar remarks were made at the Open House about the lack of an alternate North/South traffic option other than Lapeer Road in the Township.

Map 5 shows the RCOC classification and surface type of minor and major roads in Oxford Township. Lapeer Road (M-24) is the primary corridor for commuter and commercial traffic. Moving south to north, the road transitions between divided highway, becomes a four lane road, narrows to downtown main street in the Village of Oxford, widens to a four lane road and then widens to a divided highway. While the Township does have east/west collectors, all are two lane roads with some containing portions of dirt surfacing. The RCOC has scheduled Dunlap Road for paving from the end of pavement to M-24 in 2027.

The current control, design and infrastructure of the Township's road system creates challenges when developing solutions to alleviate traffic. Given the location of I-75 and I-69, and major employment centers to the north and south of the Township, M-24 will continue to be a primary route for an increasing number of commuters as well as truck traffic. The accessibility enhances the Township's appeal for residential, commercial, and industrial development. Without alternate paved north/south routes and a paved east/west route, the Township, in cooperation with RCOC and MDOT when possible, should consider solutions to alleviate vehicular congestion. Additional road connections are planned in the Future Land Use Chapter. However, if those connections have not been built, the Township should consider the impact on and safety of the road network when evaluating development proposals, particularly those requesting density bonuses or land use changes.



MAP 5: OAKLAND COUNTY ROAD CLASSIFICATION MAP





Existing Land

The Existing Land Use Map (**Map 6**) shows existing land use types and patterns in Oxford Township in 2022. Land use data from Oxford Township, Oakland County, and SEMCOG were used. The existing land use classifications that were used are described below.

Classifications

The Existing Land Use Map (**Map 6**) uses the following land use categories.

Vacant – This category includes all remaining land that is presently unused, idle, or agricultural land lying fallow.

Agriculture/Rural Residential – This classification applies to any parcel used for agricultural purposes.

Single Family – This classification includes areas containing single-family dwelling units and accessory structures.

Mobile Homes – This category identifies planned mobile home parks and any concentration of two or more individual mobile home units, including related accessory buildings.

Multiple Family – This category includes two-family (duplex), apartments and multi-plex type of units where two or more separate residential units occupy a single building on a lot.

Commercial/Office – This category includes areas where professional and business offices are found. Retail sales and service businesses are also placed in the commercial/office category.

Industrial – This category includes uses with or without buildings where materials are processed, fabricated, assembled, or manufactured, or where equipment, materials, or wastes are stored out-of-doors.

Extractive – This category includes topsoil, sand, gravel, peat or other types of soil and mineral removal operations.

Public/Institutional – This category includes areas and facilities such as public schools, libraries, and government buildings that are considered public uses. Institutional uses include churches, private schools, hospitals, private cemeteries, utility sites and similar institutional uses.

Recreation/Open Space – This category includes lands for which the primary purpose is outdoor recreation or natural area conservation. This classification is split into public and private recreation, and includes public or private-owned parks, golf courses, or areas of which the primary purpose is preservation and conservation of undeveloped natural areas.

Transportation, Utility and Communications – This category includes improved land containing above or below-ground utility or communication facilities, including transmission lines, booster and transformer stations, county drains, detention/retention basins, and railroad yards.

Water – This category includes areas covered by water, such as lakes, rivers and streams.

Road Right-of-Way – This category includes all areas in a road right-of-way, including private and public roads.



MAP 6: EXISTING LAND USE, 2022 MAP

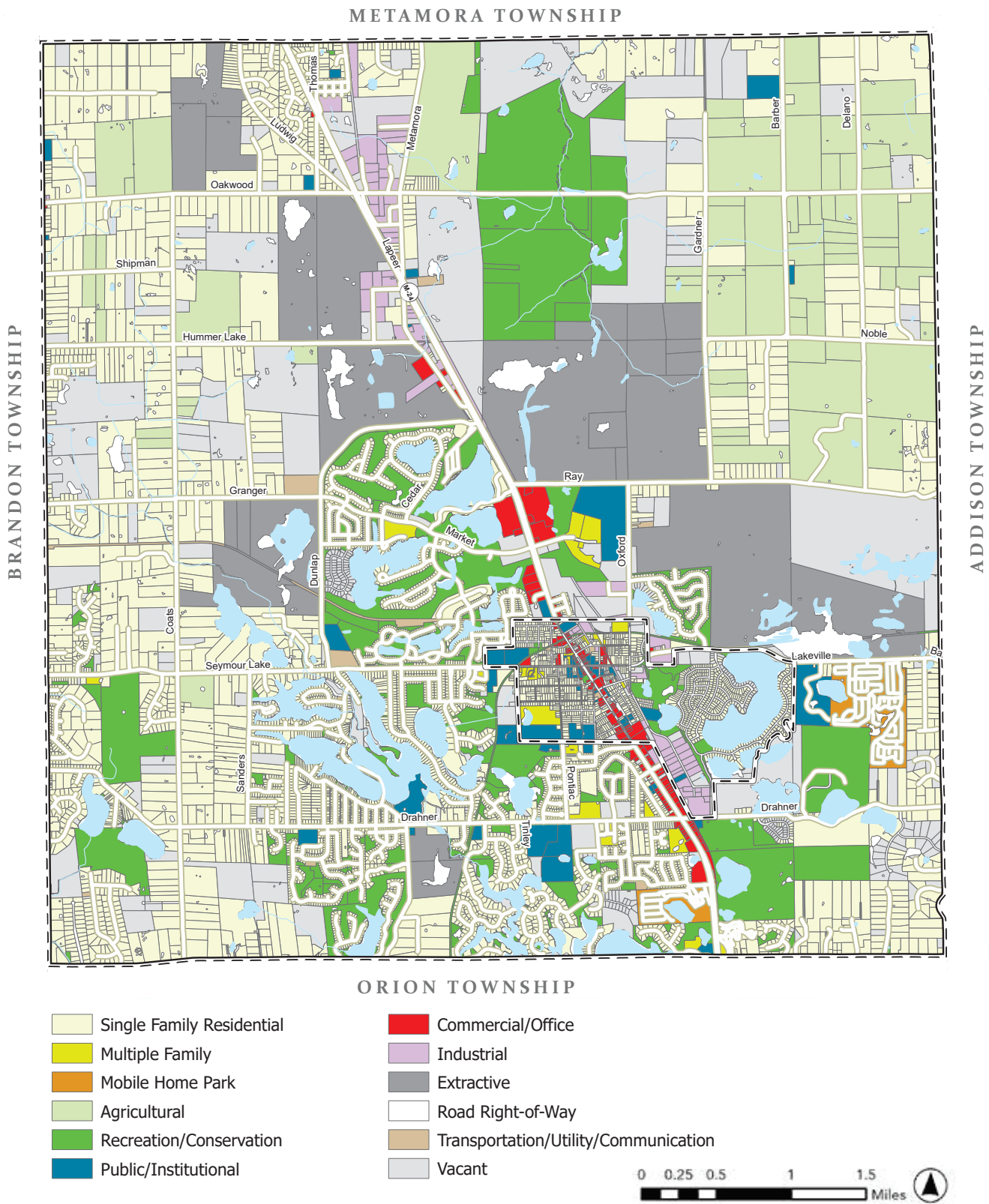




Table 3 generalizes the types of land uses found within the Township, along with the approximate breakdown by use category. It documents the acreage for each of the existing land use classifications from 1988 to 2023. The latest land use extrapolation was completed

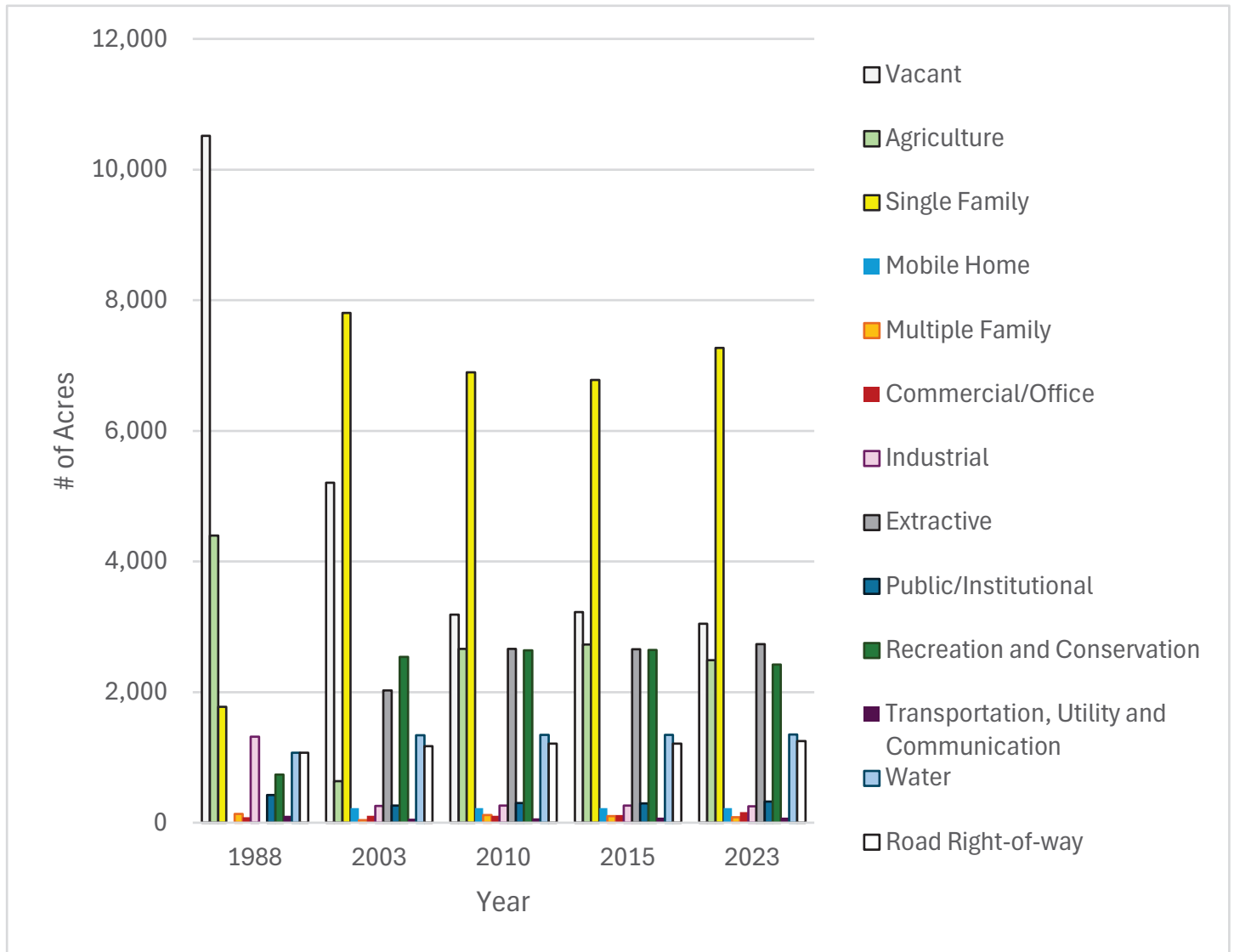
by Oakland County in 1988. However, the County completes a county-wide existing land use inventory every year based on a number of factors, including recorded deeds, plats, tax maps, surveys, assessing records, and other public records.

Table 3. – Generalized Land Uses, 1988, 2003, 2010, 2015, & 2023

Use Category	1988 Acreage	2003 Acreage	2010 Acreage	2015 Acreage	2023 Acreage	2015-2023 % Change
Vacant	10,515	5,204	3,185	3,227	3,048	-5.5%
Agriculture	4,395	635	2,663	2,729	2,488	-8.8%
Single Family	1,777	7,808	6,899	6,782	7,273	7.2%
Mobile Home	N/A	226	225	225	225	0.0%
Multiple Family	137	42	117	101	86	-14.9%
Commercial/Office	85	107	108	120	161	34.2%
Industrial	1,319	260	263	263	253	-3.8%
Extractive	N/A	2,025	2,661	2,658	2,735	2.9%
Public/Institutional	426	263	301	298	325	9.1%
Recreation and Conservation	740	2,541	2,640	2,645	2,424	-8.4%
Transportation, Utility and Communication	110	61	67	80	81	1.3%
Water	1,075	1,342	1,344	1,344	1,351	0.5%
Road Right-of-way	1,074	1,173	1,213	1,213	1,249	0.5%
Total	21,653	21,687	21,686	21,685	21,699	0.1%



Figure 4. - Generalized Land Uses, 1988, 2003, 2010, 2015, & 2023



Source: U.S. Census Bureau.

Trends

The following land use trends have been observed since 1988:

Vacant – 69.3 percent of the vacant land in 1988 has since been developed, primarily for residential uses. The remaining vacant land is scattered throughout the Township. The majority of the vacant land in 2023 is immediately north of the Village.

Agriculture – In 1988, agricultural land accounted for 20 percent of all land in the Township. By 2023, agricultural land had been reduced to approximately 11 percent of the Township's area. The remaining

farmland is predominantly within the northeast quadrant. In the Community Survey, over 90 percent of the respondents supported or strongly supported preserving work farms.

Single Family – Between 1988 and 2023, single-family land use grew from 1,777 acres to 2,488 acres, the fastest growing land use in that time period. The majority of the increase occurred between 1998 and 2010. Since that time, single family land use has grown slightly with almost a third of Township land dedicated to single-family residential uses.



The majority of the housing development has been within the service district boundary, in lakeside residential neighborhoods. In the Community Survey, respondents were in favor of allowing single-family housing in areas currently for those uses as well as anywhere in the Township. However, 36 percent stated no additional R-1 lots (12,000 sq. ft. lots) should be allowed and 45 percent stated no additional R-1A lots (6,000 sq. ft. lots) should be developed.

Mobile Home – Two mobile home parks are located in the southeast quadrant of the Township developed prior to the 1990's. From 2003 to 2020 the area for mobile homes increased 1.6 percent, with no change at all since 2015.

Multiple Family – Between 2003 and 2010, land dedicated to multiple-family uses more than doubled and then decreased between 2010 and 2023. Multiple-family uses account for less than one percent of the Township's area. In the Community Survey, over 40 percent of the respondents felt that attached single-family dwellings (townhouses or row houses) and duplexes should be limited to where currently allowed. For 1-3 story apartment buildings, almost 50 percent of survey respondents felt that there should not be any additional housing of this type. In the Community Open House, some participants asked for an area currently zoned multiple-family to be converted to single-family detached zoning.

Commercial/Office – Overall, between 1988 and 2020 the Township's commercial/office area grew 40.8 percent. The majority of these uses are scattered along the M-24 corridor with the greatest concentration south of the Village. Between 2010 and 2015, the Township experienced an 11.1 percent increase in commercial/office land area coverage and another 34.2 percent increase between 2015 and 2020.

Based on market demand, Oxford Township can expect a continued growth in commercial land use. According to a retail leakage analysis done by Cobalt Community Research, Township residents purchase annually more than \$464,535,000 in goods and services outside of the Oxford Community (Township and Village). The void analysis, performed at the same time by Cobalt, identified several national chains that would likely want to develop in Oxford Township, ranging from hardware stores to restaurants to clothing stores.

In the Community Survey, 47 percent of the respondents described commercial/retail development over the past 10 years as 'just right' and 25 percent as 'too little'. When respondents were asked their level of support for specific types of nonresidential development, the majority of nonresidential development was supported by the community, such as: office, personal service, health care, and small or local restaurants. In regard to medical facilities, the majority of responses categorized the facilities as poor (37 percent), or adequate (30 percent) and identified twenty-four hour emergency care as lacking in the Township.

Industrial – Because the 1988 County land use analysis did not have a separate category for extractive operations (instead including them in the industrial land use category), it can be assumed that a significant portion of the land categorized as industrial included the extractive operations in the Township, accounting for the nearly 80% decrease in industrial land area between 1988 and 2003. The remaining industrial uses are located in close proximity to M-24. Since 2010, the Township has not experienced any new major industrial growth. Industrial growth is likely limited by the lack of sewer and water in areas planned and zoned for industrial use. With the possibility of utilities expanding to the northern portion of Lapeer Road, more industrial growth could be possible.

In the Community Survey, 45 percent of the respondents described the level of industrial development in the Township in the past decade as "about right." Respondents identified extraction (mining) and heavy industrial as in excess in the Township and high-tech industrial (software technology, pharmaceutical research, laboratories) and light industrial (medical laboratories, contractors' office/yard, auto repair, machine shops) as lacking.

Public/Institutional – The 1993 existing land use study re-categorized much of the public/institutional land to the recreation and conservation designation, which accounts for the 38 percent decrease in public/institutional land between 1988 and 2003. However, since 2015, the Township has experienced a 5.8 percent increase in public/institutional land.

In the Community Survey, over 70 percent of residents and business owners in Oxford Township responded 'good' or 'excellent' to the level of fire protection services available and the existing police service.



Recreation and Conservation – Since 1988, the Township has experienced a 59 percent increase in acreage used for recreation and conservation but only a slight increase of .2 percent since 2010. These changes can be primarily attributed to the expansion of the existing facilities. The majority of the recreation and conservation areas are associated with, or in close proximity to, the lakes within the southern half of the Township. There are several recreation and conservation areas located to the north of Granger/Ray Roads, the largest of which is the 300-acre Oakwood Lake Township Park.

In the Community Survey, 43 percent of respondents identified parks and recreation facilities as one of the top three things they like about Oxford Township. However, 75 percent of the same group identified “more recreational opportunities” as one of the three things they would like to see changed in Oxford Township. When asked about non-residential land uses, all of the survey respondents strongly supported or supported public recreation, and 82 percent strongly supported or supported private recreation.

Community Facilities and Services

The responsibility of providing public services to residents of the Charter Township of Oxford is shared by several public entities, including the Township government itself, various Oakland County departments, various State offices, the Oxford and Lake Orion School Districts, and others. The adequacy of public facilities has a direct influence on the Township’s ability to attract new residents, businesses, and industries. This section will concentrate on public facilities in which the Township has control (see [Map 7](#)), with the recognition that private facilities and facilities controlled by other public bodies play a role in improving quality of life.

Township Buildings

The Township administrative offices and meeting facilities are located at 300 Dunlap Road, west of the Village of Oxford. The Parks and Recreation Department is located at Seymour Lake Township Park, 2795 Seymour Lake Road.

Police

The police department, located in the Oxford Sub-Station at 310 Dunlap Road, houses the contracted employees from the Oakland County Sheriff’s Office. In 1989 the Police Department, along with the Fire Department, were governed by the Oxford Emergency Safety Authority and served both the Township and the Village of Oxford. Since 2001, the Township has contracted with Oakland County that now provides contracted service exclusively for Township residents.

Fire

The Oxford Fire Department occupies two (2) fire stations which serve both the Township and Village residents. The headquarters is located at 96 North Washington Street (M-24) and the branch fire station is located at 1565 West Drahner Road. The Fire Department is a staple in the community and offers many services in addition to emergency based duties such as providing smoke and carbon monoxide alarms, CPR classes for a low price, car seat installation, a vile of life, and free rentals of crutches, walkers, wheelchairs and other assistance devices. There are two (2) firefighting divisions including the Fire Suppression Division and the Fire Prevention Division.

Schools

The Charter Township of Oxford is served by two (2) school districts: Oxford Community Schools and Lake Orion Community Schools. A total of four (4) schools are located within the Township: two (2) elementary schools, one (1) middle school, and one (1) high school. All of these schools are operated by the Oxford School District (see [Table 4](#) and [Map 7](#)).



Table 4. – Oxford Township/Village School Locations and 2022-2023 Enrollment

Map Number	School	Location	Enrollment
1	Clear Lake Elementary	2085 W. Drahner Rd.	442
2	Daniel Axford Elementary (K-2)	74 Mechanic St.	359
3	Lakeville Elementary	1400 Lakeville Rd.	441
4	Oxford Elementary (3-5)	109 Pontiac St.	365
5	Oxford Middle School	1420 Lakeville Rd.	964
6	Oxford High School	745 North Oxford Rd.	1,793
7	Oxford Bridges High School	1420 Lakeville Rd.	45
8	Oxford Virtual Academy (K-12)	176 S. Washington St.	1,144
9	Oxford Early College (5-Year Plan)	10 N. Washington St.	131

Source: MISchoolData.org

Senior Citizens Program

The Senior Citizens Program offers activities at the Parks and Recreation office located at Seymour Lake Township Park. Activities include bingo, social lunches, cards, and planned trips. Funding for these activities often comes from federal, state and local sources.

Library

The Oxford Public Library, administered by a six (6) member Board elected by Township residents, is located in the Library complex at 530 Pontiac St. The Library serves over 9,500 patrons and maintains over 65,000 items in their collection. Through the

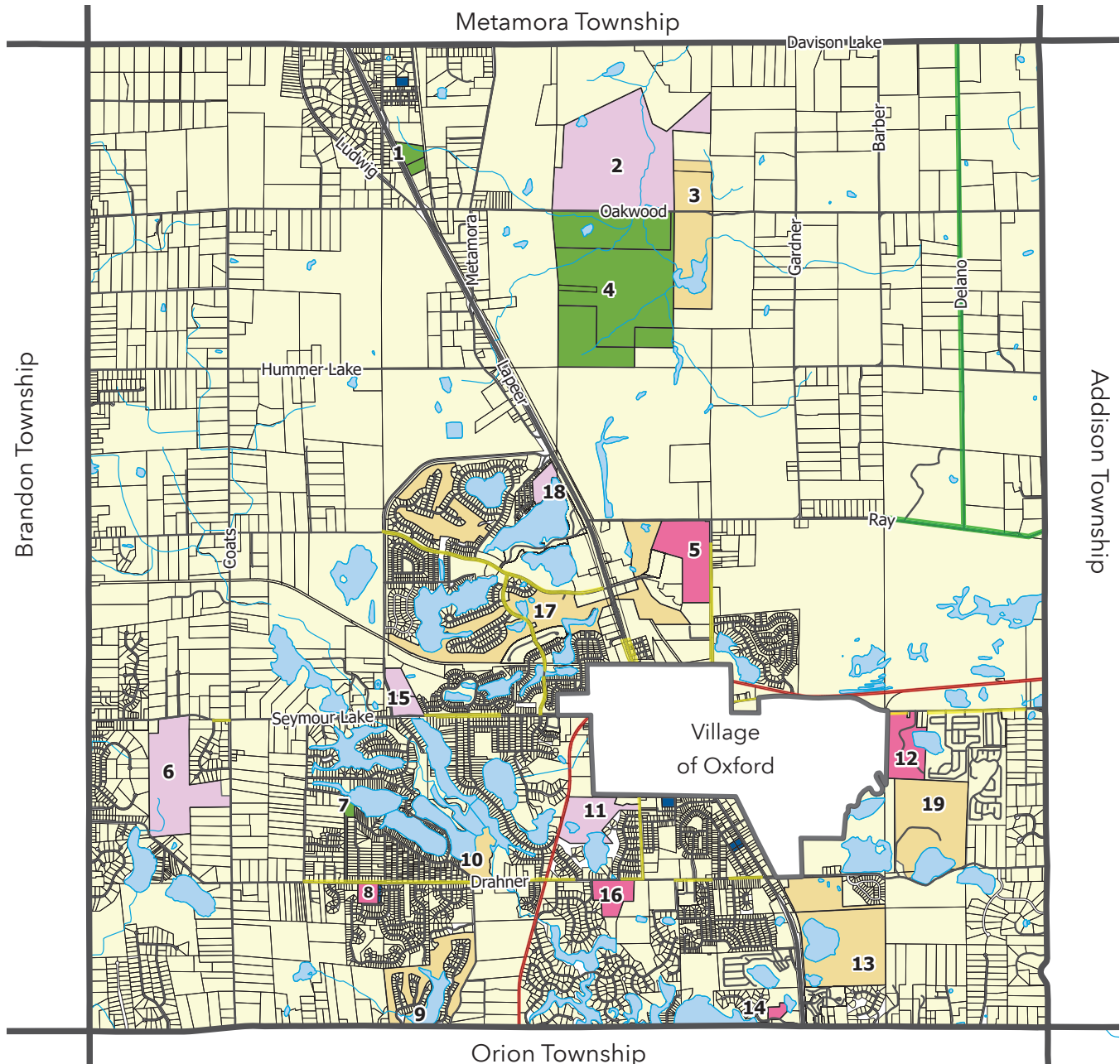
Library Network (TLN), interlibrary loans are available, providing an even wider selection of books, films, videos, and computer programs. Meeting rooms are also available for public use at the library.

Parks and Recreational Facilities

Recreation is an integral part of the Master Plan for a community. Existing parks and recreational facilities for the Charter Township of Oxford are inventoried in [Table 5](#); [Map 7](#), Community Facilities, depicts their locations within the Township.



MAP 7: COMMUNITY FACILITIES MAP



- Natural Beauty Road
- Polly Ann Trail
- Township Safety Path
- Institutional Establishment
- State Owned
- Private Owned
- Municipality
- Educational Institution

- | | |
|------------------------------------|---|
| 1 - MDNR Wetlands | 11 - Powell Lake Park |
| 2 - Oakwood Lake Park | 12 - Lakeville Elementary/Oxford Middle School |
| 3 - Detroit Sportsmans Congress | 13 - Oxford Hills Golf Course |
| 4 - Horseshoe Lake State Game Area | 14 - Oak Hollow Christian School |
| 5 - Oxford High School | 15 - Township Offices |
| 6 - Seymour Lake Township Park | 16 - Oxford Community School property (former St. Mary's Retreat House) |
| 7 - Paint Lake Access | 17 - Boulder Pointe Golf Course |
| 8 - Clear Lake School | 18 - Stony Lake Park |
| 9 - Paint Creek Golf Course | 19 - Crossroads for Youth |
| 10 - Lakepoint Church | |





Table 5. – Recreation Facilities Inventory

Facility	Acres	Amenities
Oakwood Lake Township Park	300	Trails, rustic facilities
Stony Lake Township Park	13	Swimming beach, beach house, boat launch, pavilions and play equipment
Seymour Township Lake Park	137	Sports fields and maintenance facilities, splash park, pavilion, fitness trail, sledding hill, disc golf
Powell Lake Township Park	56	Trails and boardwalks with connection to Polly Ann Trail
Scripter Park*	80	Sports field, volleyball, playground, rustic trails, swimming beach, and open picnic area
Centennial Park*	0.4	Open picnic area
Horseshoe Lake State Game Area**	422	Undeveloped
MDNR Paint Lake Access**	300	Public access from Drahner Road to Paint Lake
	*Village of Oxford facilities	**State facilities

Source: Oxford Township Parks and Recreation Master Plan, 2024

The Oxford Township Parks and Recreation Master Plan, adopted in 2024, guides future parks and recreation planning and management efforts within Oxford Township. The Parks and Recreation Master Plan is the official document used by the Township Parks and Recreation Commission and the Township Board to guide decisions regarding the community's recreation facilities and programs. The Plan considers existing facilities within the Village and Township and documents the demand for additional improved park facilities and recreation programs. The Parks and

Recreation Master Plan culminates with the formulation of goals and objectives as well as a specific action and implementation plan.

The new plan highlights five (5) major goals for the next five years:

Goal 1: Provide outstanding outdoor recreational opportunities for people of all ages and abilities that are clean, functional, and safe.



Goal 2: Consider the future recreational needs of the community and develop a vision for the community parks and recreation. This will lead to future parkland dedication and development.

Goal 3: Provide exceptional recreation programs and special events.

Goal 4: Provide a system of readily accessible, interconnected recreation opportunities.

Goal 5: Continue to ensure effective administration of parks and recreation services.

Other Recreational Facilities

In addition to the municipal facilities noted above, there are numerous private recreational facilities within the Township. These private facilities include golf courses, sportsmen's clubs, religious camps and equestrian facilities. There are also recreational amenities located within the public-school campuses and within the residential developments of the community. These facilities comprise a large portion of the Township and complement the public facilities provided by the Township. The uses and opportunities available within these facilities will be evaluated as part of the land use plan for the Township.

Regional Trails

Oxford Township is home to approximately four (4) miles of the Polly Ann Trail. The non-motorized Polly Ann Trail stretches from Orion Township to Kings Mill in Lapeer County, and is intended to be utilized by pedestrians, equestrians, cyclists, and cross-country skiers alike. The trail is operated and maintained by the Polly Ann Trailway Management Council with representation from Oxford Township. A portion of the Polly Ann Trail serves as part of the state-wide Iron Belle Trail system, which stretches from Belle Isle in Detroit to Ironwood in the western Upper Peninsula.

Water System

A Water System Master Plan was completed in 1998, which established necessary water system improvements to enhance the overall system, and created a water service district which identified areas in the Township that would receive public water service (see [Map 8](#)). Many of those water system improvements were made.

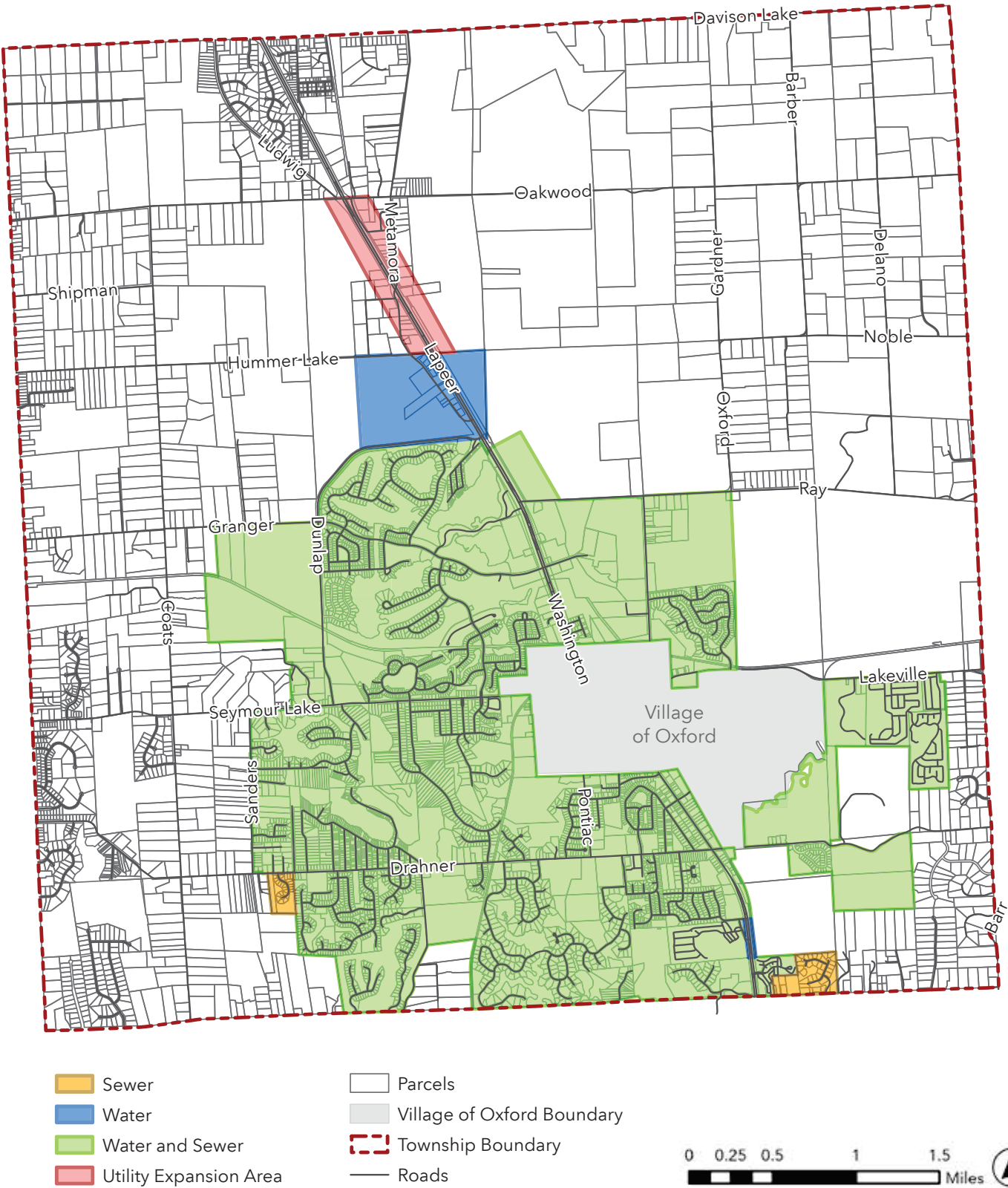
In 2014, a Water Reliability Study was done. At that time, the Oxford Township water system had 2,518 customers with approximately 1.38 million gallons of water used on an average day. Water is provided for residential and commercial use as well as for firefighting. The distribution system in 2014 had enough average day capacity to support current and short-term development plans. However, based on 20 year growth projections at that time, the system did not have adequate capacity to meet the estimated demand in 2034. Additional capacity to the current system will be necessary at some point.

Sewer System

In 1997, a sanitary sewer district service area was established (see [Map 8](#)). The sewer service area includes the majority of the area contained within the water service district. In 1999, Oxford Township commissioned an initial study of the existing sanitary sewer system and evaluated the boundary of the sewer district. Since that time, additional updates to the study have been performed, with the most recent update in 2014. The Township has a specified amount of flow, or purchase capacity, that it can contribute to the Oakland County Water Resources Commissioner's (WRC) Paint Creek Interceptor. The Township has spent the past few years completing a review of the sanitary sewer data available from the WRC. This data was compared with Township and County records on the number of connections to the system and the estimated number of residential equivalency units (REUs) currently discharging into the Township's sewer system.



MAP 8: WATER/SEWAGE DISTRICTS MAP





Planning Implications

The data and community input, summarized in this chapter, has the following planning implications for Oxford Township:

- Oxford Township should retain large lot residential patterns in the northwest and northeast corners of the Township to maintain and promote equestrian and agricultural operations, central to the identity of Oxford. Water and sewer facilities should not be expanded to these areas.
- There is market demand and community desire for more commercial uses. New commercial and office development should be directly related to serving the Township's population, providing services that will allow Township residents to shop and work closer to home.
- Vacant land for those uses is available near the Village borders. However, it has been a priority for the Township that development at and near the borders with the Village of Oxford should seamlessly transition from the Village to outlying areas. Design guidelines and regulations, pedestrian and non-motorized connections, and a continued good working relationship with the Village are essential to creating development that is supportive, both in use and design, for the Township and Village.
- Reclamation of extractive uses will happen in the next decade and will likely be residential in nature. The redevelopment of these areas is an opportunity for improvements to the road network, including creation of north-south and east-west roads that could alleviate traffic congestion, preserve natural features, and link greenways and the trail network.
- The road network is strained and will continue to experience increased traffic in the future. When making land use decisions, Township officials should consider traffic impacts of new development and the level of service (LOS) for intersections. If the impacts or LOS is unacceptable, the Township should have the ability to require mitigation, or in extreme cases, reject development proposals.
- Protection of natural features is important to the character and quality of life of the Township. The Township should continue to update regulations to protect water quality, wetlands, and woodlands.
- The future expansion of the water and sewer system along the northern portion of Lapeer Road will likely increase interest in industrial and commercial development in this portion of the Township.



FUTURE LAND USE

The Land Use Plan chapter defines the framework for growth, translates land use goals into a narrative, and provides a rationale for the placement of land uses and density within Oxford Township. The Land Use Plan guides local government officials on land use decisions, public investments, and private development. Similar to the Master Plan as a whole, the Land Use chapter is intended to be a working document to promote the orderly development of the Township, and to achieve the vision, goals and objectives of the community. This chapter presents guiding factors for growth, future land use, future road rights-of-way, and open space and greenways.

Guiding Factors

The following factors guided the development of the Land Use Plan, Future Land Use Map, and the location and extent of various uses and residential densities shown on the Future Land Use Map and the Small Area Plans:

- Urban Service Areas
- Road System Capacity
- Natural Capacity of the Land
- Proximity to the Village of Oxford
- Adequacy of Commercial and Industrial Land
- Management of the M-24 Corridor
- Maintenance of Outlying Rural/Agricultural Areas
- Reclamation of Extractive Sites



Urban Service Areas

The land uses and residential densities depicted on the Future Land Use Map (see [Map 11](#)) are directly related to availability of public utilities (sewer and water), transportation infrastructure and capacity, and services such as police and fire protection. For the orderly and coordinated development of Oxford Township, the Master Plan uses "Urban Service Areas."

Urban Service Areas are sections of the Township where sanitary sewer and public water systems currently exist or are planned for expansion based on future demand and infrastructure capacity. Also, the transportation infrastructure and public services in these areas can accommodate higher-intensity uses and higher residential densities. The Urban Service Areas correspond with and guide the location of higher-density areas.

[Map 9](#) depicts two (2) types of Urban Service Areas: Primary Service Areas and Secondary Service Areas.

The **Primary Service Area** represents portions of the Township that are currently served by public sewer and water or are located within an existing sanitary sewer district. These areas are generally characterized by single-family and multiple-family residential uses at higher densities, commercial uses, industrial parks, and mixed-use centers located in close-proximity to the Village of Oxford. The Primary Service Area generally adheres to the current extent of the Township's sanitary sewer district boundary.

The **Secondary Service Area** represents portions of the Township that are not currently served by sewer. These areas may or may not be hooked up to the public water system. The Secondary Service Area is anticipated for future sewer expansion and/or moderate-density development. These areas are generally located on the fringe of the Primary Service Area and have access to sufficient transportation networks. However, sewer services can only be expanded in these portions of the Township if adequate capacity and funding exists.

The Urban Service Areas separate the planned urban/suburban areas from the more rural areas. Those portions of the Township located outside of the Urban Service Areas are intended to be maintained a low density and rural character. Any development within

these rural areas should protect existing natural features, agricultural and equestrian uses.

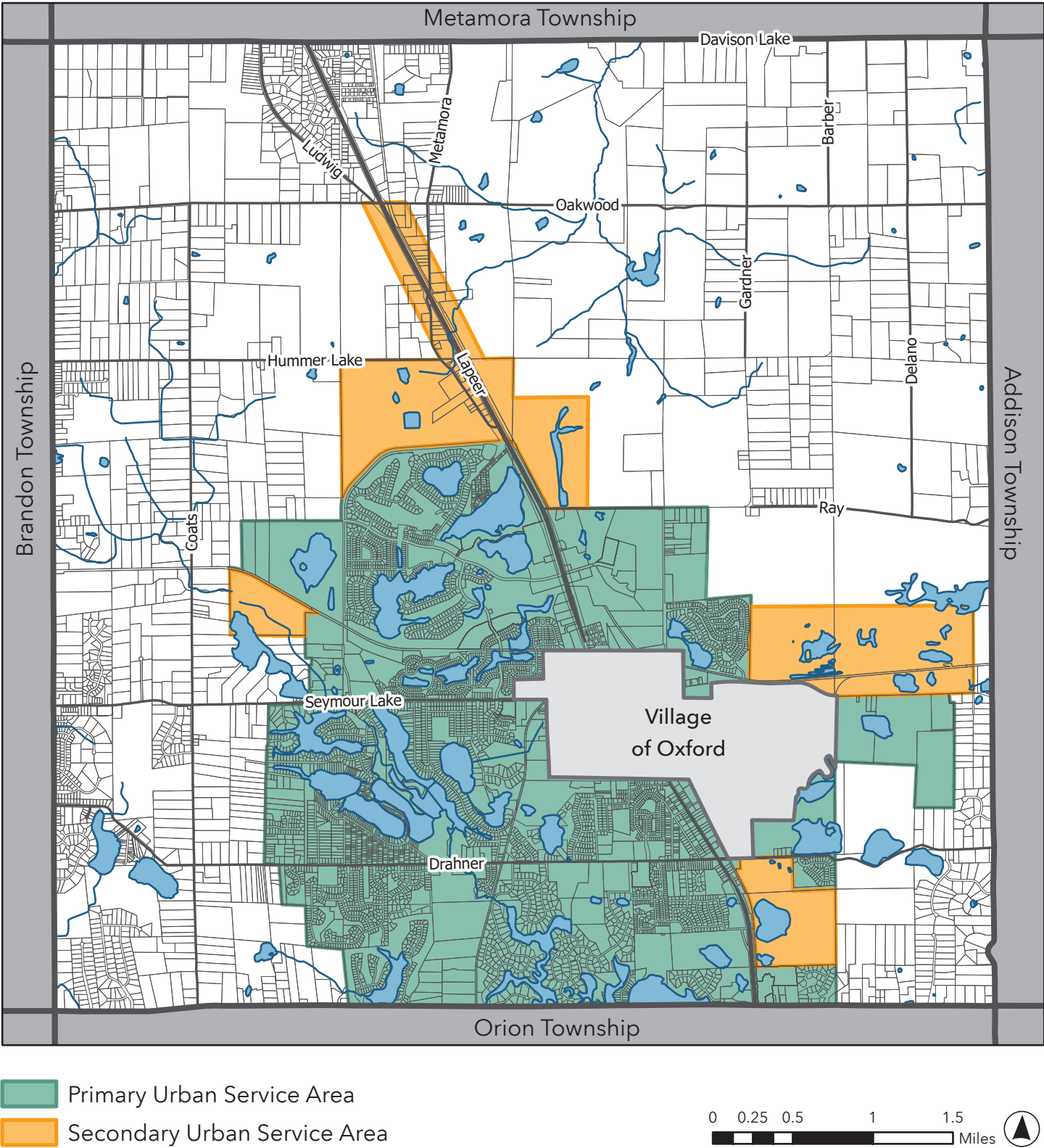
The boundaries of the Urban Service Areas should be evaluated on a regular basis along with other updates to the Master Plan. In determining whether to modify the boundaries of either the Primary or Secondary Service Areas, the following should be taken into consideration:

- Amount and capacity of undeveloped or under-developed land currently within the Primary or Secondary Service Area boundaries, which should be used to satisfy the demand for development prior to expanding either boundary.
- Projected population growth within the Township and demand for certain land uses.
- The ability to extend public water and sewer infrastructure.
- The capacity and condition of the road network to support the new service areas;
- The ability of the Township, County and other public agencies to provide necessary services to the new growth areas and the additional resulting population.
- The impact that higher-density development will have on natural features, agricultural and equestrian uses, and rural character.
- Consistency with the goals and objectives of the Master Plan.

In order to maintain coordinated development, Township decision-makers should only expand the Primary Urban Service Area to include properties immediately adjacent to the existing boundaries, rather than creating new, isolated areas (also known as "leapfrogging"). If leapfrogging occurs, it may strain sanitary sewer capacity, increase infrastructure costs, and disrupt the Township's coordinated development strategy.



MAP 9: URBAN SERVICE AREA MAP





Road System Capacity

Road capacity directly impacts future land use locations. The Urban Service Area Map and Future Land Use Map illustrate the Township's strategy for preserving outlying areas as predominantly rural-residential and agricultural. The gravel road systems in these portions of the Township can only support existing and planned low-density land use patterns. Properties along major paved roads (such as M-24, Drahner, Seymour Lake, and Lakeville) are designated for more intensive land uses, including non-residential and moderate-to high-density residential development. To create better vehicular circulation, locations for potential future road extensions are shown in Future Roads and Rights-of-Way Plan later in this chapter.

Natural Capacity of the Land

The natural landscape can be favorable to certain land uses, yet unfavorable to others. The most dense or intensive land uses are typically limited to areas along M-24 and current extractive sites where land disturbance has already interrupted natural systems. Very low densities are planned to be maintained in the northwestern and northeastern quadrants of the Township in response to soil constraints and a desire to minimize impervious surfaces and reduce stormwater runoff. In addition to the arrangement and intensity of land uses prescribed in the Future Land Use Plan, the Safety Path, Open Space and Greenway Plan section identifies several measures meant to balance the Township's development objectives with its desire to preserve its natural resources and scenic character.

Proximity to the Village of Oxford

This Master Plan recognizes the importance of the Village of Oxford as a prime commercial and office center. Areas adjacent to the Village should complement and be consistent with the Village's traditional character in terms of density, mix of uses, building placement, and architecture. As development gets further away from the village, mixed-use becomes less.

Adequacy of Commercial and Industrial Land

Balancing the availability of commercial and industrial land is essential to support services, job creation, and tax revenue while avoiding excessive zoning that could lead to vacant or underutilized properties.

Excessive areas planned for commercial or industrial uses (beyond that which could be supported by the market) are likely to remain vacant or underutilized and may negatively impact the overall character of the Township. For this reason, the Future Land Use Plan anticipates only the limited expansion of commercial uses outside of areas presently planned for commercial/industrial uses. Additionally, the planned flexible Contemporary Mixed-Use, Light Industrial/Research and Development, and Midwest Industrial and Warehousing future land use designations intend to accommodate a variety of land uses to respond to the ebb and flow of the market, while ensuring consistency with adjacent land uses.

Management of the M-24 Corridor

M-24 is the main corridor through Oxford Township, giving motorists a "first glance" of the Township. The Master Plan recognizes the importance of managing both the functional and aesthetic aspects of the M-24 corridor. The Future Land Use map generally assumes that M-24 is capable of handling traffic generated by commercial and industrial development. However, without careful access management standards, Oxford Township risks the aesthetic degradation commonly associated with strip commercial development and haphazard growth. For these reasons, commercial and office uses along M-24 are intended to be consistent with the development pattern and style of the Village, while office, research, industrial, and mixed-use uses located farther north are envisioned to be buffered from the roadway using landscape screening and setbacks. The Design Guidelines for M-24 later in the Master Plan detail building orientation, parking, access, amenities, infrastructure, landscaping, public spaces and sign guidelines for three districts along M-24.

Maintenance of Outlying Rural and Agricultural Areas

Equestrian living and productive agricultural farmland are long-lived in Oxford Township, particularly in association with the historic Metamora Hunt. Rural uses of this nature continue to thrive in the Township's northeastern and (to a somewhat lesser degree) northwestern quadrants. Because of the important contribution of these land uses to the overall character of the Township, these areas must be protected from the encroachment of incompatible development. For



these reasons, the outlying areas of the Township are planned for low-density residential and agricultural land uses. The Master Plan also calls for additional land use preservation techniques such as deep setbacks, clustering, and preservation of productive farmland and scenic features.

Reclamation of Extraction Sites

A large quantity of land within the Township is currently utilized for extractive purposes. By directing development pressure toward these extraction areas, disturbed land can be redeveloped into viable land uses while simultaneously maintaining the Township's outlying equestrian and agricultural landscape. In many cases, extractive site reclamation results in the creation of man-made lakes suited for waterfront, residential development. For these reasons, the most intensive future land uses identified on the Future Land Use map occur either within the Primary Urban Service Area or Secondary Urban Service Area, which contains hundreds of acres of extractive property. **Map 11** denotes their location.

The pace at which the Township's various extractive sites are depleted has a significant bearing on the timing and location of future development. Much of

the developed portion (Primary Urban Service Area) of the Township is bounded by extractive property. The Mickelson South site is expected to be redeveloped in the next five years. Within the next decade, the Sandman site east of M-24 and the Iafrate/Great Lake site will likely be redeveloped as well. Small area plans for those sites are included in this chapter.

Oxford Township has started to experience development pressure in the southern part of the Township with the recent redevelopment of Crossroads for Youth camp and the approval of a residential development with 170 dwelling units on Tullamore Lake. That development pressure will likely continue before the extraction sites planned for redevelopment in this Master Plan become available.

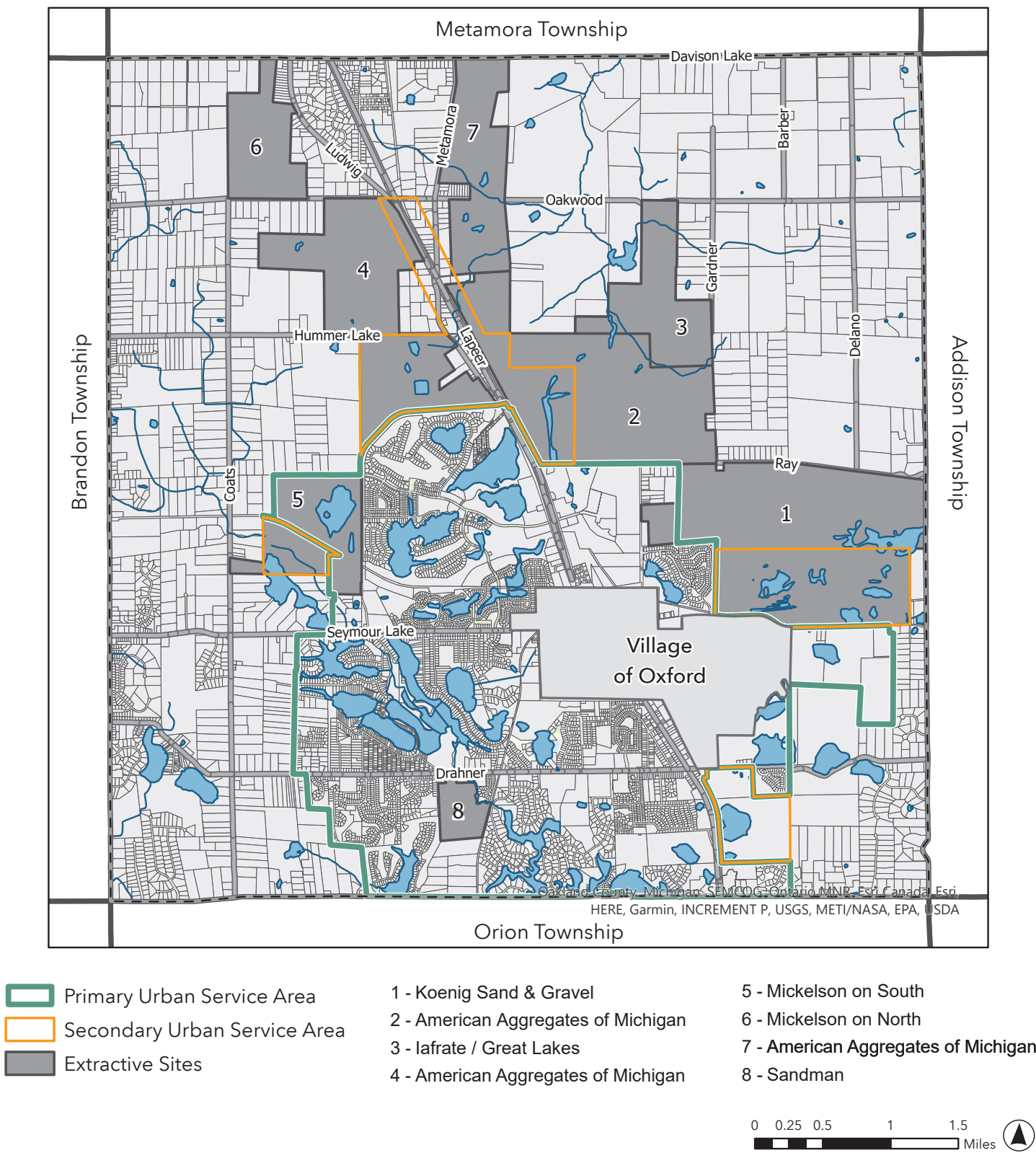
Because of the impact extractive sites can have on future development, the Township should continue to monitor their status. Reclamation and end use plans should be reviewed and coordinated with the Township's Master Plan. Reclamation of former extractive land is critical for both environmental and safety reasons, and should include re-grading, slope stabilization, and reestablishment of vegetation.

Table 6. – Mining Sites

Map Number	Site	Status
1	Koenig Sand and Gravel	Near completion
2	American Aggregates (Levy)	Active
3	Iafrate/Great Lakes (Levy)	5-10 years to completion
4	American Aggregates (Levy)	At least 40 years left
5	Mickelson South (Levy)	Mining finished
6	Mickelson North (Levy)	At least 5 more years of excavation
7	American Aggregates (Levy)	Future reserves
8	Sandman	5-10 years to completion



MAP 10:EXTRACTIVE SITES MAP



The Future Land Use Map (Map 11, p.62) illustrates the desired distribution and locations of land uses throughout the Township, and, in doing so, offers a graphic demonstration of the goals and policies contained within this Master Plan.

In the 2025 Master Plan process, the Planning Commission identified larger areas with development potential over the next five to ten years and requested that Township staff and consultants meet with property owners to discuss their visions for the sites in question. The sites included extraction sites and private recreation facilities.

For each property, Township staff and consultants met with property owners and then provided the Planning Commission with the following information:

- Planning analysis of how current zoning and the contemplated future land use categories would affect the property owners' vision.
- Engineering analysis of whether the existing and planned utilities and infrastructure would be able to support the property owners' vision.

Based on these reports, public input, and the goals and objectives of the Master Plan, the Planning Commission assigned appropriate future land uses and specified a future land use category in line with available capacity for the sites at issue.

In two cases, concept plans were developed for extraction sites with significant natural features and where new roads or greenways were planned. These concept plans are at the end of this chapter.

The land use designations depicted on the Future Land Use Map are described as follows:



Equine Country Agriculture (20 acre lot min.)

The Equine Country Agriculture designation seeks to preserve the agricultural and equestrian character of the northeastern quadrant of the Township, where pleasure riding, horse raising, and related farming activities continue in association with the historic Metamora Hunt. This area is characterized by large tracts of land, fenced pastures, productive farmland and riding trails. Tree canopied natural beauty roads are also found in these areas of the Township, which contribute greatly to the overall character of the area.

Development within the Equine Country Agriculture designation should be limited to single family residences, agricultural uses and preserve the open expanses of pasture and other scenic elements. Large lot sizes (20-acre minimum), deep setbacks, and preservation of farmland/open space and natural landscapes should be required when considering development in this designation. Land located within this designation is planned to be served by well and septic.

Hunt Country Estates (10 acre lot min.)

The Hunt Country Estates designation seeks to preserve the agricultural and equestrian character of outlying areas of the Township. Development within the Hunt Country Estates designation should be limited to single family residences, agricultural uses and preserve the open expanses of pasture and other scenic elements with minimum lot sizes of 10 acres. Land located within this designation is planned to be served by well and septic.

Acreage Estates (5 acre lot min.)

The Acreage Estates designation seeks to maintain low residential densities that continue to be conducive to hobby-farming and the equestrian lifestyle. Deep setbacks, clustering and preservation of key scenic features should be maintained. Minimum lot size should be 5 acres. Land located within this designation is planned to be served by well and septic.

Rural Residential (2.5 acre lot min.)

The Rural Residential designation is intended for those areas of the Township where large-lot residential development exists or is desired, but where existing or adjacent parcel sizes are insufficient to qualify for either the Acreage or Hunt Country Estates designations. Large lot sizes (2.5-acre minimum) and/or clustering should continue to be employed to promote an attractive rural setting. Property located within the Rural Residential designation will most likely be served by well and septic.

Sub-Rural Residential (1 acre lot min.)

The Sub-Rural Residential designation seeks to promote a spacious residential setting of one (1) unit per acre, or roughly one (1) acre minimum lot sizes. Clustering of home sites is recommended for these areas, allowing for the preservation of natural areas and scenic features. These areas may be found within or outside of the Township's Urban Service Areas and sanitary sewer district, but will likely be served by public water and sewer.

Suburban Residential (25,000 square foot lot min.)

Suburban Residential lots should be approximately 25,000 square feet and allow for comfortable setbacks for rear yard enjoyment. Common area amenities are encouraged for planned communities to allow for expanded active or passive recreation. Developments of this lot size and smaller should have sidewalks and or pathways connecting residential sites with neighboring recreation, residential developments, and commercial centers.

Village Residential (9,000-12,000 square foot lot min.)

Primarily for the core areas of Oxford Township in proximity to the Village of Oxford and infrastructure to support density, the Village Residential designation is intended to provide residential settings with a neighborhood focus and create high-quality residential developments through quality design. Lot sizes are anticipated to range between 9,000 and 12,000 sq. ft. – which correlate to densities of approximately 3 to 4 units per acre. To achieve the traditional neighborhood character intended for these areas, emphasis should be placed on streetscaping and architecture (street trees,

prominent front porches, sidewalks, smaller setbacks, de-emphasized garages, architectural variety, etc.). Provision of pedestrian and recreational amenities is also critical to the quality of these residential areas. Developments of this density should be located within water/sewer service districts and limited to the urban service areas. Connections to neighboring residential and commercial developments as well as neighboring recreation areas are encouraged.

Multiple Family Residential (5 to 10 dwelling units per acre)

The Multiple Family Residential designation is intended to provide areas in the Township for buildings containing multiple dwelling units, such as apartments, attached condominiums, or townhomes. These areas are meant to be higher in density than detached single-family homes. Given these densities, it is important that multiple family developments are sited within sanitary/water service districts, within the Urban Service Area boundaries, and adjacent to employment centers. Attention should be paid to architectural style, creation of meaningful public space, and the provision of multi-modal connections and recreational amenities in new multiple family developments. This plan calls for two Multiple-Family Residential designations with varying densities, dependent upon the provision of infrastructure, transportation capacities, and adjacent land uses and densities. Both sub-designations will support empty nesting and entry level housing needs throughout the community.

- Single-Family Attached Residential (Medium-Density): Maximum five (5) dwelling units per gross acre.
- Multiple-Family Residential (High-Density): Maximum ten (10) dwelling units per gross acre



Manufactured Housing Community

The Manufactured Housing Community designation is intended for planned communities of manufactured housing, whether they are mobile home parks or mobile home condominiums. The overall density of these areas should not exceed six (6) units per acre, or other densities as determined by State law. Given these densities, it is imperative that attention be paid to the provision of open space and pedestrian amenities in order to create a desirable living environment.

Suburban Commercial (Large Scale Retail)

The Suburban Commercial designation includes sites for existing or future commercial development compatible with the character of traditional shopping centers dedicated to multi-tenant retailers. To reduce the dominance of front yard parking, buildings should have a strong relationship to the sidewalk and road. Parking should be evenly provided between front and side yards. Suburban Commercial areas should primarily serve the day-to-day shopping and service needs of Township residents. As such, large-format retailers ("big-box" users over 65,000 sq. ft.) and regional shopping centers should be carefully regulated.

Contemporary Mixed-Use (Small scale retail and/or office with optional residential on upper floors)

The Contemporary Mixed-Use designation is intended to support and complement downtown Oxford by promoting a mixture of compatible neighborhood commercial, office, and residential land uses. The intent is to allow for both a horizontal mix (separate buildings) and vertical mix (same building) of uses. Flexible design and setbacks should be considered in these areas as lots are not suited for modern development standards. In the case of vertical mixed-use, neighborhood commercial and office uses should be promoted on the first floor with residential above to facilitate an active street front. However, high quality development first floor residential may be considered. Residential density should not exceed ten (10) units per gross acre. Zoning should allow for flexible parking, setbacks and height requirements in this area to allow for creative and functional designs. Potential residential uses include lofts, apartments, townhomes, mixed-use buildings, and senior housing.



Office/Service

The Office/Service designation is meant to include existing and future sites for general and professional offices, banking and financial establishments, and other similar uses. As with the Contemporary Mixed Use designation, new office and service buildings should have a strong relationship to the sidewalk and road and utilize modern architectural styles. Parking should generally be placed in side or rear yards.

Light Industrial / Research and Development

The Light Industrial / Research and Development (LIR&D) designation is intended to promote the development of high-tech, research and development, and low impact industrial uses. Such uses may be complemented by accessory office uses, attractive landscaping, campus-like designs and connections to varying uses. The Township should seek and promote economic development initiatives for these areas and promote Low-Impact Design (LID) and Leadership in Energy and Environmental Design (LEED) building practices. Because these uses are not expected to generate the high truck volumes or produce the environmental impacts often associated with conventional industrial development, LIR&D uses are generally acceptable in proximity to residential areas so long as performance standards, screening, and buffering requirements are met.

Midwest Industrial and Warehousing (MIW)

The MIW designation is intended for industrial uses with greater external impacts (noise, vibration, truck traffic, etc.) than LIR&D uses. Much like in the LIR&D future land use category, the Township should seek and promote economic development initiatives for these areas and promote Low-Impact Design (LID)



and Leadership in Energy and Environmental Design (LEED) building practices. Because of the potential impacts on adjacent property, limited areas in the Township are identified as MIW on the Future Land Use Map. Environmental and traffic impacts from these uses should be regulated through performance standards in the Zoning Ordinance and require extensive buffering from residential uses.

Public/Institutional

The Public/Institutional designation covers a wide spectrum of public and quasi-public uses, including municipal buildings, utilities, police and fire facilities, schools, places of worship and related institutional uses. Treatment of these areas should be complementary to adjacent uses and be placed where services are needed.

Private Recreation/Conservation

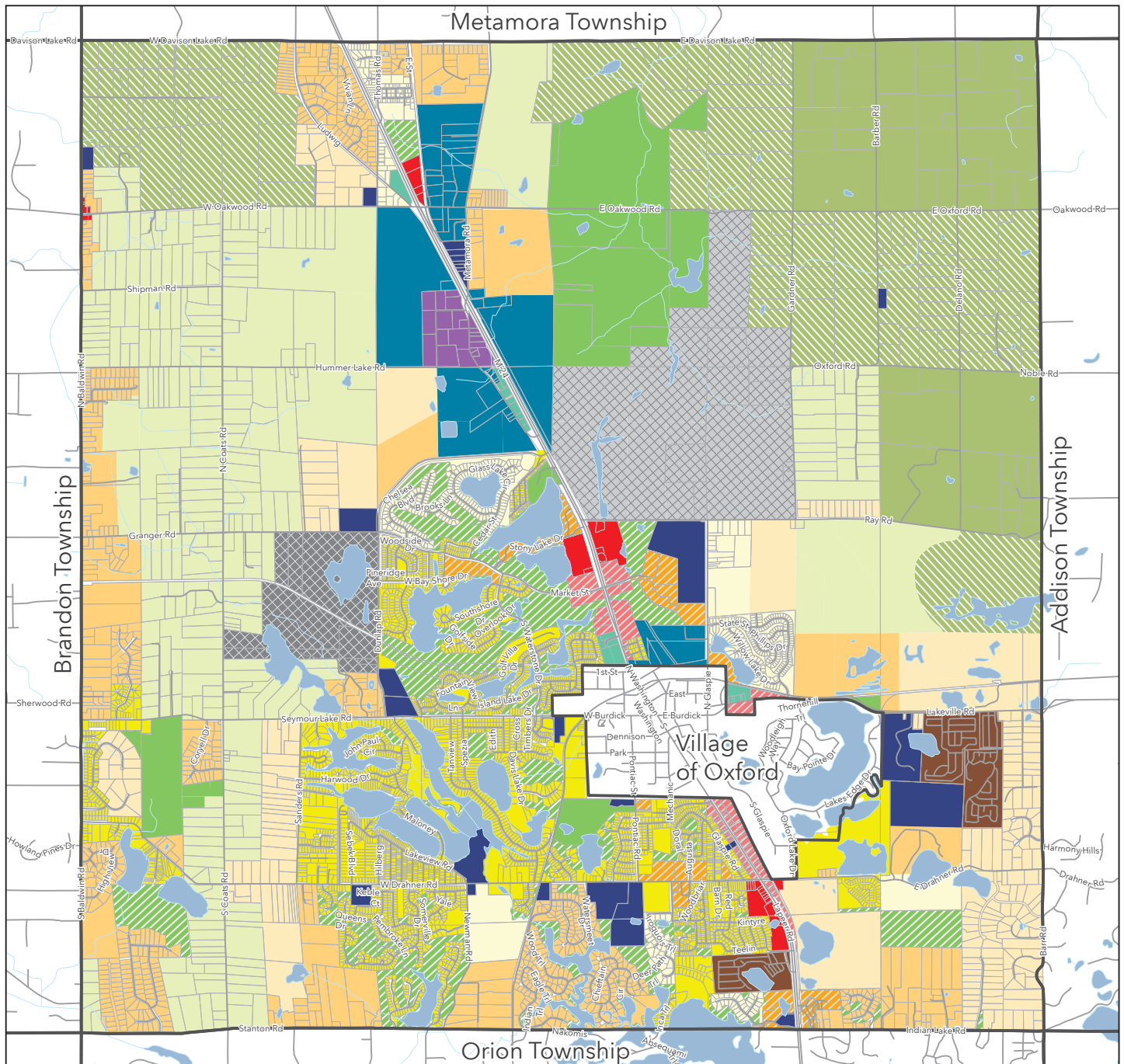
Private Recreation/Conservation areas are located where existing private recreation facilities are in operation (i.e., private golf course, private conservation easement, etc.). These uses are scattered throughout the Township.

Public Recreation/Conservation

Public Recreation/Conservation areas include public park, conservation areas, public golf courses, and other publicly-owned open spaces, as well as existing or potential public recreational greenway corridors. The preservation of additional open space and conservation areas is addressed in the Open Space and Greenway Plan section of this chapter.



MAP 11: FUTURE LAND USE MAP



Future Land Use Designations

- | | | |
|--|---|--|
|  Equine Country Agriculture - 20 acres |  Multi Family Residential |  Midwest Industrial and Warehousing |
|  Hunt Country Estates - 10 acres |  Manufactured Housing Community |  Public/Institutional |
|  Acreage Estates - 5 acres |  Suburban Commercial |  Private Recreation/Conservation |
|  Rural Residential - 2.5 acres |  Contemporary Mixed-Use |  Public Recreation/Conservation |
|  Sub-Rural Residential - 1 acre |  Office/Service | Planning Sub Areas |
|  Suburban Residential - 25,000 s.f. |  Light Industrial/Research and Development |  Dunlap Rd. Sub Area |
|  Village Residential - 9,000 to 12,000 s.f. | |  Ray Rd. Sub Area |



Planning Sub Areas

- Dunlap Rd. Sub Area
-  Ray Rd. Sub Area



Future Roads and Rights-of-Way Plan

In order to accommodate the future growth discussed previously in this chapter, the Township's infrastructure needs to also be addressed. The Township's Roads Master Plan, developed in 2004, identified the need for various improvements in the current road system. The Roads Master Plan recognized that the extension, connection or widening of various roads throughout the Township may be necessary to facilitate safe and efficient vehicular circulation as the Future Land Use Plan is implemented.

In planning for the construction of new roads or improvement of existing roadways, complete streets infrastructure, and design features should be evaluated and incorporated. These will create a safe and inviting environment for all users to walk, bike, and use public transportation. Features of complete streets include sidewalks, safety paths, paved shoulders, bicycle lanes and infrastructure that facilitate safe crossings of road rights-of-way (such as curb ramps, crosswalks, refuge islands, and pedestrian signals). Additional design features such as pedestrian-oriented signage, lighting, benches, bicycle facilities, and street trees can improve the safety and comfort of users.

The Future Roads and Rights-of-Way Plan (**Map 12**) identifies planned right-of-way widths of existing roads and potential extensions to enhance circulation throughout the Township. The various potential road extensions are discussed below. While Oxford Township does not have direct jurisdiction over its roads, the Township is in the position to influence road agency policy (Road Commission for Oakland County and the Michigan Department of Transportation), promote consistency between future land uses and transportation networks, and require road improvements, paving, construction or extension for certain development proposals, such as planned unit developments.

Thomas Road Extension

In the event of future residential and industrial development north of Waterstone on the west side of M-24, additional routes for north-south travel will likely be necessary. The extension of Thomas Road – from Oakwood Road south to Dunlap – is envisioned to play this role. This connection would provide an alternate means of reaching the Village of Oxford

from the northwestern area of the Township, while providing a distinct separation between the future light industrial developments and residential uses planned for this area.

Hummer Lake Road/Oxford Road Connection

The connection between Hummer Lake Road from Metamora Road to Oxford Road at its intersection with Ray Road could facilitate east-west circulation through the northern areas of the Township, while providing another connection to Oxford Road. The envisioned extension entails an additional crossing of M-24, which would require coordination with MDOT. This connection is shown in the Ray Road concept plan.

Ray Road – Lakeville Road Connector #1 and #2

As property to the northeast of the Village of Oxford is developed, additional north-south routes will be necessary to ease the burden on North Oxford Road and provide additional alternatives to M-24 for local travel. Two connections between Ray and Lakeville Roads are envisioned to accomplish:

- A southern extension from the Ray Road/N. Oxford Road intersection.
- A southern extension from the Ray Road/Delano Road intersection.

In addition, these roads may also be used to physically separate the various densities of future residential in this area, which are intended to step down in density moving west to east. The eastern point of these road connections are near a high-quality natural area near the Ray Road/Delano Road intersection. They should be routed in such a way that these natural features are not impacted.

Barr Road Extension

In order to relieve congestion through the roads in the Village of Oxford (particularly Burdick and Glaspie), a bypass route is envisioned to allow travelers from the eastern and northeastern portions of the Township to circumvent the Village while heading south. The extension of Barr Road farther south from Lakeville Road to Drahner Road should be explored to accomplish this bypass route.



Complete Streets

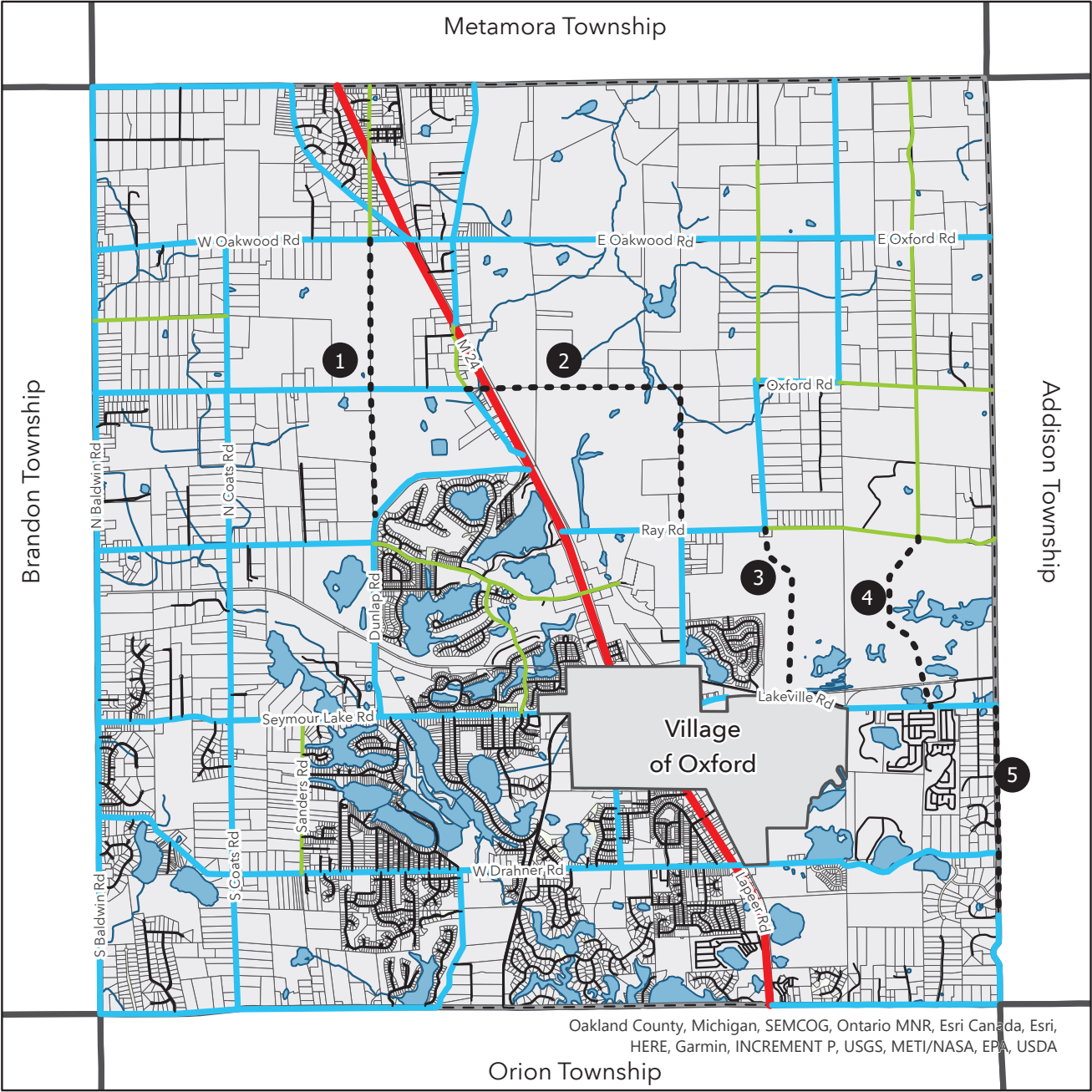
On August 1st, 2010, the State of Michigan legislature signed into law the Complete Streets amendments to the State Trunkline Highway System Act (Act 51 of 1951) and the Planning Enabling Act (Act 33 of 2008). The law provides an approach to transportation planning and design that considers all street users – vehicles, pedestrians and bicyclists of all ages and abilities – during the various planning and design stages of a transportation project. It also requires that the Michigan Department of Transportation (MDOT) and local road commissions consider the community's goals and desires for road projects within their boundaries.

Complete Streets provide facilities that allow all users, irrespective of their age or abilities, to use the street as a mode of transportation. A Complete Street allows bicycles, pedestrians, transit users, and those with disabilities to use roads easily and safely within their community. Complete Streets policies help to ensure that community engineers and planners design roadways to accommodate all users and transportation modes, not just motorists.

Facilities that make a street “complete” depend upon the existing conditions and the intended users. It is never a “one-size-fits-all” scenario. Examples include curb ramps, audible or tactile signals for blind pedestrians, longer crossing times, and bike lanes that are free of obstacles.



MAP 12: FUTURE RIGHT OF WAYS MAP



Variable State Route

120' Right-of-Way

86' Right-of-Way

60'-66' Right-of-Way

Future Roads

1

Thomas Rd. Extension

2

Hummer Lake Rd. Oxford Rd. Connection

3

Ray Rd. - Lakeville. Connector #1

4

Ray Rd. - Lakeville Rd. Connector #2

5

Barr Rd. Extension

00.250.511.5

Miles

Charter Township of Oxford Master Plan - 2025
70

APPROVED: August 13, 2025



Safety Path, Open Space and Greenway Plan

The land uses envisioned on the Future Land Use Plan should be accompanied by a comprehensive system of safety paths, greenways and open space

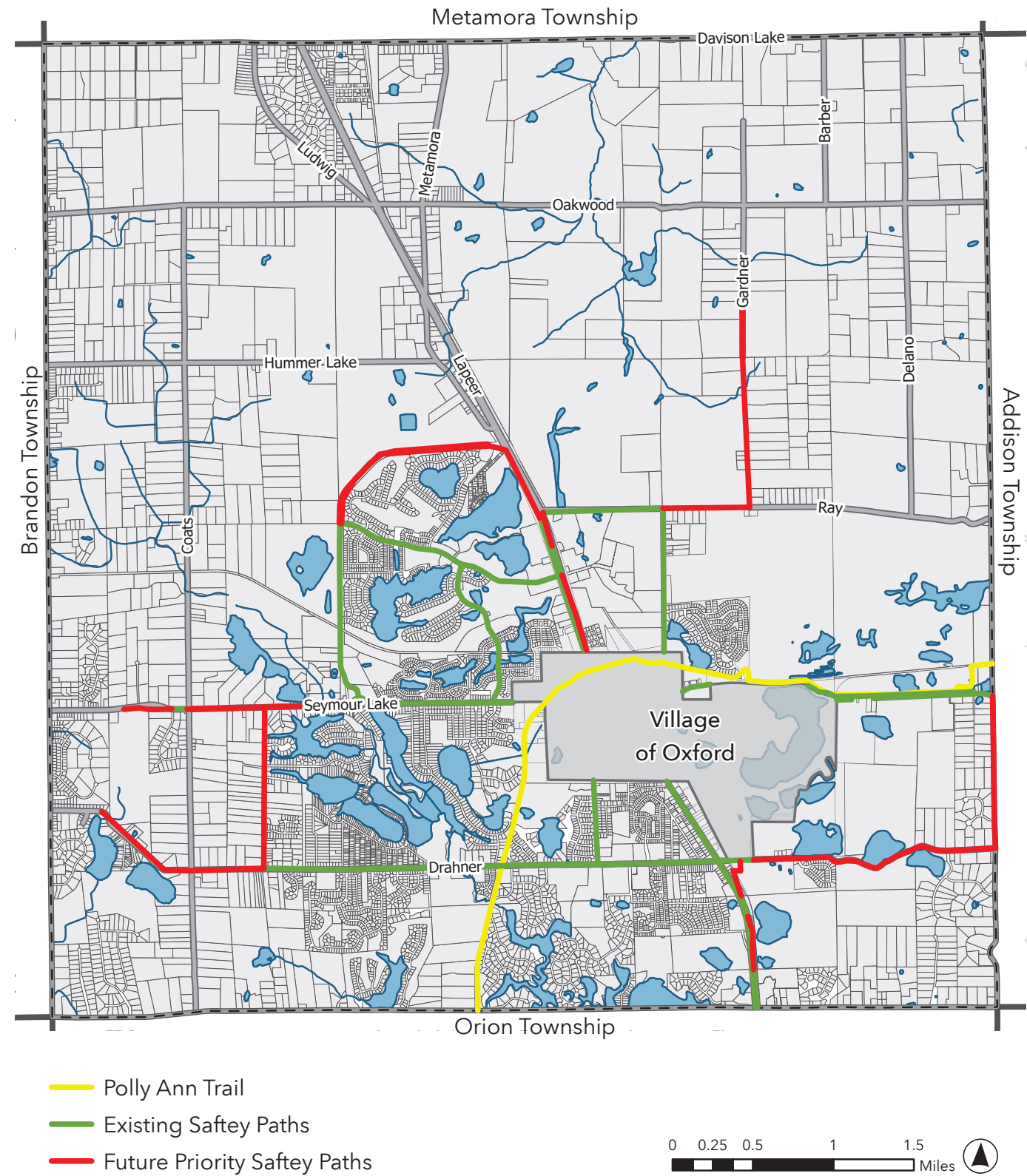
preserves to ensure that Oxford Township's high-quality of life is maintained. Proposed open space preserves, greenway corridors, and safety paths are shown on the Safety Path Master Plan ([Map 13](#)), and

Table 7. – Priority Safety Path Extensions

Street	Side of Road	From	To	Approximate Length (Feet)
Seymour Lake Rd.	South	Dunlap Rd.	Sanders Rd.	2,800
Seymour Lake Rd.	South	Sanders Rd.	Seymour Lake Park	3,700
Lapeer Rd. (M-24)	West	Legacy Center	Stony Lake Park	2,400
Lapeer Rd. (M-24)	East	Meijer Dr.	Ray Rd.	1,475
Lapeer Rd. (M-24)	East	Indian Lake Rd.	E. Drahner Rd.	3,900
Dunlap Rd.	Both	Market St.	Lapeer Rd. (M-24)	6,750 X2
Lapeer Rd. (M-24)	East	Oxford Village	Market St.	2,650
E. Drahner Rd.	South	Lapeer Rd. (M-24)	Barr Rd.	8,350
Unimproved Barr Rd.	West	E. Drahner Rd.	Lakeville Rd.	5,000
Sanders Rd.	East	Drahner Rd.	Seymour Lake Rd.	5,300
Drahner Rd.	North	Sanders Rd.	Seymour Lake Park	5,500
Ray Rd.	South	N. Oxford Rd.	N. Oxford Rd.	2,900
N. Oxford Rd.	West	Ray Rd.	Gardner Rd.	6,700



MAP 13: SAFETY PATH MASTER PLAN





the Open Space and Greenway Plan (**Map 15**). The elements illustrated on these maps are discussed within the following sections. Open spaces associated with private development projects are also discussed.

Safety Paths

The Safety Path Master Plan calls for the extension of safety paths along several public roadways, with priority given to several areas. Much of the Township's current safety path network is fragmented, extended only across the frontage of recently-developed property. Many of the safety path segments proposed within the Safety Path Master Plan require only the connection of existing small segments. In some cases, existing but deteriorated lengths of paths may require replacement.

The Safety Path Master Plan shows routes with the potential to be constructed by 2030 which directly connect to the existing safety path network. The priority safety path segments are in the table below.

The proposed network of safety paths were determined by:

- The distribution of existing and future residential development.
- The presence of existing safety paths.
- The location of community destinations (parks, schools, nature areas, shopping, etc.)
- The Master Plan's Open Space and Greenways and Transportation goals and objectives.

Polly Ann Trail

Oxford Township contains approximately four (4) miles of the Polly Ann Trail, a regional non-motorized trailway spanning between Orion Township and Kings Mill in Lapeer County. The trail enters the Township from Orion Township in the south, traverses through the Village of Oxford, and travels east along Lakeville Road toward Addison Township. A segment of Oxford Township's portion of the Polly Ann Trail is planned for the Iron Belle Trail, a state-wide trail stretching from Belle Isle in Detroit to Ironwood in the western Upper Peninsula.

The portion of the Polly Ann Trail in Oxford Township is managed by a council with representatives from Oxford Township, Addison Township, Orion Township, the Village of Oxford, and the Village of Leonard. The continued maintenance and expansion of the trail is an example of inter-jurisdictional cooperation in northern Oakland County.

Greenways

The Open Space and Greenway Plan (**Map 15**) calls for the development of five greenways within the Township: the Ortonville-Oxford connector via the ITC utility corridor, the Flint River Aquatic Corridor, the Paint Creek Aquatic Corridor, the Flint River Greenway, and the Flint River/Village Connector Greenway. Each are described below:

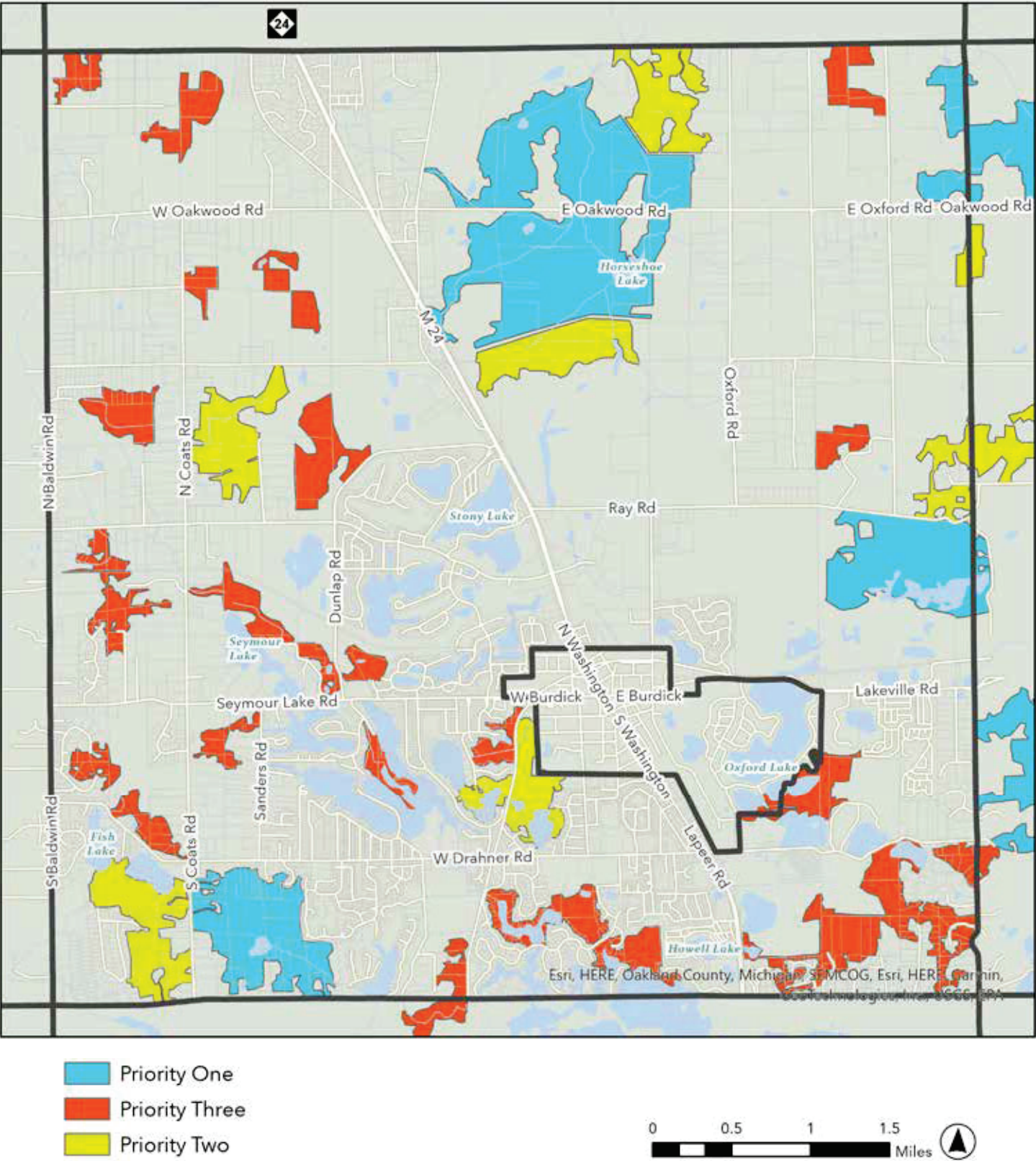
Ortonville-Oxford Connector – This greenways segment, connecting the Village of Oxford with the Village of Ortonville via a DTE utility corridor, has been identified as a critical element of the regional trails network by the Oakland County Trails Master Plan. Establishment of this greenway will require fundraising efforts and coordination with utility franchises for the acquisition of the corridor. Collaboration with Brandon Township should be sought to concurrently implement both communities' segments. This greenway is shown on the Seymour Lake/Granger Road Site concept plan.

Flint River Aquatic Corridor – Not necessarily intended to be a pedestrian/recreational-oriented greenway, protection of this corridor is sought to protect this tributary of the Flint River and its sensitive headwaters located within Oxford Township. Establishment of this greenway will require coordination with the MDNR, and other adjacent property owners for the acquisition of necessary land or easements. Collaboration with Metamora Township should also be pursued to extend the Township's preservation efforts.

Flint River Greenway – To complement the Flint River Aquatic Corridor discussed above, this greenway segment is meant to offer a pathway that skirts the significant wetland areas surrounding the South Branch of the Flint River. Like the aquatic corridor, establishment of this greenway will require coordination with the MDNR and other adjacent property owners. Collaboration with Metamora Township should also be pursued to extend the Township's preservation efforts. A portion of this greenway is shown on the Ray Road Concept Plan.



MAP 14: MNFI POTENTIAL NATURAL AREAS MAP





Paint Creek Aquatic Corridor – Similar to the Flint River Aquatic Corridor above, the small portion of the Paint Creek located along the southern edge of the Township should be buffered to the extent possible to protect this valuable waterway.

Flint River/Village Connector– This greenway segment is proposed to provide a northern scenic and recreational connection from the Village of Oxford and Polly Ann Trail to the protected areas around the South Branch of the Flint River (and the related Flint River Greenway) as well as the future safety path along M-24. This greenway is proposed to follow the westernmost Ray Road/Lakeville Road connector and then travel cross-county to the Flint River. Because this greenway does not follow an established corridor or roadway, close coordination and negotiation with appropriate property owners along the proposed greenway will be necessary.

Potential Conservation/Natural Areas

The Michigan Natural Features Inventory (MNFI) is a comprehensive database that continuously updates Michigan's endangered, threatened, or special concern plant and animal species, natural communities, and other natural features. **Map 14** shows the potential natural areas the Township should prioritize for preservation.

Based on a variety of criteria, the MNFI report ranks the delineated areas as high, medium or low priority. Even the "low" priority natural areas are of significant value. The high-priority areas can be treated in several ways:

Acquisition: Conservation-oriented land acquisition activities are the most direct approach to preservation. These activities could include the outright purchase of sensitive lands, conservation easements or purchase of development rights. Land conservancies like the Blue Heron Headwaters Conservancy can help facilitate conservation easements and purchase of development rights.

Development Projects: Open space preservation within individual land development projects can protect these areas. Several potential natural areas are in areas that have been mined and are anticipated

to be redeveloped. When development is proposed in these areas, the Township should work to preserve these areas to the greatest extent possible. The concept plans in this chapter shows lakes, green buffers and greenway connections to preserve the natural features on and adjacent to the properties. The "Open Space within Developments" section below provided guidance for evaluating the quality of open space in private developments.

Conservation Education: Some potential natural areas are in areas already developed as single-family homes, particularly in the southeast and southwest portions of the Township. For these areas, conservation education of property owners and residents would be the most effective way to protect the quality of these natural areas. Oakland County's Cooperative Invasive Species Management Area offers education on invasive species.

Open Space within Developments

Although not explicitly identified on the Open Space and Greenway Plan map, open space within private developments deserves consideration. Open space is important because they represent a close natural area for residents within the private developments. While these private open spaces may not be the largest or contain the most sensitive environmental areas, they can make a positive impact on residents' everyday lives.

Open space provided within private developments should be designed to achieve one or more of the following objectives:

- Coordination with adjacent open spaces to provide contiguous expanses of open areas.
- Preservation of areas identified as potential natural areas by the MNFI.
- Preservation of buffers along internal or adjacent watercourses, lakes, or wetland areas.
- Preservation of existing tree rows and woodlots.
- Buffering or screening of development from view along rural or scenic roadways.



While it may be difficult to achieve every objective within a single development, many can be realized through creative project design. As the Planning Commission and Township Board work with developers, careful evaluation and prioritization may be necessary on a project-by-project basis.

Open Space and Greenway Plan

The Open Space and Greenway Plan (**Map 15**) shows the following elements as a system:

Existing and Proposed Greenways: The existing greenway is the Polly Ann Trail, which should continue to be supported by the Township. The proposed greenways, described above and shown on **Map 15**, should be constructed and protected through dedicated open space in new developments, and partnerships with private and public entities that own property through which greenways are planned.

Existing and Proposed Safety Paths: The existing safety plans and the proposed paths shown on **Map 15** when linked with the greenways form a non-motorized network for the Township. The Township should continue to extend and connect the safety path network through the Safety Path ordinance and strategic acquisitions.

Aquatic Corridors: These corridors run primarily through state or county owned recreation areas. The Township should monitor the stewardship of the aquatic corridors on public lands. In addition, the Township should encourage development at the beginning and end of the corridors to use low impact development (LID) and green infrastructure to protect the water quality and environmental integrity of these aquatic corridors.

MNFI Potential Natural Areas: The cross hatched areas on **Map 15** are the MNFI Potential Natural Areas (priorities 1-3). As discussed previously, these areas can be preserved through acquisition, open space within developments, and conservation education.

Woodlands: The woodlands information comes from tree canopy cover through the National Land Cover Database (NLCD). The NLCD data, spanning from 2011 to 2021, is adjusted to remove small changes and focus on significant shifts in canopy cover by excluding non-tree areas like agriculture and water.

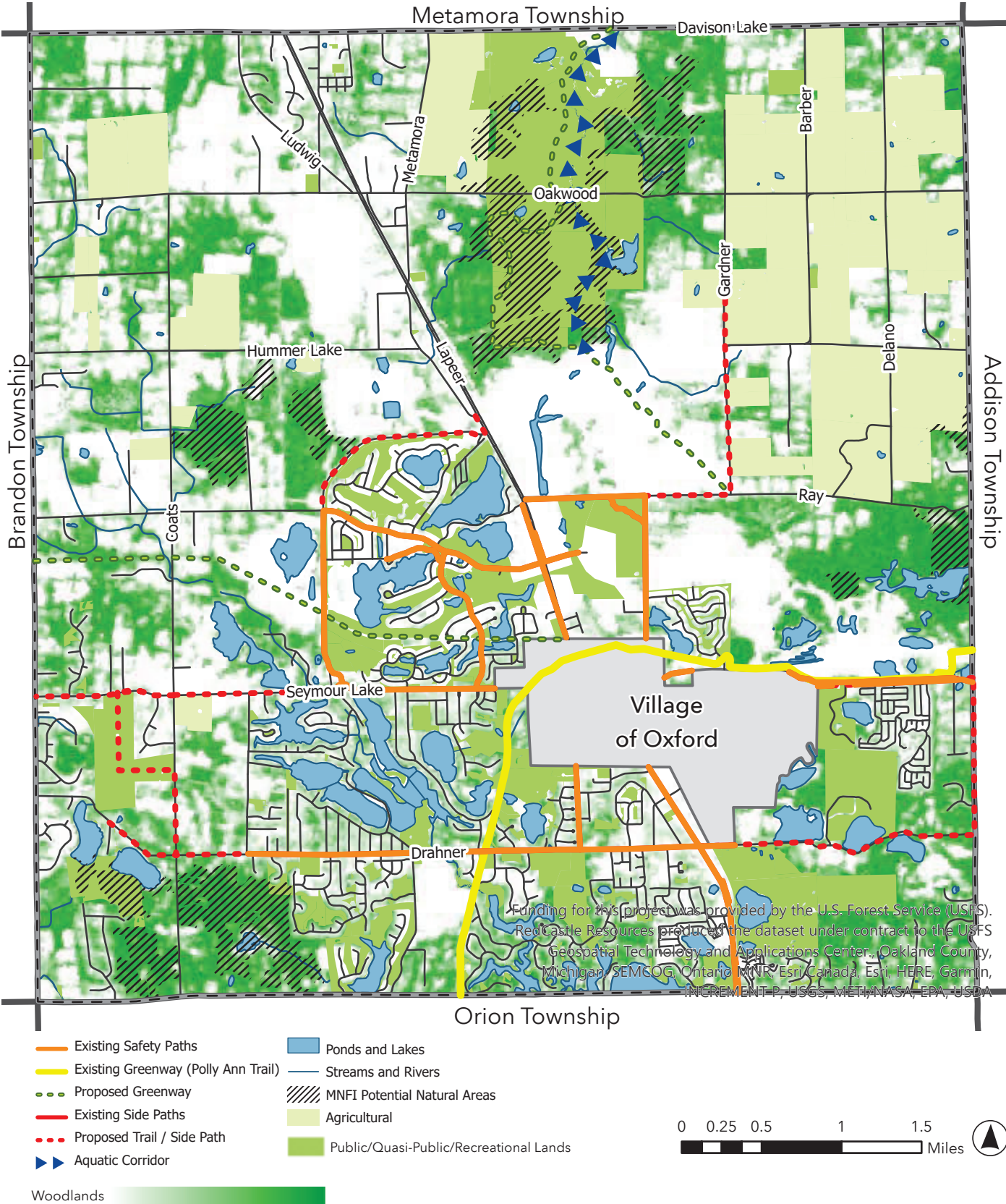
The Township may want to consider adding tree protection and replacement standards to the Zoning Ordinance.

Public/Quasi-Public/Recreational Lands: These properties were identified as recreation/conservation or public/institutional on the Existing Land Use Map in the Community Profile. These areas range from protected open space in residential developments, to school properties to private and public recreation facilities.

Agricultural Lands: On the Existing Land Use Map in the Community profile, these properties were noted as agricultural. These areas should be protected through large minimum lot sizes and no extension of public sewer or water to the northeast and northwest corners of the Township.



MAP 15: OPEN SPACE AND GREENWAYS MAP





Concept Plans

The following concept plans were developed by the Planning Commission when reviewing larger parcels that could be developed in the next five to ten years.

Ray Road Concept Plan

This concept plan shows the potential redevelopment of the Sandman and Iafrate/Great Lake extraction sites. The following factors should be part of any redevelopment of this site:

Mixture of Uses and Residential Densities: The concept plan shows commercial uses along M-24 and a variety of residential densities. The commercial, multiple-family and single family attached and detached areas should be served by municipal water and sewer utilities. Areas designated for 2.5 acre and 10 acre lots should be on individual septic and well, when possible. The maximum number of dwelling units should not exceed 1,500 homes.

Utilities: The southwestern 50 acres of this site is in the current sewer district and, upon completion of the M-24 sewer line, will have access up to 1,500 residential equivalency units (REU's). The REU's will need to accommodate both the planned commercial, multiple family and smaller lot and attached single family uses. The same area is in the current water district, but a new wellsite would be needed. The wellsite could be provided by the developer, the Township or a partnership.

Hummer Lake Road/Oxford Road Connection:

The Future Roads and Rights-of-Way Plan calls for a connection between Hummer Lake Road and Oxford Road. The redevelopment of this site should include a major road linking Hummer Lake Road from its intersection with M-24 to Oxford Road where it meets Ray Road. This new road should be similar in capacity and design to Market Street in Waterstone.

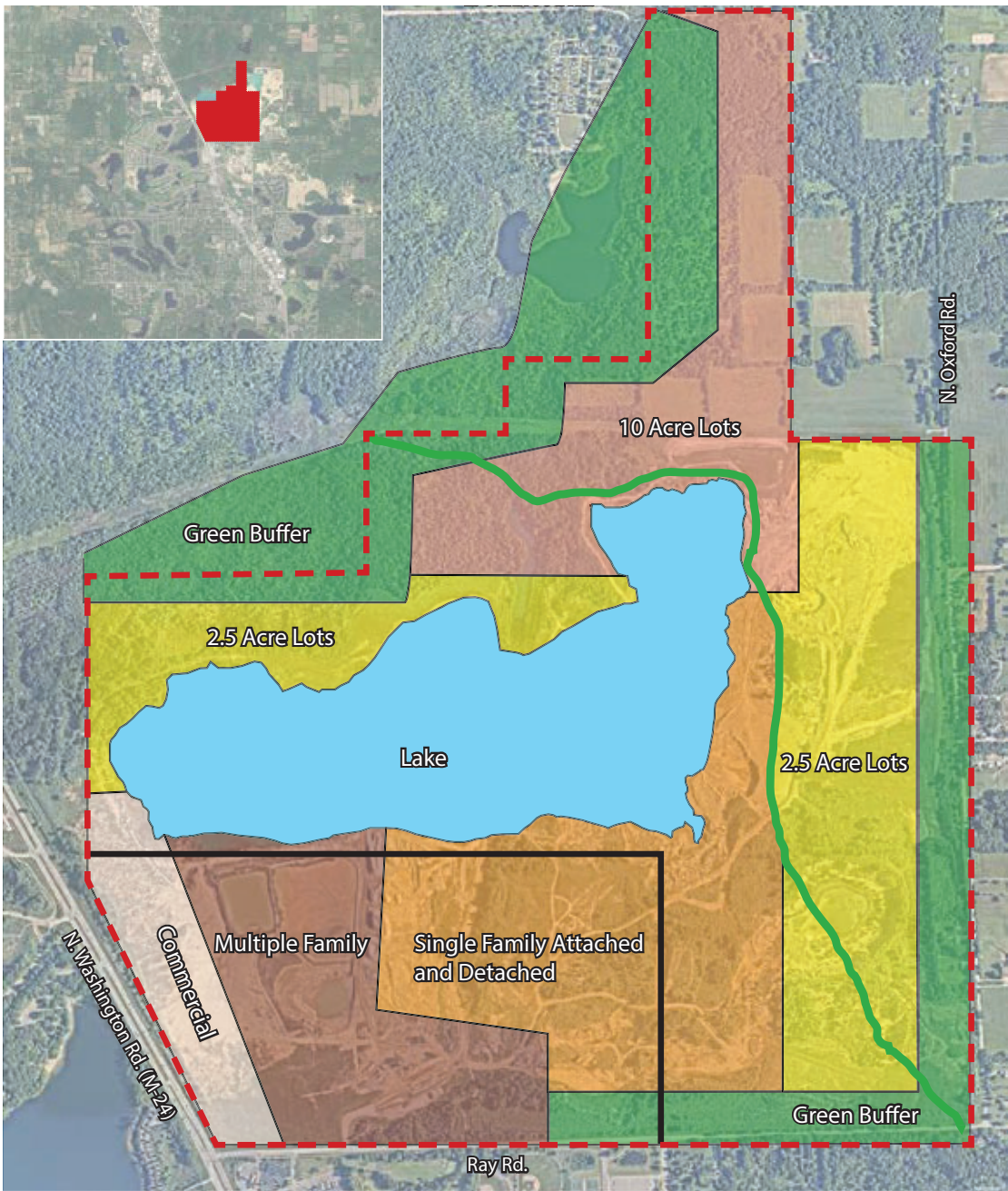
Character of North Oxford Road: The rural character of North Oxford Road should be maintained. Tree preservation, landscaping, vistas of open space, and a green buffer should be used.

Flint River Greenway: The Open Space and Greenway Plan identifies the Flint River Greenway as crossing this property. An approximate location is identified on the concept plan. The greenway should include a non-motorized pathway with connections possible to the Horseshoe Lake Game Area to the north and the Safety Path network to the south.

Green Buffer on the Northwest Border: Due to the potential natural areas on the northwest border with the Horseshoe Lake Game Area, natural features along this border should be preserved through a green buffer. That buffer should connect rivers, lakes, wetlands and woodlands on adjacent parcels and the Ray Road site.

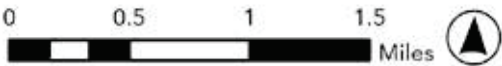


MAP 16:RAY ROAD CONCEPT PLAN



Maximum Number of Dwelling Units: 1,500 based on planned utilities

- Area Boundary
- Planned Greenway Connection
- Green Buffer
- Lakes
- Hunt County Estates (10 acre lots)
- Rural Residential (2.5 acre lots)
- Single Family Attached and Detac
- Multiple family
- Commercial/Service
- Road Connection between Dunla and North Oxford Road (Concept Location)





Seymour Lake/Granger Road Site

This concept plan shows the potential redevelopment of the Mickelson South extraction site. The following factors should be part of any redevelopment of this site:

Mixture of Residential Uses: The concept plan shows three types of residential uses: single family attached, single family attached and detached, and 2.5-acre home sites. The maximum number of dwelling units should not exceed 400 homes.

Road Paving: This site should not be developed until Dunlap Road is paved. Dunlap Road from Township Hall to M-24 is scheduled to be paved in 2027.

Utilities: The majority of the site is included in the current Township water and sewer district. In order to develop this site, sanitary sewer pipes and improvements to the Lakeview pump station would be required. This area has been allocated up to 600 REU's.

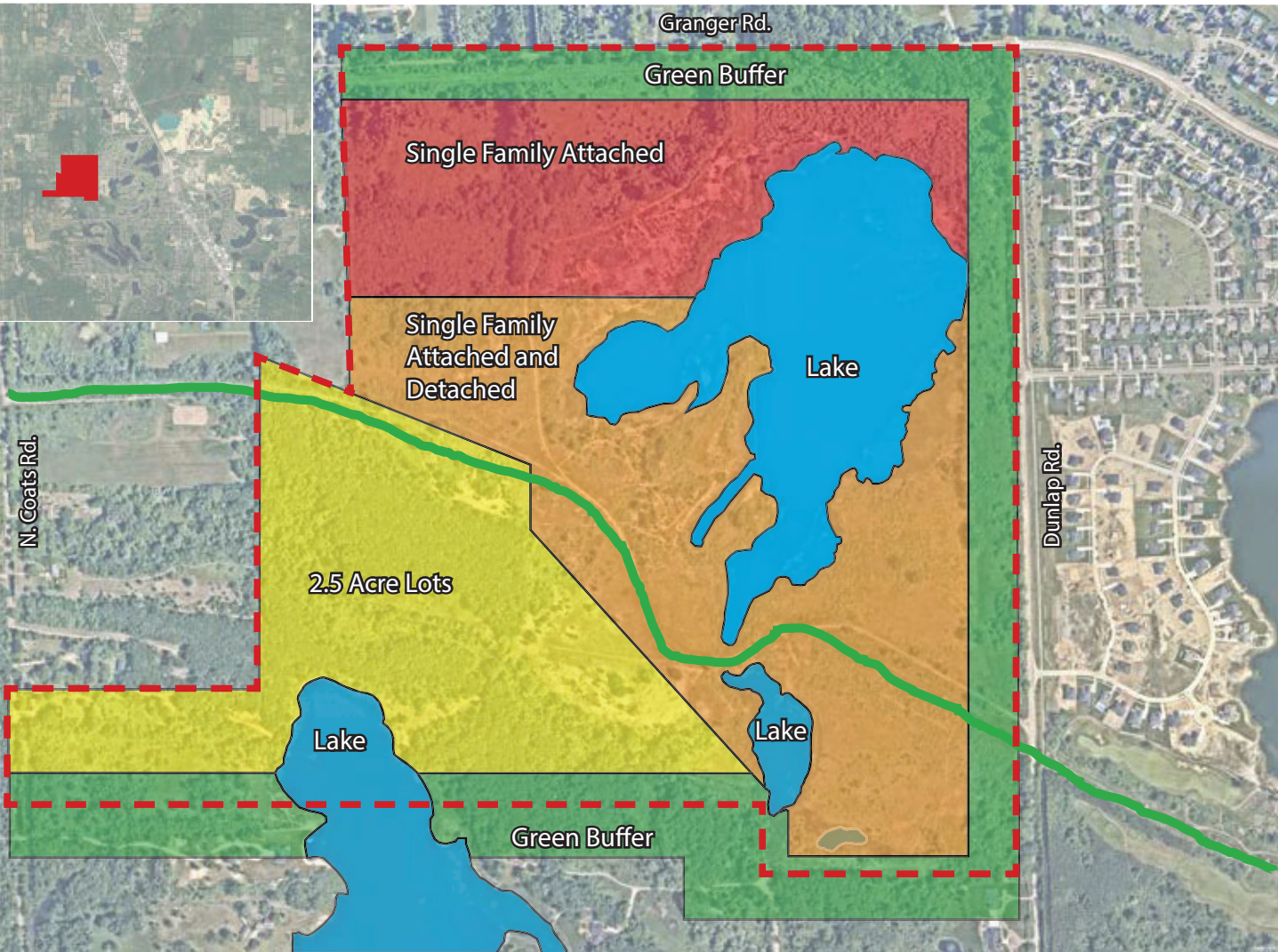
Character of Granger and Dunlap Roads: A green buffer should be included to maintain the rural character of Granger Road and preserve the vistas and green space along Dunlap Road. The existing trees and vegetation should be preserved to the maximum extent possible, augmented with additional trees and landscaping.

Ortonville-Oxford Connector: The DTE utility corridor planned to be the Ortonville-Oxford Connector bisects this site. An approximate location is identified on the concept plan. The greenway should include a pathway that connects to the planned Safety Path on Dunlap Road.

Green Buffer on the Southern Border: A string of MNFI potential natural areas is along the southern portion of the site. These natural areas should be preserved in a green buffer that connects to the streams, creeks, wetlands, and woodlands on adjacent properties.

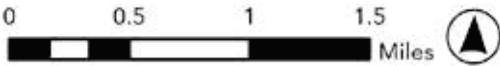


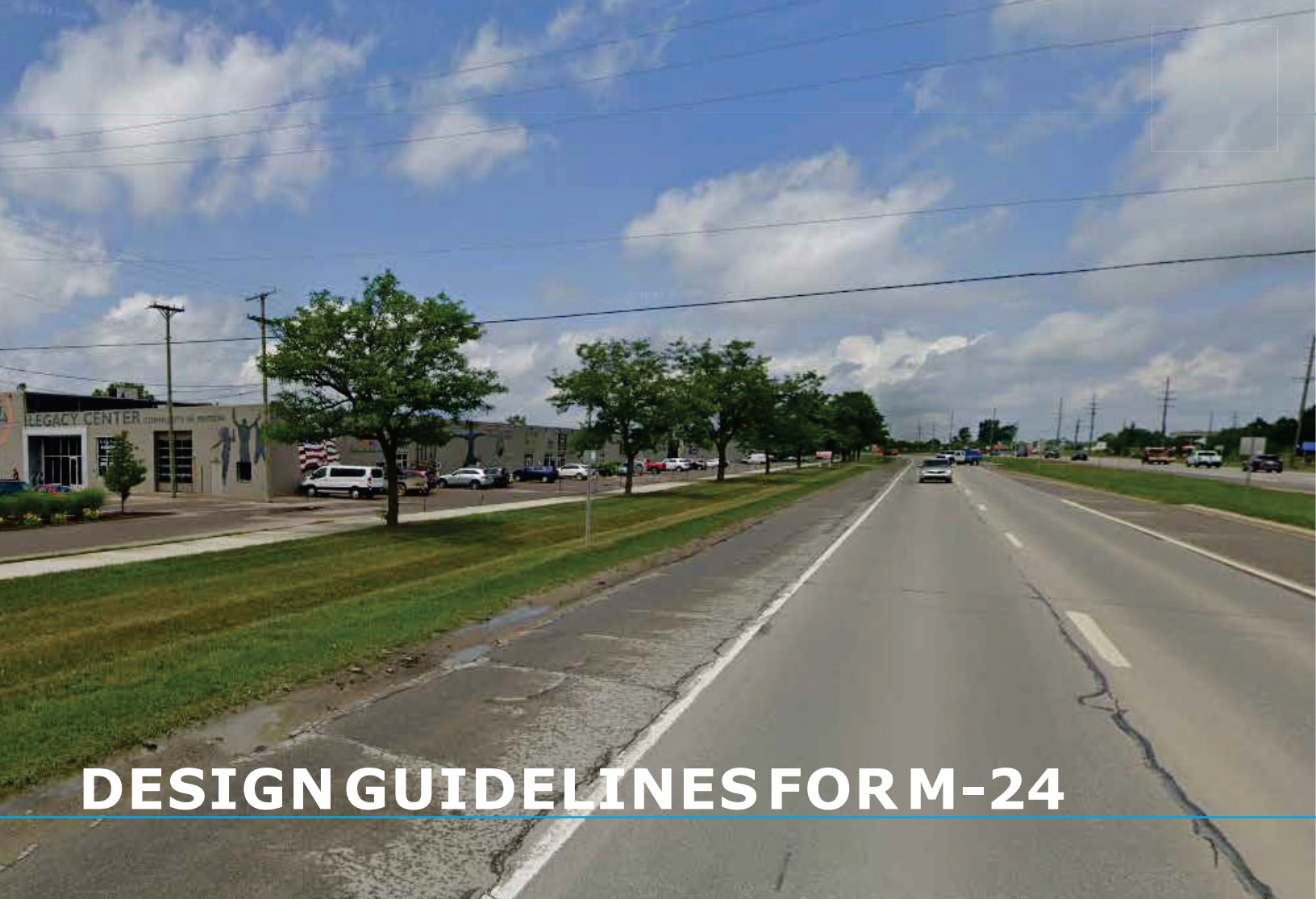
MAP 17: SEYMOUR LAKE/GRANGER ROAD CONCEPT PLAN



Maximum Number of Dwelling Units: 400 dwelling units based on allotted sewer capacity

- Area Boundary
- Planned Greenway Connection
- Green Buffer
- Lakes
- Single Family Attached Residential
- Single Family Attached and Detached
- Rural Residential Lots (2.5 acre lots)





DESIGN GUIDELINES FOR M-24

The Design Guidelines are intended to create an attractive environment for investment, encourage harmonious design amongst a mix of land uses, elevate the visual appeal of the area, address traffic congestion and alleviate pedestrian challenges along the M-24 corridor.

Developments along the M-24 corridor have the most potential to be dense with higher intensity and elevated visibility. The corridor has the most potential in Oxford Township to generate notable economic development, pedestrian activity, and a sense of place. With an annual average daily trips (AADT) ranging from 9,000 to 33,000 along the corridor, the guidelines provide an interactive and functional experience for travelers, while establishing an image for Oxford Township.

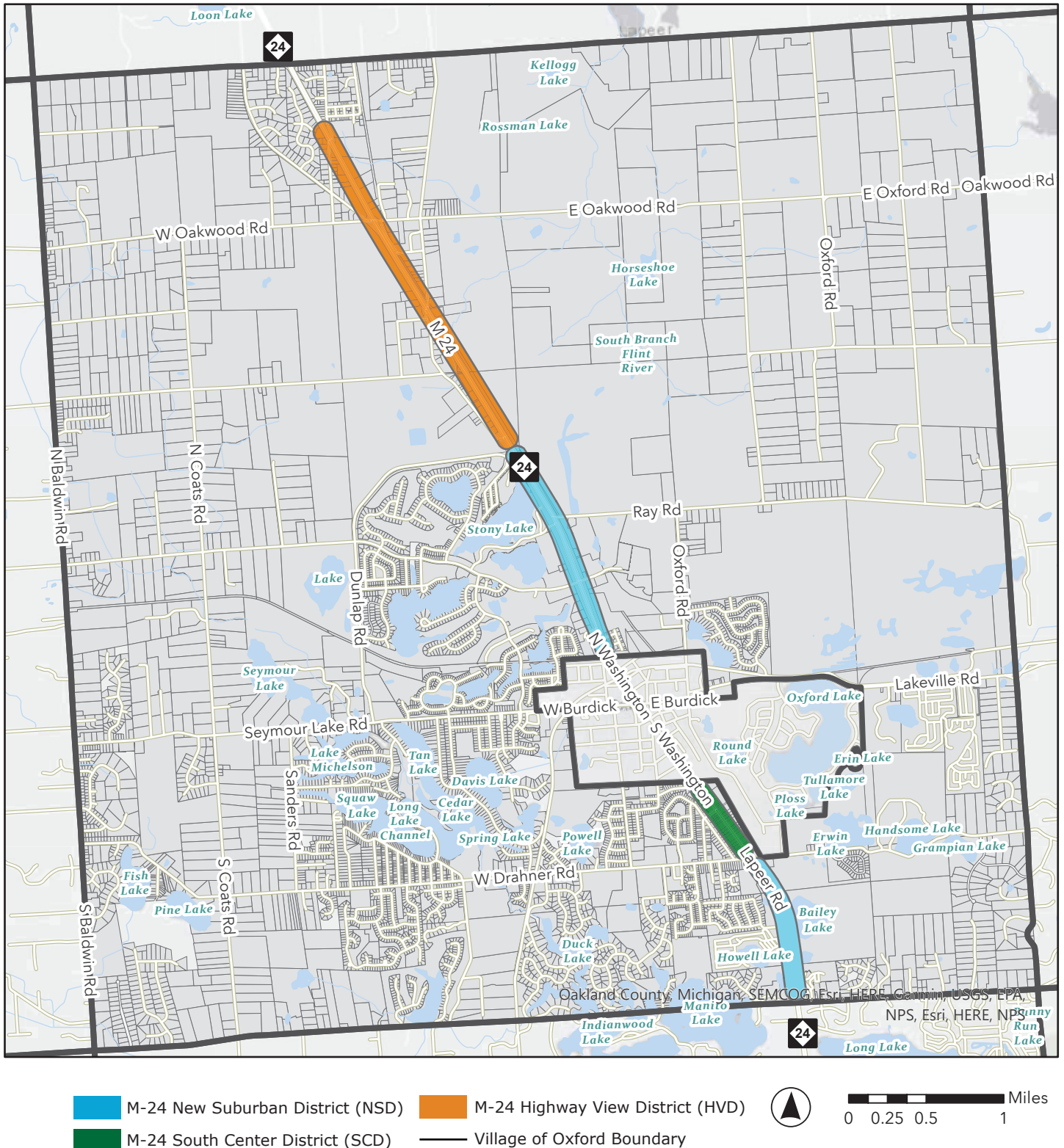
The following elements are incorporated into the design guidelines:

- Building orientation
- Flexible setbacks and parking
- Multi-modal and non-motorized access and amenities including crosswalks
- Low impact and sustainable utility infrastructure
- High-quality construction materials
- Sustainable landscaping and layout
- Public space
- Enhanced signage requirements using the most recent sign ordinance
- Utilization of service drives and other traffic mitigation methods

Three distinct districts along the M-24 with different design guidelines are presented on the following pages.



MAP 18: DISTRICT DESIGN GUIDELINES MAP



M-24 South Center District (SCD)/Drahner - Minnetonka Drive

Intent

The SCD serves as a gateway to the Township from the south. Given the unique layout of many commercial and retail lots along M-24, this area can be developed with mixed use and downtown style spaces. Consistent design principles with flexible lot configurations and amenities will complement the style of the Village while maintaining a distinct identity of the Township. The SCD should provide a lively and walkable corridor that seamlessly interacts with the established Village retail core.

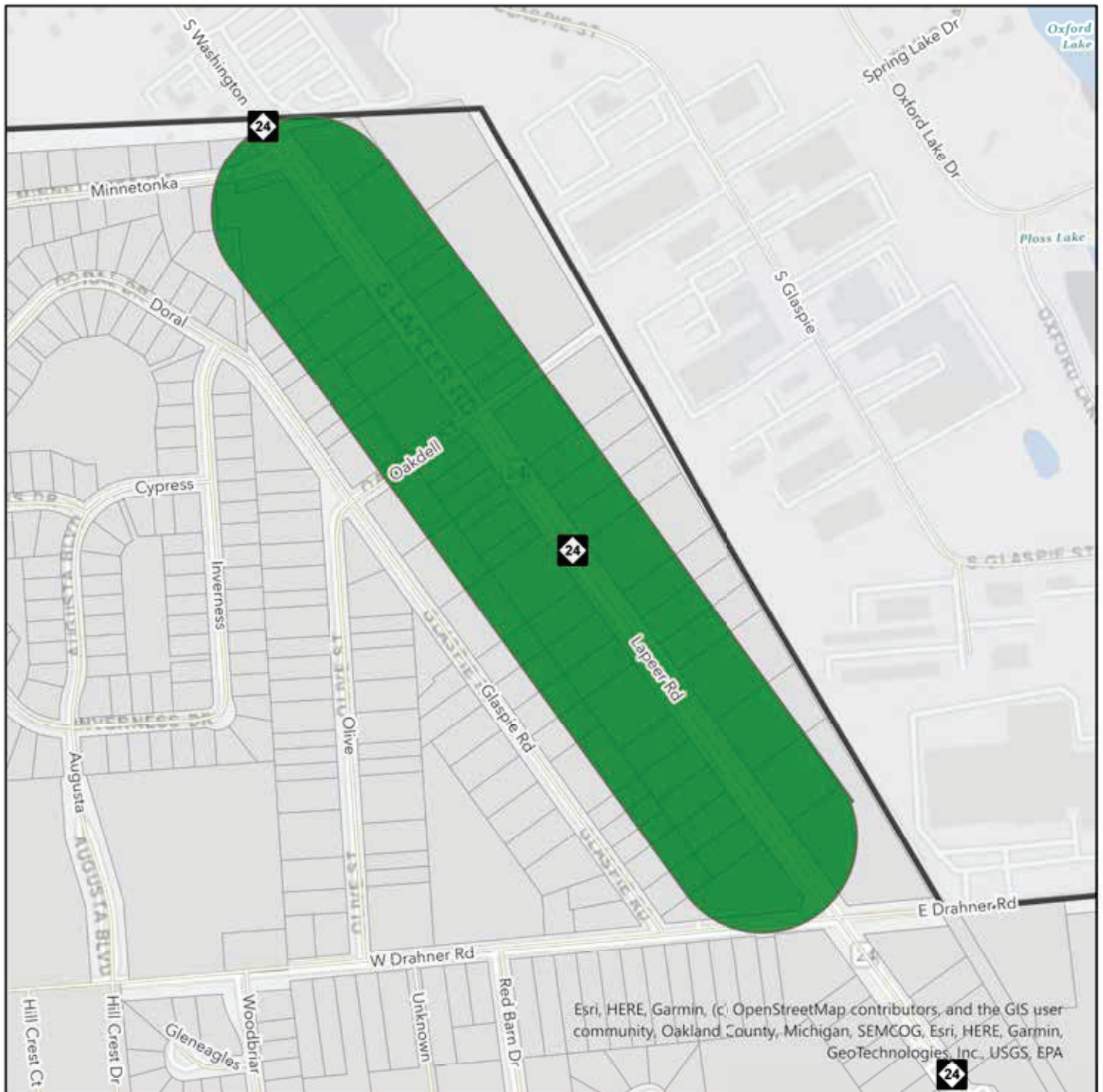
Design Objectives

- Establish a more defined streetscape, structure facades oriented to the street, and pedestrian/biking-oriented pathways.
- Incorporate public space and landscape features.
- Consider opportunities for pedestrian crossing and traffic calming methods.
- Allow for shared parking and/or flexible placement standards.
- Promote ground level commercial/retail with residential uses on upper floors.
- Use high-quality construction materials.





MAP 19: M-24 SOUTH CENTER DISTRICT



M-24 South Center District (SCD)

Village of Oxford Boundary

0 0.05 0.1 0.15 Miles



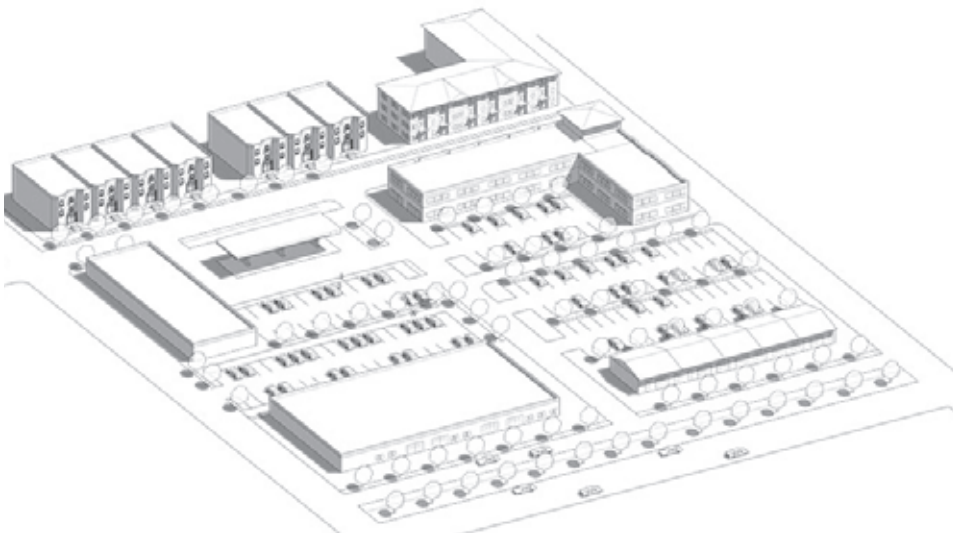
M-24 New Suburban District (NSD) / Indian Lake - Drahner & Village North – Dunlap

Intent

The NSD area is intended to enhance the traditional suburban retail and commercial lots with parking along the street and structures closer to rear lot lines. Priorities include ensuring quality building materials, flexible building orientation and landscaping as well as the creation of functional pedestrian/biking amenities both along the street right-of-ways and within developments. Given the adjacency to current and potential residential development, non-motorized connections to these residential areas is encouraged.

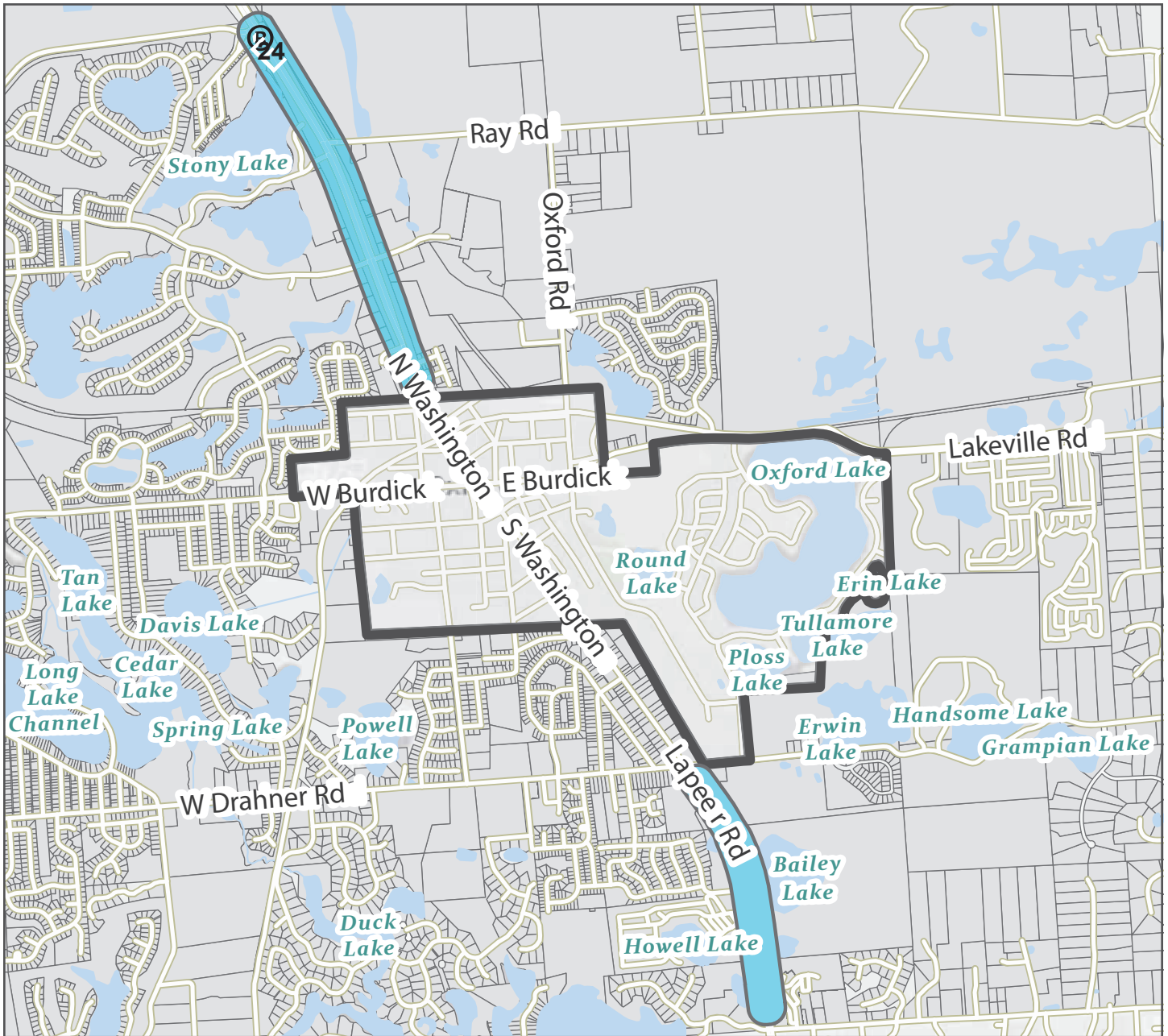
Design Objectives

- Develop commercial areas to complement new and existing residential.
- Establish multi-family and dense housing options in close proximity to new developments. Designs can be townhomes, attached residential, and rental housing that meets modern standards and economic needs for missing middle housing.
- Create pedestrian connectivity between uses.
- Be cognizant of proposed building heights as it relates to neighboring development viewsheds.
- Ensure quality streetscaping with desirable building materials and landscaping to provide pleasing viewsheds.
- Allow for flexible building and parking layouts.
- Increase landscape buffer requirements where developments abut residential uses.
- Incorporate the use of service drives and deceleration lanes.





MAP 20: M-24 NEW SUBURBAN DISTRICT



M-24 New Suburban District (NSD)

Village of Oxford Boundary



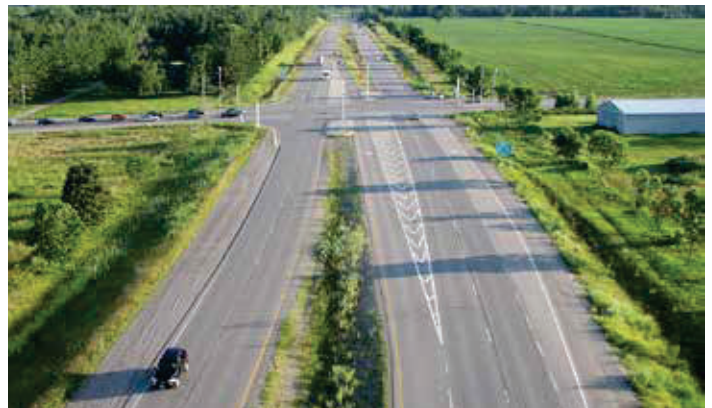
M-24 Highway View District (HVD) / Dunlap - Thomas

Intent

The HVD area is intended to guide the development and redevelopment of commercial and industrial lots with limited access to M-24. Standards include building materials and landscaping improvements as well as structure and parking orientation to provide for streetscaping that reduces parking lot view dominance.

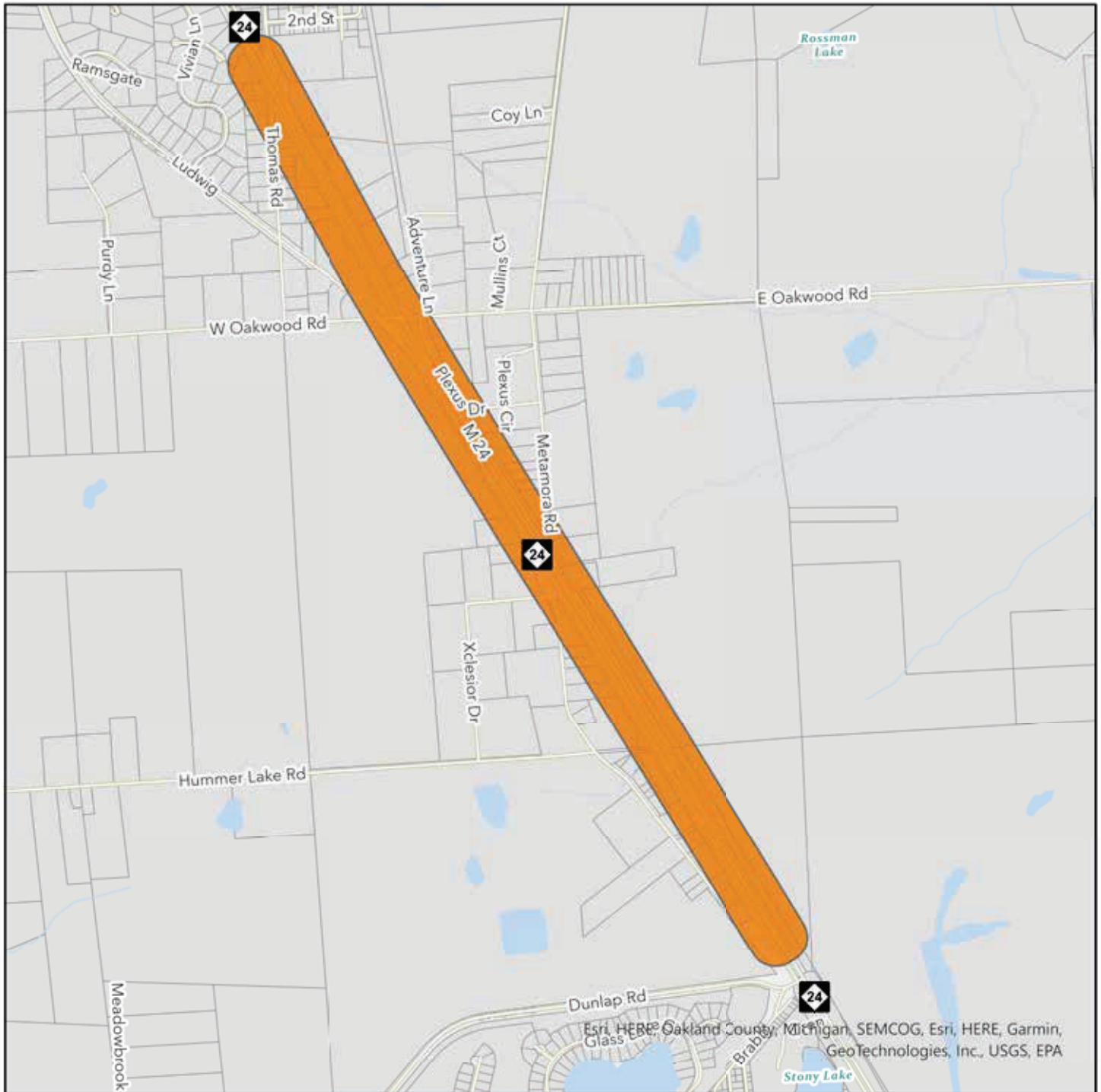
Design Objectives

- Develop and redevelop commercial and industrial areas to provide economic growth opportunities while improving the visual optics of the corridor.
- Work with the Road Commission of Oakland County (RCOC) and the Michigan Department of Transportation (MDOT) to ensure site design allows for limited access to M-24 to provide for safe transportation and maintained speed limits.
- Incorporate the use of service drives and deceleration lanes.
- Create pedestrian connectivity between uses.
- Establish multi-family and dense housing options in close proximity to new developments. Designs can be townhomes, attached residential, and rental housing that meets modern standards and economic needs for missing middle housing.
- Ensure quality streetscaping with desirable building materials and landscaping to provide pleasing viewsheds.
- Orient majority of parking to side or rear yards.
- Increase landscape buffer requirements where developments abut residential uses.





MAP 21: M-24 HIGHWAY VIEW DISTRICT



 M-24 Highway View District (HVD)

0 0.15 0.3 0.45
Miles





Implementation

The design guidelines above should be incorporated into the Township's Zoning Ordinance or adopted as a separate document. While these guidelines should be applied to their fullest extent as regulations, the Township should recognize that site constraints may limit the extent to which these elements can be incorporated into a development.

The Township should also consider the cost of construction when developing design guideline standards, and waivers. Standards that impose prescriptive specialty designs, materials, layout, etc., may increase the cost of construction to the point where development is not cost-effective. However, the ideal designs can be encouraged with guidelines and incentives.





ZONING AND IMPLEMENTATION PLAN

Implementation strategies outline how the Master Plan’s guidelines and recommendations will be effectively applied. The purpose of this chapter is to identify tools that the Township can use to implement or continue to employ the recommendations of the Master Plan.

Zoning Plan

Zoning is the development control most closely associated with planning. Zoning was originally established to separate incompatible land uses and maintain property values. Today, it serves additional purposes, including:

- Promote orderly growth in a manner consistent with land use policies and the Master Plan.
- Promote an attractive physical environment by allowing for variation in lot sizes, architectural features, and appropriate land uses.
- Accommodate special, complex, or unique uses through mechanisms such as planned unit developments, special land use permits, or overlay districts.
- Guide development to prevent future conflicting land uses or establish appropriate buffers where necessary (i.e., heavy industrial uses next to residential areas).
- Preserve and protect open space and significant natural features in accordance with the Master Plan via Zoning Ordinance standards.
- Implement design guidelines in certain areas of the community.
- Use zoning incentives or bonuses to encourage developers to incorporate sustainable design principles, natural feature preservation or other community benefits into their projects.
- Implement zoning overlays or special districts to address the Township’s specific needs outlined in the Master Plan such as environmental preservation and traffic management.

The Master Plan and the Future Land Use Map are the major long-range planning policy of the Township. The Zoning Ordinance and Zoning Map should implement the Master Plan’s vision.



Land Use and Zoning Correlation

The Zoning Plan describes the relationship between the future land use categories and Future Land Use Map contained within this Master Plan and the zoning districts contained within the adopted Zoning Ordinance. Not to be confused with the Zoning Ordinance, the Zoning Plan provides recommendations for linking the Township's Zoning Ordinance, Zoning Map, and land development ordinances with the future land use vision.

The Michigan Planning Enabling Act (P.A. 33 of 2008) requires Zoning Plans to be included within the Master Plan. The table on the following page provides a comparison between the future land use designations identified within this Master Plan and the associated zoning districts contained within the existing Township Zoning Ordinance.

Innovative zoning techniques that can be incorporated into the Zoning Ordinance are discussed below as well as specific zoning adjustments that can be made to further align the Zoning Ordinance with the Master Plan.

Zoning Plan

Future Land Use Category	Associated Zoning District
Public Recreation/Conservation	R, Recreation
Private Recreation/Conservation	R, Recreation
Equine Country Agricultural (20 acres)	AG, Agricultural (20 acres)
Hunt Country Estates (10 acres)	SF-3, Suburban Farms (10 acres)
Acreage Estates (5 acres)	SF-2, Suburban Farms (5 acres)
Rural Residential (2.5 acres)	SF-1, Suburban Farms (2.5 acres)
Sub-Rural Residential (1 acre)	R-3, Single-Family (1 acre)
Suburban Residential (25,000 sq. ft.)	R-2, Single-Family (25,000 sq. ft.)
Village Residential (9,000 to 12,000 sq. ft.)	R-1, Single-Family (12,000 sq. ft.)
N/A	R-1A, Single-Family (6,000 sq. ft.)
Multiple-Family Residential	RM, Multiple-Family
Manufactured Housing Community	MHC, Manufactured Housing Community
Contemporary Mixed-Use	C-1 Local Commercial
Suburban Commercial	C-2, General Commercial
Office/Service	O, Office
Public/Institutional	Public/Quasi-Public
Light Industrial / Research and Development (LIRD)	I-1, Light Industrial
Midwest Industrial and Warehousing (MIW)	I-2, General Industrial

ZONING AND IMPLEMENTATION PLAN



Future Land Use and Vacant Land

The table below documents the percentage of vacant land from the Existing Land Use inventory in 2022 in each of the Future Land Use categories. The Township

should update this table on a regular basis, at least with each five year update, to track changes in land use towards achieving the Township's goals.

Future Land Use and Vacant Land Comparison

Future Land Use Category	Total Acres	% Vacant of FLU Classification
Acreage Estates	5667.37	22%
Contemporary Mixed-Use	278.78	20%
Equine Country Agriculture	1669.87	28%
Hunt County Estates	3706.26	22%
Light Industrial/Research and Development	1022.39	42%
Manufactured Housing Community	248.87	11%
Midwest Industrial and Warehousing	99.29	29%
Multi-Family Residential	293.19	27%
Office/Service	44.30	32%
Private Recreation/Conservation	889.77	32%
Public Recreation/Conservation	1075.79	54%
Public/Institutional	507.00	23%
Rural Residential	2983.67	36%
Suburban Commercial	174.17	46%
Sub-Rural Residential	3454.27	32%
Suburban Residential	729.14	29%
Village Residential	2000.28	22%
Total	24844.41	28%



Zoning Techniques

The Township Zoning Ordinance should be reviewed to ensure that it is consistent with the vision, goals, and objectives of the Master Plan. Additional innovative zoning techniques or ordinances such as overlay zoning may be implemented to meet the goals of the Master Plan. The Planning Commission should annually evaluate whether zoning ordinance updates are needed for the following zoning techniques with the assistance of the Ordinance Review Committee, a subcommittee of the Planning Commission. This evaluation should include input from the Township Board and Planning Commission.

Renewable Energy Developments

With more government and public utility emphasis on the creation of renewable energy generation, municipalities are evaluating the role their communities will play in this evolving sector. Wind, solar and battery storage are the predominant forms of renewable energy provision. In order to achieve the capacities of traditional coal and natural gas facilities, these developments require hundreds of acres to produce similar electrical outputs. The Township has recently crafted and passed a zoning ordinance amendment to reasonably accommodate these systems while ensuring a level of harmony with neighboring uses. However, state law and corresponding case law surrounding renewable energy development are expected to evolve over the next five years. The Township should monitor changes and update zoning language appropriately.

Woodland and Natural Preservation

A common theme throughout the vision, goals and objectives is the preservation of the Township's natural landscape. In order to accommodate growth as well as ensure the protection of the natural environment, the Planning Commission and Township Board should consider the creation of a Woodland and Natural Area Preservation requirement and/or incentives for new or redeveloping sites to preserve natural features. This can be in the form of requiring a percentage of area be left undisturbed for each development as well as the dedication of open space. Incentives can include reducing the required amount of new landscaping based on the natural areas to be retained within the development.

Overlay Zoning

Overlay zones are special districts which supplement, but do not replace, the underlying zoning districts and regulations. Overlay zoning may be used to address special conditions and features, such as historic areas, wetlands, and other environmentally sensitive areas, or can encourage specific or flexible types of development, such as form-based or mixed-use, without disrupting the underlying zoning. Overlay zones may also be utilized to implement building design, street-scaping requirements and additional uses for a certain area of the community. This zoning technique is useful when an area with unique opportunities or constraints spans across several different zoning designations.

Essential elements of overlay zones for natural resource protection include:

- Protection of vegetation and trees
- Setbacks from sensitive areas such as wetlands and streams; percentage requirements for open space preservation
- Avoidance of critical habitats.

Density Transfer

A density transfer allows proposed development density to move from one part of a site to another part that is more suitable for development. The process typically results in a portion of the site remaining undeveloped and the developed portion having a higher net density, although the overall gross density of the site will not be increased. Density transfers may be used to preserve natural features such as wetlands, woodlands, open space, or stream corridors, while permitting a reasonable use of the remainder of the property. This method is applicable to larger parcels and should only be used in conjunction with larger planned developments, such as PUDs.

Density transfers should meet the following standards:

- All lands involved in the transfer should be located within the same municipality and the owner should have fee simple title to the lands.
- All lands involved should be contiguous.



- The total number of dwelling units permitted by the underlying zoning district should not be exceeded.
- The undeveloped portion of the site should be preserved in perpetuity via deed restrictions.
- The transfer should be made as part of a single PUD or a similar large-scale development.
- The land that receives the transfer of density should, with the additional dwelling units, be compatible with adjacent existing and planned uses.
- Single-Family Attached Residential (Medium-Density) - Maximum five (5) dwelling units per gross acre.
- Multiple-Family Residential (High-Density) - Maximum ten (10) dwelling units per gross acre.

The adopted Zoning Ordinance only contains one multiple-family district (RM) which permits up to 10 dwelling units per acre. The Township should explore splitting the existing RM zoning district into two districts to account for the various multiple-family densities depicted on the Future Land Use Map.

Conditional Rezoning

Conditional rezoning is a technique, permitted by the Michigan Zoning Enabling Act (MZEA), which allows an applicant to voluntarily attach conditions to a rezoning request to further restrict the use of the property. For example, an applicant may wish to submit a rezoning request to an intense industrial category, with an added voluntary condition that the property will not be used for outdoor storage. Such conditions may be narrower than what is permissible under the Zoning Ordinance. However, the technique cannot be used to loosen the regulations of the underlying zoning district. In order to protect the community from the other uses that could be permitted by the more intense category, the applicant can voluntarily propose conditions that would prohibit the use of the property to more intense uses.

Zoning Adjustments

The following zoning adjustments should be considered to further align the Master Plan and Zoning Ordinance. The Ordinance Review Committee and Planning Commission should take the lead in the implementation of the zoning adjustments listed within this section, with assistance from the Township's planning consultant. The Township Board will need to be involved from a budgeting standpoint and as the final approving body.

Create Two Multiple-Family Zoning Districts

The Land Use Plan identifies two tiers for multiple-family density:

Create a Contemporary Mixed-Use District

Per the Future Land Use Map and design guidelines, the Township should explore the creation of a new mixed-use residential, commercial, and office zoning district, or overlay district, on Lapeer Road adjacent to the Village of Oxford. The new district should permit a variety of complementary uses and permit horizontal and vertical mixing of uses. The district should incorporate "form-based" elements that focuses on the form of the building and its relationship to the public realm by regulating building heights, setbacks, massing, and design elements on the front facade. The district could also establish design standards, encourage side/rear-yard parking, promote pedestrian connectivity and pedestrian amenities, and allow for flexible setbacks smaller and/or oddly-shaped lots.

Reduce Industrial District Setbacks

The lots currently zoned for light and heavy industrial use in the Township are small by market standards. The small size limits modern industrial developments or expansions. By carefully adjusting setback requirements while ensuring compatibility with neighboring uses, the Township can support industrial growth while reducing the need for variances or waivers.

Other Development Ordinances

The Township has a number of other Ordinances outside of the Zoning Ordinance that relate to and regulate development within the community. Several new ordinances, outside of the zoning ordinance, may also be considered to implement this Master Plan. Coordination with the Township Board will be required for modifications to general ordinances.



Create a Woodlands and Tree Protection Ordinance

Separate from requirements outlined in the Zoning Ordinance, the Township should explore a woodland/tree protection general ordinance. This ordinance would apply to all properties throughout the Township and ensure that all sites from single family homes to large scale commercial/industrial developments preserve their natural landscapes to a reasonable extent.

Link the Urban Service Area to Water and Sewer District Expansion Policy

The Township has a water and sewer district, that closely follows the urban service areas in the Master Plan. Property owners can apply to be added to the water and sewer district which is reviewed by the Township Water/Sewer Committee for a recommendation to the Township Board. The Board then either approves or denies the petition. The Township should consider adding the Master Plan, specifically the urban service areas, to the documents examined in making these decisions.

Economic Development

The Township should use the following strategies to achieve long-term economic growth within the Township:

Economic Diversification: The Township should look to attract companies from broad economic sectors to balance swings in the market. The Township should renew its membership with Automation Alley and maintain a close alliance with Oakland County Planning and Economic Development Services.

Tax-Base Development: Private sector investment increases the public sector's ability to provide necessary public services that benefit the community, and thus offer a higher quality of life. With the majority of the community's tax base generated by single-family residential, diversification of uses including multi-family, industrial, and commercial and the amount of land dedicated to those uses should be considered to promote a robust tax-base.

Supporting Existing Businesses: Economic development can provide the means of expanding an existing business while working with local entrepreneurs to produce the goods and services presently only available outside of the community.

Positive Marketing: The Township should continue to promote the community via press releases, newsletters, web pages, social media, and engaging professionals.

Streamlined Zoning Procedures: The Township should ensure that zoning forms and procedures are simple to understand and contain all necessary information. Improved zoning forms can lead to more expedient development process and decrease potential cost to developers.

Corridor Improvement Authority: The Corridor Improvement Authority (CIA), Public Act 57 of 2018, is designed to assist communities with funding improvements for commercial corridors that lack a traditional downtown. CIA's can be created through the process of appointing a board of directors, creating a development plan and outline the process for utilizing tax increment financing (TIF). M-24 is a prime candidate for this type of economic development mechanism.

Capital Improvement Program

Capital Improvement Programs (CIPs) consider the funding and timing of all Township-related capital needs, including utilities, parks, facility improvements (such as the Township Hall or fire stations), etc. CIPs typically include a listing of proposed public facility and infrastructure improvements over the next five to ten years, a description of each project, its location and cost, as well as the means of financing and timing. The Capital Improvement Program is part of the Township's annual budgeting process. A three-member CIP team consisting of the Supervisor and two members of the Township Board appointed by the Supervisor reviews projects and assigns priorities each budget year. Since, infrastructure and service improvements influence development demand, the CIP process should consider the Master Plan as it relates to future land uses, economic development initiatives and community goals and objectives. Conversely, during Master Plan updates, current CIP initiatives should be referenced when considering the topics the Master Plan will need to address over the next five to ten years.

Local Funding

A number of tools and programs are available to help implement Township improvement projects. At the local level, funding can be raised through the following methods:

General Fund: The Township Board may make an appropriation from the general fund to finance certain improvements. However, this method may need to be supplemented by other funding tools, as general funds are usually needed to finance essential services.

Revenue Bonds: Revenue bonds are paid off through revenues generated by a project. For example, many municipal water systems are financed through revenue bonds with user charges paying off the bond. Revenue bonds are not necessarily backed by the full faith and credit of the Township, do not require voter approval, and are usually sold at higher interest rates than general obligation bonds.

Special Millage: The Township Board may ask for voter approval to earmark increased millage for a specific improvement project.

Special Assessment: Projects that benefit only a segment of the community may be financed through special assessments to the benefiting property owners.

Grants

When appropriate, Oxford Township may pursue grants to implement the goals, objectives, or strategies in the Township's Master Plan. Grants could include County, State and Federal grants as well as private foundations.





Implementation Matrix

The following matrix is organized by goals and objectives and list strategies to implement the vision of the Master Plan. This matrix should be consulted annually for the Planning Commission's work plan, the budget for the planning zoning line items for the Building Department, and the work of the Ordinance Review Committee and other committees.

STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
COMMUNITY CHARACTER	
<i>Objective #1: Preserve and promote the scenic rural character of the Township.</i>	
Update landscaping standards to incorporate natural elements in the residential zoning districts.	Medium
Review and update required information for existing physical conditions and resources for all development applications, including trees, existing buildings, topography, and other physical elements.	Medium
Preserve existing tree rows and woodlands wherever possible, possibly through an amendment to the Zoning Ordinance, including tree protection and replacement standards.	High
<i>Objective #2: Preserve and promote the downtown village character in areas adjacent to the Village of Oxford.</i>	
Maintain a close working relationship with the Village of Oxford to ensure consistency of new development.	Medium
Amend zoning to require the improvement of roadways within a half mile of the Village border with enhanced landscaping, way-finding signage, bicycle accommodations, and other amenities that promote pedestrian activity.	Medium
Utilize design guidelines to inform standards for lots along South Lapeer Road.	Medium

ZONING AND IMPLEMENTATION PLAN



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
<i>Objective #3: Capitalize on the opportunity offered by the reclamation of extractive sites to create residential communities with lakes and open space, consistent with the character of development in the Oxford area.</i>	
Require reclamation of extractive sites in a manner that enhances property values and ensures appropriate re-use and densities.	High
<i>Objective #4: Consider whether the M-24 corridor has the capacity to accommodate high intensity uses while maintaining an attractive appearance that reflects the village, suburban, and rural character found throughout the Township.</i>	
Develop landscaping and streetscaping standards to be applied throughout the M-24 corridor, and ensure consistency with MDOT standards.	Medium
Implement design guidelines to require more compact forms of commercial development near the Village boarder while allowing for limited access, large scale commercial, industrial and retail north along North Lapeer Road.	Low
<i>Objective #5: Use current zoning standards and future land uses to ensure adjacent land uses are compatible and that transitional zoning is used between potentially conflicting uses.</i>	
Require dense screening and buffering of commercial and industrial land uses adjacent to residential areas. Consider buffers between multifamily residential and single family residential uses.	High
Gradually replace or relocate incompatible land uses from sensitive areas (neighborhoods, village downtown, schools, etc.).	Medium
Explore additional measures to reduce visual and sound impacts when industrial uses and industrial zoning abut residential land uses/zoning.	High
<i>Objective #6: Manage the extension of public sewer or water services within the limits of the water/sewer master plan and urban service boundaries.</i>	
Limit expansions of public sewer or water on a petition by petition basis. Considerations should be made for the type of developments the Township will consider for connection.	High

ZONING AND IMPLEMENTATION PLAN



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
<i>Objective #7: Minimize traffic impacts to protect community character by using opportunities to improve the road system within the Township. This is meant to alleviate traffic problems and mitigate traffic impacts of new development.</i>	
Update zoning to increase weight of traffic impacts for new development and level of service for intersections.	High
Update zoning to require residential PUD's to access paved roads.	High
RESIDENTIAL LAND USE	
<i>Objective #1: Allow for a range of housing with a variety of medium to low densities utilizing spacious lots as well as dwelling sizes, types and styles while remaining consistent with the community character, and taking into consideration the availability of public utilities, natural features, and the natural capacity of the land.</i>	
Update zoning and environmental regulations to avoid higher residential densities in environmentally-sensitive areas of the Township.	High
Explore the creation of a mixed residential/commercial district in areas adjacent to the Village of Oxford to encourage infill development in a traditional village neighborhood pattern.	Low
Explore the creation of two multi-family zoning districts with varying densities.	Medium
Explore allowing a variety of senior housing opportunities, ranging from independent, reduced-maintenance living to assisted living facilities to ensure that residents can continue to age in place within the Township.	Medium
<i>Objective #2: The design and character of future residential land uses should promote rural, open/green space and natural landscapes traditionally found in the Oxford area.</i>	
Preserve open space, woodlands, wildlife corridors, and agricultural features in new residential developments.	High
Employ innovative design techniques (such as clustering and traditional neighborhood design) in new residential developments to preserve open space and natural areas.	High



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
COMMERCIAL LAND USE	
<i>Objective #1: Commercial land uses in the Township should be compatible with the design intent and standards of each future land use category.</i>	
Update design standards and permitted uses to assure that commercial development along the M-24 corridor is compatible with the south and north corridors of M-24.	Low
<i>Objective #2: Commercial, retail, and office uses should be located primarily along M-24 however, limited retail and service operations serving neighborhood areas should be considered along other major thoroughfares.</i>	
Consolidate commercial land uses into clustered nodes along the M-24 corridor and within large-scale developments instead of allowing continuous strip development.	Low
Explore the development of a mixed-use district on North Lapeer Road with a flexible list of uses, design-oriented standards and performance standards.	Low
Update zoning to require physical and visual separation between commercial/office development and residential areas.	High
Update zoning and safety path ordinances to require pedestrian connections between properties.	Medium
<i>Objective #3: Promote well-planned and well-designed commercial development utilizing design guidelines that integrate with neighboring existing and planned land uses.</i>	
Explore the development of a mixed-use residential, commercial, and office district near the periphery of the village of Oxford to encourage infill development in a traditional neighborhood pattern.	Low
Consider adopting architectural and building material standards in new commercial, retail and industrial developments.	Medium
Explore requiring sidewalks, landscaping, bicycle accommodations, and other amenities promoting pedestrian activity in commercial areas adjacent to commercial uses in the Village of Oxford.	Low



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
<i>Objective #4: Require street design that creates safe and welcoming public spaces for pedestrians and non-motorized transportation.</i>	
Update zoning to allow for street-oriented buildings with parking lots located in rear or side of retail and business centers.	Medium
Provide pedestrian-scaled lighting.	Low
Update architectural standards to require abundant windows, a variety of building materials and colors, and projections/recesses along building facades facing the street.	Medium
<i>Objective #5: Encourage the use of green building design, energy-efficient buildings, and sustainable developments.</i>	
Consider providing incentives to projects that utilize energy-efficient design or sustainable practices.	Low
Promote the use of green building technologies and solar energy and encourage building renovations and new building projects to achieve green building certification, such as LEED. Incentives such as reduced parking requirements, building height waivers, and increased lot coverage could be offered for compliant developments.	Low
INDUSTRIAL LAND USE	
<i>Objective #1: Industrial land uses in the Township should be located or relocated to minimize conflicts between incompatible land uses.</i>	
Explore the development of a commercial/industrial district on North Lapeer Road with a flexible list of uses, design-oriented standards and performance standards.	Low
<i>Objective #2: Industrial sites and buildings in the Township should be constructed of quality materials and oriented in a fashion to provide visually pleasing viewsheds from major thoroughfares.</i>	
Explore incentivizing the use of high-quality design and materials in the development of new industrial land uses.	Medium



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
Require landscaping, to buffer industrial uses from the roadway and other land uses.	High
<i>Objective #3: The scale and placement of new and proposed industrial development should be determined by traffic and utility infrastructure within the Township.</i>	
Update zoning to increase weight of traffic impacts for new development and level of service for intersections.	High
MIXED LAND USE	
<i>Objective #1: Consider the development of mixed-use retail, light-industrial and dense residential projects along M-24 in areas planned for mixed use.</i>	
Develop a flexible list of compatible permitted land uses, including industrial, commercial, and office uses.	Low
Establish design standards that improve the visual quality of development and create unified, attractive mixed-use areas.	Low
Promote the use of green building technologies and solar energy and encourage building renovations and new building projects to achieve green building certification, such as LEED.	Low
<i>Objective #2: Utilizing design guidelines, allow for the development of a mixed-use dense residential, commercial, and retail district at the periphery of the Village of Oxford to complement downtown Oxford commercial uses, add new neighborhood commercial, and serve as a transitional use to nearby single-family residential and commercial areas.</i>	
Develop a flexible list of compatible permitted land uses, including residential, neighborhood commercial, and office.	Low
Permit horizontal and vertical mixtures of uses, including commercial/office on the first floor and residential uses above.	Low
Establish design standards that improve the visual quality of development and ensure appropriate visual transitions between commercial and lower-density residential areas.	Low

ZONING AND IMPLEMENTATION PLAN



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
NATURAL RESOURCES AND ENVIRONMENT	
<i>Objective #1: Protect Oxford's natural resources by limiting development in regions of the township with no utility or transportation infrastructure, for ecological and preservation purposes as well as public enjoyment; and adopting open space preservation techniques.</i>	
Strengthen cluster development regulations and consider strategic urban service boundary policies relating to the expansion of utilities.	High
Continue to enforce natural feature buffers required by the Zoning Ordinance.	High
<i>Objective #2: Prioritize preservation of existing wetlands, trees, woodlands, and open space in land use decisions, such as rezonings, special land uses, and planned unit developments.</i>	
Consider tree protection and replacement standards to the Zoning Ordinance.	High
Encourage selective grading of development sites to minimize soil erosion and sedimentation, as opposed to mass grading.	High
<i>Objective #3: Prevent and clean up pollution throughout the Township and protect residents from exposure to hazardous material.</i>	
Obtain air quality improvements through restrictions on residential burning and regulations governing commercial/industrial emissions.	Low
Protect surface waters through restrictions on septic location, stormwater management design, and educating residents on lawn chemical effects on lakes and streams.	Low
Educate the public on the impact of lawn chemicals on the Township's water resources.	Medium
Regulate potentially hazardous land uses to prevent adverse impacts to neighboring properties.	High



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
Coordinate with State and Federal authorities to achieve acceptable levels of environmental clean-up on polluted property to prevent the spread of contamination; ensure that Township regulations are consistent with state and federal statutes and guidelines.	Medium
<i>Objective #4: Research methods and funding to preserve natural areas as well as increase the public's accessibility to those areas via trails, scenic observation points and integrated park infrastructure.</i>	
Research available funding sources and apply for federal, state and local grants for the acquisition of property or conservation easements in the Township's prime natural areas.	Medium
Consider safety path and other transit mode access when prioritizing conservation areas.	Medium
Develop relationships with local and regional land conservancies for assistance in land acquisition efforts.	Medium
OPEN SPACE AND GREENWAYS	
<i>Objective #1: Preserve valuable, contiguous open space within residential developments.</i>	
Review planned unit development (PUD) provisions in the Zoning Ordinance to ensure clear means of preserving open space, including the preservation of non-contiguous open space provided for under P.A. 228 of 2003.	High
Preserve existing woodlands in residential developments, especially in the northwest and northeast quadrants of the Township.	High
Preserve those areas identified as "potential conservation/natural areas" by Oakland County Planning.	Medium
Revise standards for future residential developments to be consistent with the Township's Open Space and Greenways Plan and the Parks and Recreation Master Plan.	Medium



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
<i>Objective #2: Protect valuable natural areas and wildlife habitat, as well as connections between such areas, throughout the Township.</i>	
Research available funding sources and apply for federal, state and local grants for the acquisition of property or conservation easements in the Township's prime natural areas.	Medium
Develop relationships with local and regional land conservancies for assistance in land acquisition efforts.	Medium
Educate local landowners on the importance of land preservation.	Low
Explore Township purchase of property or conservation easements for preservation and parks.	Low
Promote and accommodate the use of native landscaping.	Medium
Protect existing tree rows and other corridors through new residential developments for natural preservation.	High
Protect natural buffers along aquatic corridors to promote healthy lakes and streams.	High
<i>Objective #3: Establish community-wide and regional greenway connections that link important natural areas, parks, institutional facilities, residential areas, and neighboring communities where feasible.</i>	
Research available funding sources and apply for federal, state and local grants for the development of important regional connections.	Medium
Coordinate with private landowners, land conservancies, developers, recreation and environmental groups, and other public agencies in the development of regional greenway connections.	Medium
TRANSPORTATION - GOAL #1	
<i>Objective #1: Maintain and/or improve the Township's road network to provide adequate safety, capacity and efficiency wherever necessary, in a manner that is consistent with the character of the area. While the Township does not have authority to improve the roads, they should work with RCOC to make the transportation system more efficient.</i>	



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
Coordinate changes in land use with the necessary road improvements identified in this Master Plan.	High
Coordinate with the Road Commission for Oakland County (RCOC) and Michigan Department of Transportation (MDOT) to ensure that road improvements and maintenance enhance the efficiency and safety of transportation routes in the Township.	High
Maintain gravel roads ensure safety and preserve community character.	Medium
Explore educational opportunities relating to new transportation technologies such as autonomous and connected vehicles, and the potential impacts that these technologies could have on transportation networks and land use patterns.	Low
<i>Objective #2: Promote orderly, efficient access to developing land, and improve circulation throughout the Township and the region through the extension, paving, and maintenance of roadways.</i>	
Require new development to be responsible for the cost of road improvements necessary to serve their projects.	High
Promote cross-access to reduce the traffic impact on primary roads.	High
<i>Objective #3: Develop and maintain a network of safety paths throughout the Township that connect the community's natural, residential, recreational, institutional, and commercial resources to provide safe, barrier-free pedestrian and bicycle circulation.</i>	
Research available funding sources and apply for federal, state and local grants for the development of the Township's safety path network.	Medium
Consider a millage for the development and maintenance of the Township's safety path network.	Low
Conduct annual inspections of the Township's safety path system to identify and prioritize maintenance needs.	Low
<i>Objective #4: Develop adaptive routes for gravel mining operations and other heavy truck traffic while minimizing the impacts on minor arterial roads, collector roads and local roads.</i>	

ZONING AND IMPLEMENTATION PLAN



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
Maintain appropriate road facilities to serve mining traffic.	Medium
Explore the adoption of a haul route ordinance identifying the preferred routes for mining and similar heavy truck traffic.	Medium
Clearly identify the special truck/haul route with appropriate traffic control signs and devices.	Medium
<i>Objective #5: Work with Oakland County as well as other agencies to identify transportation improvements and potential funding partnerships for implementation.</i>	
Continue regular meetings with RCOC. Develop a network with SMART to utilize local transportation funding and NOTA services.	Medium
<i>Objective #6: Research the improvement of traffic flow as well as alternative motorized north/south routes and east/west connectors throughout the community.</i>	
Contract study to identify traffic network improvements and/or maximum road capacities in order to evaluate development proposals and their effect on traffic.	High
Develop primary and secondary east/west road systems to accommodate traffic as well as provide access to north/south alternatives to M-24.	High
Review and revise traffic impact study requirements in the zoning ordinance.	High
TRANSPORTATION – GOAL #2	
<i>Objective #1: Integrate Complete Streets design features into road layouts and construction to create safe and inviting environments for all users to walk, bicycle, and use public transportation.</i>	
Include infrastructure for safe crossings, refuge islands, crosswalks, pedestrian signals and other accommodations to meet the needs of people of all abilities and ages.	Medium
Provide pedestrian-oriented signs, pedestrian-scale lighting, benches and other street furniture, bicycle parking facilities, and comfortable and attractive public transportation stops and facilities.	Medium



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
Encourage street trees, landscaping, and planting strips, including native plants where possible, to buffer traffic and noise and protect and shade pedestrians and bicyclists.	Medium
Include infrastructure in all street projects that improves transportation options for pedestrians, bicyclists, and public transportation riders of all ages and abilities.	Medium
Develop guidelines for sidewalks within new residential developments.	Low
<i>Objective #2: Promote bicycle, pedestrian, and public transportation infrastructure design and promote rider safety.</i>	
Identify physical improvements that would make bicycle and pedestrian travel safer along current major bicycling and walking routes and the proposed future network, prioritizing routes to and from schools, public amenities and institutions, as well as the Village.	Medium
Collaborate with schools, the senior center, the Village of Oxford, and other agencies to provide community education about safe travel for pedestrians, bicyclists, public transportation riders, and others.	Medium
UTILITIES	
<i>Objective #1: Plan for the expansion of public sewer and water facilities along M-24 to support the Township's desired density/development pattern and to protect public health.</i>	
Coordinate public sewer and water expansion with the boundaries of the planned urban service areas.	High
<i>Objective #2: Limit expansion of the public sewer and water facilities to those areas within the primary urban service area.</i>	
Investigate the possibilities of connecting Oxford Township to nearby established utility systems.	Medium
Explore the cooperative provision of water and sewer service with the Village.	Medium

ZONING AND IMPLEMENTATION PLAN



STRATEGY	PRIORITY (HIGH, MEDIUM, LOW)
Consider types of preferred development when determining potential REU capacities.	High
<i>Objective #3: Research cost/benefit analysis when discussing utility expansion to ensure community resources are invested responsibly.</i>	
Update policies to include a cost/benefit analysis, if appropriate.	High



COMMUNITY PROFILE

A summary of the Township’s population and housing characteristics is provided in this Community Profile.

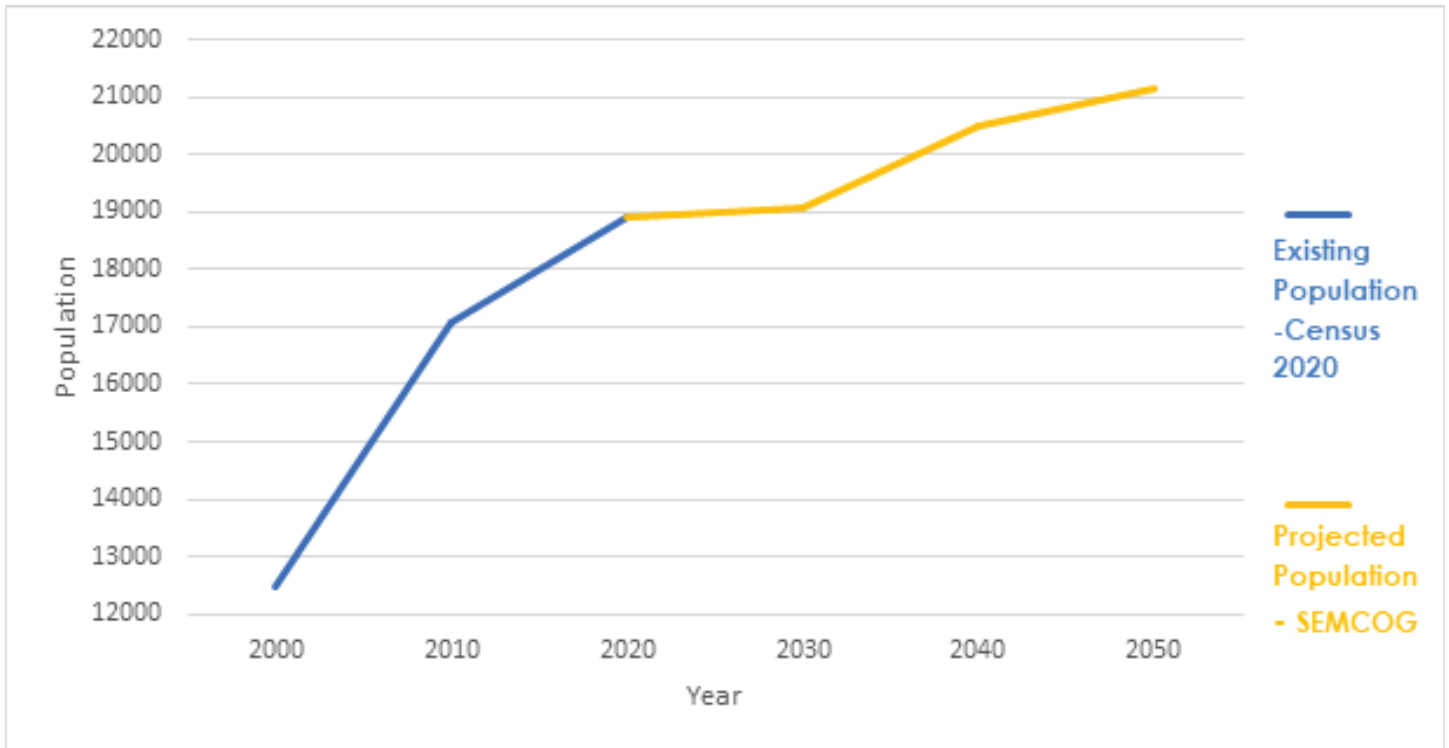
Population

In order to compare population and housing figures from 1990 through 2020, information was collected from the U.S. Census and Southeast Michigan Council of Governments (SEMCOG). As a comparison, population data was also collected for

adjacent townships and select villages. Like many northern Oakland County communities, the Charter Township of Oxford’s population figures have increased substantially since 1990.



Figure 5. -Oxford Township Population Trends and Projections 2000-2050



Source: U.S. Census Bureau and SEMCOG Community Profiles.

Population Projections

The Southeastern Michigan Council of Governments (SEMCOG) has prepared detailed population projections for southeastern Michigan communities. The results of the most recent SEMCOG Regional Forecast (2020) provide a basis for projecting future populations and are illustrated in [Table 8](#). Utilizing

the projected growth rate provided by the SEMCOG population forecast, the Township's population is projected to reach approximately 21,168 by the year 2050 (a 12 percent increase from 2020). The total number of household units is projected to increase 4.2 percent over the next five years.



Table 8. – Population Projections, 2000- 2050

Community	Census			Projections		% Change in Population	
	2000	2010	2020	2040	2050	2000-2020	2020-2050
Oxford Twp.	12,485	17,090	18,927	20,493	21,168	36.88%	32.00%
Village of Oxford	3,540	3,436	3,492	3,359	3,503	-2.94%	3.08%
Addison Twp.	6,107	5,948	5,879	6,132	6,260	-2.60%	5.18%
Village of Leonard	332	403	377	431	425	21.39%	-6.45%
Brandon Twp.	13,230	13,733	14,008	14,787	15,151	3.80%	16.18%
Village of Ortonville	1,535	1,442	1,376	1,312	1,339	-6.06%	-7.49%
Independence Twp.	32,581	34,681	36,686	40,785	41,850	6.45%	6.35%
Oakland Twp.	13,071	16,779	20,067	24,053	25,111	28.37%	15.24%
Orion Twp.	30,748	32,421	35,330	40,212	41,222	5.44%	21.41%
Lake Orion	2,715	2,973	2,876	3,693	3,749	9.50%	5.72%
Metamora Twp. (Lapeer Co.)	4,184	4,812	4,273	Unknown	Unknown	15.01%	-11.2
Oakland Co.	1,194,156	1,202,362	1,274,395	1,368,815	1,387,838	0.69%	5.99%

Source: U.S. Census Bureau; SEMCOG Regional Development Forecast, 2023.

Population Trends

Population growth in the Charter Township of Oxford and surrounding communities has been substantial over the past few decades. Neighboring townships have also experienced similar increases in population.

These increasing numbers reflect the continuing trend of suburbanization among Oakland County's population.



Table 9. – Population Trends, 1990-2050

Community	1990	2000	% Change 1990-2000	2010	% Change 2000-2010	2020	% Change 2010-2020	2050 Forecast
Oxford Twp.	9,004	12,485	39%	17,090	37%	18,927	11%	21,168
Village of Oxford	2,929	3,540	21%	3,436	-3%	3,492	2%	3,503
Addison Twp.	4,785	6,107	28%	5,948	-3%	5,879	-1%	6,260
Village of Leonard	357	332	-7%	403	21%	377	-6%	425
Brandon Twp.	10,799	13,230	23%	13,733	4%	14,008	2%	15,151
Village of Ortonville	1,252	1,535	23%	1,442	-6%	1,376	-5%	1,339
Independence Twp.	23,717	32,581	37%	34,681	6%	36,686	6%	41,850
Oakland Twp.	8,227	13,071	59%	16,779	28%	20,067	20%	25,111
Orion Twp.	21,019	30,748	46%	32,421	5%	35,330	9%	41,222
Lake Orion	3,057	2,715	-11%	2,973	10%	2,876	-3%	3,794
Metamora Twp. (Lapeer Co.)	3,096	4,184	35%	4,249	2%	4,394	3%	Unknown
Oakland Co.	1,083,592	1,194,156	11%	1,202,362	0.07%	1,274,395	6%	1,387,838
State of Michigan	9,295,297	9,938,444	7%	9,883,640	0.55%	10,077,331	2%	Unknown

Source: U.S. Census Bureau and SEMCOG 2050 Forecast produced in 2023.

Table 9 depicts population trends between 1990 and 2020 and a forecasted population for 2050. Per the U.S. Census Bureau, the Charter Township of Oxford grew 107 percent between 1990 and 2020 and 11 percent between 2010 and 2020. As shown above, the Village of Oxford experienced a 21 percent population increase between 1990 and 2000; however, between 2000 and 2010, the population reduced by three percent. Between 2010 and 2020, the Village of Oxford regained two percent of their population loss between 2000-2010. Overall, the Township, including the Village of Oxford, grew by 39.9 percent over the past two decades. Comparatively, Oakland County as

a whole experienced a 6.7 percent population increase during this same period while the State of Michigan's overall population increased by 1.4 percent.

In previous years only a small portion of the Township's growth could be attributed to births, as most of the growth rate is a result of immigration. However, from 2011 to 2018 the Township birth rate has outnumbered the rate of migration. Per SEMCOG, Oxford Township will likely experience moderate but constant population growth over the next two decades. As demonstrated in **Figure 5**, the population is estimated to be approximately 21,168 persons by the year 2050.



Table 10. – Age Group Comparison, 2021

Age Group	Census 2010	Change 2000-2010	ACS 2021	Change 2010-2021
Under 5	1,191	137	915	-276
5-9	1,516	470	1,370	-146
10-14	1,362	342	1,757	395
15-19	1,200	365	1,412	212
20-24	740	183	1,039	299
25-29	742	-67	985	243
30-34	913	-269	928	15
35-39	1,388	142	1,238	-150
40-44	1,573	424	1,049	-524
45-49	1,435	473	1,652	217
50-54	1,380	582	1,419	39
55-59	1,069	448	1,280	211
60-64	877	559	1,121	244
65-69	647	388	917	270
70-74	345	126	697	352
75-79	259	64	605	346
80-84	208	99	195	-13
85+	245	139	246	1
Total	17,090	4,605	18,825	1,735
Median Age	38.3	4.3	39	0.7

Source: U.S. Census Bureau.

Migration and employment are the most important factors in determining population growth. While local government has little control over births and deaths, migration to or from the Township can be influenced by employment opportunities and community desirability. Development policies can have a great effect on the level and location of future growth.

Comparing populations between other nearby communities helps us understand a better overall vision of the reason for population changes. Age groups can be one determinant of whether population change is derived from births and deaths or from migration as seen with **Table 10.**



The anticipated development pressure in Oxford Township is driven by its projected population growth, which is expected to outpace that of adjacent communities and Oakland County. Oxford Township has the second-highest projected population growth rate percentage in the area trailing only Oakland Township from 2010 - 2020 as seen in [Table 9](#). Over the next thirty-five years, the Township is expected to experience a substantial increase in its population, contributing to the overall development pressure.

The Village of Oxford is also anticipated to see a moderate increase in population during the same thirty-five-year period. This suggests that the development pressure may not be limited to the Township alone but could extend to the surrounding areas, including the Village of Oxford.

Based on residential development interest expressed to the Township and the number of residential site plans submitted in 2023, the Township is likely to see

population growth at a faster rate than forecasted by SEMCOG. In addition, activity at a number of extraction sites will come offline in the next 1 to 10 years, creating more opportunities for residential development in the Township.

Additionally, Oxford Township is becoming more ethnically diverse. As seen in [Table 11](#). With the overall growth in population, there was a significant increase in populations that were historically lower. Black or African American and Asian populations saw the largest increase in population between 2010 and 2020 according to the US Census Bureau. However, it is important to note that this was not the case with all population groups. The group that identifies as some other race in the US Census decreased 20 percent in the past decade, while the American Indian and Alaska Native population no longer exists in Oxford Township.

Table 11. – Population Change by Race, 2010-2020

Race	2010 Population	2020 Population	Percent of Population	Percent of Change
White	19,049	19,662	87.8%	3.2%
Black or African American	271	266	1.2%	-1.8%
Asian	237	316	1.4%	33.3%
American Indian and Alaska Native	53	31	0.1%	-41.5%
Some Other Race	23	78	0.3%	239%
Two or More Races	260	1,092	4.9%	320%
Hispanic or Latino (of any race)	633	974	4.3%	53.8%
Total Population	20,526	22,419	100%	9.2%

Source: U.S. Census Bureau.



Housing

In order to compare housing figures from 1990 through 2020, information was collected from the U.S. Census and Southeast Michigan Council of Governments (SEMCOG). As a comparison, housing data was also collected from adjacent townships and select villages. Like many northern Oakland County communities, the Charter Township of Oxford's housing figures have increased substantially since 1990.

Trends

Housing growth, in the Charter Township of Oxford and surrounding communities, has been substantial over the past few decades. Neighboring townships have also experienced similar increases in population and occupied housing units. These increasing numbers reflect the continuing trend of suburbanization among Oakland County's population.

Table 12. – Housing Unit Trends, 1990-2020

Community	1990	2000	% Change 1990-2000	2010	% Change 2000-2010	2020	% Change 2010-2020
Oxford Twp.	3,184	4,672	46.70%	6,467	38.40%	8,472	31%
Village of Oxford	1,192	1,476	23.80%	1,468	-0.50%	1,556	6.0%
Addison Twp.	1,711	2,161	26.30%	2,382	10.20%	2,354	-1.2%
Village of Leonard	122	129	5.70%	162	25.60%	158	-2.5%
Brandon Twp.	3,694	4,718	27.70%	5,150	9.20%	6,163	19.7%
Village of Ortonville	478	572	19.70%	574	0.30%	535	-6.8%
Independence Twp.	8,746	12,357	41.30%	13,709	10.90%	14,292	4.3%
Oakland Twp.	2,823	4,529	60.40%	6,075	34.10%	6,836	12.5%
Orion Twp.	7,654	11,517	50.50%	12,515	8.70%	15,896	27.0%
Village of Lake Orion	1,355	1,320	-2.60%	1,483	12.30%	1,554	4.8%
Metamora Twp. (Lapeer Co.)	1,283	1,430	11.50%	1,806	26.30%	1,763	-2.4%
Oakland Co.	432,684	492,006	13.70%	527,255	7.20%	542,094	2.8%
State of Michigan	Unknown	0%	Unknown	4,529,680	0.00%	4,611,913	1.8%

Source: U.S. Census Bureau.



Housing Units vs. Occupied Housing Units

While the two terms sound familiar, the U.S. Census assigns different definitions to “Housing Units” and “Occupied Housing Units”:

A **housing unit** is a house, apartment, group of rooms, or a single room occupied or intended for occupancy as separate living quarters. This definition includes vacant units.

An **occupied housing unit**, or often referred to as a **household**, is occupied if a person or group of persons is living in it at the time of the interview, or if the occupants are only temporarily absent, such as on vacation. The persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere.

Characteristics

Occupied Housing Characteristics – Occupied housing unit characteristics give foresight to the demand of housing an area needs to plan for. Each area is unique and requires different approaches. In Oxford Township, the percentage of renter occupied housing units has increased in the past decade which is reflected in **Table 13**. While the overall total occupied housing units in the Township have increased, owner occupied units have decreased by 1.10 percent, and renter occupied units have absorbed the loss.

Table 13. – Characteristics of Occupied Housing Units

2010		Owner Occupied		Renter Occupied		2022	Owner Occupied		Renter Occupied	
Community	Total Occupied Housing Units	Number	Percent	Number	Percent	Total Occupied Housing Units	Number	Percent	Number	Percent
Oxford Twp.	6,063	5,306	87.50%	757	12.50%	8,219	7,098	86.40%	1,121	13.60%
Village of Oxford	1,335	854	63.9%	481	36%	1,510	1,040	68.9%	470	31.0%
Addison Twp.	2,161	2,006	92.8%	155	7.2%	2,088	1,976	94.6%	112	5.4%
Village of Leonard	153	135	88.2%	18	11.8%	138	108	78.3%	10	7.0%
Brandon Twp.	4,799	4,491	93.6%	308	6.4%	5,944	5,609	94.4%	335	5.6%
Village of Ortonville	511	365	71.4%	146	28.5%	507	371	73.2%	136	26.8%
Independence Twp.	12,825	10,525	82.1%	2,300	17.9%	13,925	11,142	80.0%	2,783	20.0%
Oakland Twp.	5,777	5,388	93.2%	389	6.7%	6,895	6,629	96.0%	266	4.0%
Orion Twp.	11,673	9,592	82.2%	2,081	17.8%	15,171	12,310	81.0%	2,861	18.9%
Lake Orion	1,304	765	58.7%	539	41.3%	1,239	889	71.8%	350	28.0%
Metamora Twp. (Lapeer Co.)	1,609	Unknown	Unknown	Unknown	Unknown	1,608	1,395	86.8%	213	13.0%
Oakland Co.	483,698	350,988	72.6%	132,710	27.4%	530,638	384,692	72.5%	145,946	27.5%

Source: U.S. Census Bureau.



Housing Unit Trends – Housing unit trends play an important role in determining both the Township’s development potential and future needs. **Table 12** depicts the 1990-2020 housing units of Oxford Township compared to the surrounding Townships and Oakland County. Note that Oxford Township had the greatest percentage increase in housing units in the past decade than surrounding areas.

Household Size

Household size is a measurement of the number of people per household. Trends in household size can provide communities with insight into changing demands for household types (i.e., larger single-family dwellings vs. smaller attached townhomes).

An important national trend to consider is the rise of one-person households. In 1970, approximately 17 percent of all households were one-person households. By 2010, the percentage of one-person households had increased to nearly 28 percent. As of 2021, one-person households made up slightly more than 20 percent of all households. Currently, the average household size in Oxford Township is 2.45 persons per occupied unit, placing it in the center of the surrounding communities as seen in **Table 14**.

The Township’s age composition is described below:

Preschool: According to SEMCOG’s Community Profiles data, in 2010, a total of 7 percent of the Township’s population was below the age of five (5) years. As of 2021, the Township’s population below the age of five (5) years comprises 5 percent of the total population; a decrease of two percent (276 persons).

School-Age Children: According to SEMCOG’s Community Profiles data, in 2010, nearly 24 percent of Oxford Township’s population was between five (5) and nineteen (19) years old, representing the third-largest cohort. As reflected with the 2021 ACS data, school-age children make up just over 24 percent of the total population.

Family-Forming: Persons between the ages of 20 and 34 constitute the group known as the family-formers. Family-formers represented 14 percent of the

population in Oxford Township in 2010, per SEMCOG’s Community Profiles data. This group was expected to fuel the increase in preschoolers in the upcoming years and the group that can be expected to spend the largest amount of money in the community for household items, food, clothing, etc. According to ACS data as of 2021, the family-formers group now encompasses nearly 16 percent of the Township’s population, following the predicted trend.

Mature Families: The largest proportion of the Township’s population is between the ages of 35 and 54. This group will tend to have children within the Oxford Township educational system and will be concerned with the quality of education available. In 2010, according to ACS data, this group made up 34 percent of the Townships total population. As of 2021, SEMCOG reports that this group now represents approximately 5,358, or 28.5 percent, of the population, but with the aging of the family forming group, the mature families group has become a majority.

Mature Adults: Today, the population of Oakland County (and the nation as a whole) is typically characterized as aging, but Oxford Township has comparatively fewer people aged 55 or older. The group between 55 and 69 years of age is commonly referred to as the “empty nesters;” they are parents whose children have left the household. In 2010, SEMCOG reported that this group was 15 percent of the Townships population. As of 2021, ACS data reports that approximately 17.6 percent of Oxford Township’s population is within the 55 to 69-year-old age cohort. To ensure that this population is enticed to remain within the community, the placement of housing near recreation and shopping areas is encouraged as well as attached condo style housing.

Seniors: In 2010 only 6.2 percent of Township residents were over 69 years old per ACS data. As of 2021, SEMCOG reported that this number increased by 3.1 percent, making the cohort of residents over 69 years old occupy 9.3 percent of the Township’s population. This is just below the County proportion of 11.2 percent. However, this percentage can be expected to continue increasing as the larger older generations continue to age.



Table 14. – Household Size and Occupied Housing Units, 2000-2020

Community	2000		2010		2020	
	Persons Per Occupied Housing Unit	Occupied Housing Units	Persons Per Occupied Housing Unit	Occupied Housing Units	Persons Per Occupied Housing Unit	Occupied Housing Units
Oxford Twp.	2.85	4,385	2.82	6,063	2.45	8,171
Village of Oxford	2.52	1,402	2.57	1,335	2.18	1,501
Addison Twp.	2.99	2,050	2.75	2,161	3.01	2,224
Village of Leonard	2.68	124	2.63	153	2.21	140
Brandon Twp.	2.96	4,475	2.86	4,799	2.65	6,126
Village of Ortonville	2.86	537	2.82	511	2.54	498
Independence Twp.	2.77	11,765	2.7	12,825	2.6	13,485
Oakland Twp.	3.01	4,341	2.9	5,777	2.97	6,428
Orion Twp.	2.78	11,046	2.78	11,673	2.5	15,008
Lake Orion	2.27	1,198	2.28	1,304	1.98	1,327
Metamora Twp. (Lapeer Co.)	2.73	1,533	2.64	1,609	2.55	1,597
Oakland Co.	2.53	471,115	2.49	483,698	2.32	509,589

Source: U.S. Census Bureau.

Housing

Housing characteristics indicate that growth in the Township's housing stock has increased concurrently with general population growth (see [Table 10](#)). While population increased by 10.7 percent from 2010 to 2020, the number of housing units increased by 10.8 percent. Housing unit characteristics are described above.

Age of Housing: As of 2020, 33 percent of residential structures within the Township were less than 30 years old, whereas the remaining 67 percent were more than 30 years old.

Owner-Occupancy: The Charter Township of Oxford has a high percentage of owner-occupied housing. Per Census data, 86.4 percent of the Township's housing stock was owner-occupied and 13.6 percent renter-occupied in 2023. This compares with Oakland County at 72.5 percent owner-occupancy and 27.5 percent renter-occupancy.



Economic Characteristics

An analysis of the local economy includes an evaluation of the existing tax base and employment sectors. An understanding of the local economy is important to develop a long-range plan for commercial and industrial use of land compatible with other land uses. Township economic policies should also foster and encourage sound employment opportunities for the local population, improve the Township tax base, and coordinate the overall physical development of the Township. To arrive at a viable and desirable plan, the economic base analysis must combine the existing situation with sound planning concepts, projections of the business market, and the aspirations and goals of the community.

Tax Base

Per the 2023 Oakland County Equalization Report, the Township's tax base is predominately residential, with 86 percent of real property valuations stemming from residential properties in 2023. This is a 6 percent increase from 2005, where 80.75 percent of real property valuations came from residential properties. The increase in residential property valuations is expected considering the rate of population and housing growth align with a slow, steady growth rate.

Since 2010, real property valuations in the Township have increased by 90 percent. The 2023 State Equalized Value (SEV) numbers reported a 43 percent increase in commercial property taxes and a 27 percent decrease in industrial property taxes over

the past 10 years. The Township has experienced a 46.5 percent increase in total property taxes since 2010. While a sign of prosperity, the vast reliance of residential property values should be examined with caution and give rise to conversations about whether or not the township has a desire to diversify its tax base via commercial, industrial, and multi-family land uses. SEV trends are denoted in [Table 15](#) & [Table 16](#).

Employment

The labor force in the Charter Township of Oxford is a mix of "blue collar" and "white collar" workers, with a majority in management, sales and office occupations and production, transportation, and material moving occupations. Although the Township is predominantly a bedroom community whose residents work elsewhere, there are some low to middle income employers based in the community. The Townships largest employment industries are concentrated in manufacturing, educational services and health care and social assistance with other retail trade and professional management and administrative services following. Regarding concerns traffic noted earlier in this plan, developing the Township in a manner that allows for employment diversification and growth could alleviate future traffic issues generated by a growing population whose commuting requirements take them beyond the Township.



Table 15. – Comparative Real SEV for Oxford Township, 2005-2023

Classification	Total Real SEV				% of Total			
	2005	2010	2017	2023	2005	2010	2017	2023
Agriculture	\$4,075,680	\$4,366,350	\$4,833,160	\$8,057,590	0.42%	0.60%	0.51%	3.03%
Commercial	\$106,284,060	\$95,306,580	\$91,200,190	\$136,380,930	11.02%	12.99%	9.61%	9.77%
Industrial	\$75,353,420	\$70,255,410	\$35,844,130	\$51,100,100	7.81%	9.58%	3.78%	3.66%
Residential	\$779,126,280	\$563,491,560	\$816,811,610	\$1,199,814,120	80.75%	76.83%	86.10%	85.99%
TOTAL	\$964,839,440	\$733,419,900	\$948,689,090	\$1,395,352,740	100%	100%	100%	100%

Source: Oakland County Equalization Report, 2005-2023

Table 16. – Real SEV Comparison, 2023

Community	Total Real SEV	% OF COUNTY
Oxford Township	1,395,352,740	1.49%
Addison Township	561,311,740	0.60%
Brandon Township	889,073,440	0.95%
Independence Township	2,598,318,740	2.77%
Oakland Township	2,095,790,130	2.23%
Orion Township	2,844,942,270	3.03%
Oakland County	93,796,145,533	100%

Source: Oakland County Equalization Report, 2023



Natural Features

The natural resources discussed below are illustrated on the Natural Features [Map 4](#).

Geology, Groundwater, Topography and Soils

Sitting on a large gravel vein left by the glaciers, mining in Oxford began in 1911 and by the 1950s became known as 'The Gravel Capital of the World', shipping 5 million tons of gravel a year (Oxford Museum). While the title of "Gravel Capital of the World" no longer remains, gravel mining operations still exist in the Township today. However, many of the former active gravel pits have been converted into ponds and lakes, which now are able to provide recreational opportunities for the community and wetlands that are crucial to migrating birds.

The glacial geology of the area has resulted in topography that ranges from nearly level to gently rolling. The rolling topography of the Township allows for beautiful backdrops and scenic vistas.

Areas with significant topographical relief are often prone to destabilization and soil erosion when developed. Fertile soils, primarily used for agricultural purposes, are located within the northern portions of the Township.

Lakes and Streams

The Township contains a significant number of small lakes, including natural lakes and those created through extractive operations. The majority of these lakes are located to the west and east of the Village of Oxford. The lakes to the west of the Village are connected in large part via surface water links. A large percentage of the waterfront area surrounding the Township's lakes has been platted and developed with relatively dense single-family housing (2 units per acre or greater).

In addition to inland lakes, the Township contains several streams and drains. While some of the streams and drains are managed under the authority of the Oakland County Water Resources Commissioner, some represent natural waterways of high importance. The lowland area in the north-central portion of the Township forms a valuable headwaters area for the Flint River, which flows to the north. Portions of the

Paint Creek, another regionally significant waterway, can be found in the southwest corner and south-central area of the Township.

Wetlands

Wetlands are lowland areas characterized by constant or intermittent inundation, hydric soils, and specific vegetation types. They are often found in association with other water features, such as lakes, ponds, or streams, but can also exist on their own in depressions. Wetlands serve a variety of purposes, such as wildlife habitat, flood control, water filtration, groundwater recharge, and scenic and recreation uses. These natural features are scattered throughout the Township. The largest wetland area is located around Oakwood Road in the northeast quadrant of the Township, with the rest scattered primarily west of M-24 (Lapeer Road).

In addition to open bodies of water, Oxford Township has a 3,800-acre network of wetlands. As the Township continues to grow, development pressures threaten the existence of these important natural resources. Wetlands provide a variety of critical ecosystem services, including provision of habitat, storing and slowing stormwater runoff, protecting water quality, and removing both air particulate matter and groundwater pollutants. Stormwater runoff is one of the main causes of "non-point source pollution," or pollution that cannot be traced to a particular discharge such as an industrial or wastewater treatment plan. Rainfall or snowmelt moving over and through the ground picks up and carries pollutants to lakes, rivers, and wetlands, or even to underground sources of drinking water. Pollutants found in stormwater runoff can include phosphorus and nitrogen, dirt and sediments, oils/greases, vehicle lubricants, herbicides and insecticides, metals, and garbage.

Woodlands and Tree Rows

Woodlands and tree rows provide wildlife habitat areas, recreational value, and substantial contributions to the scenery of the Township. Significant woodlands exist in the southernmost portions of the Township, as well as the east-central and north central areas and are included in the Potential Conservation/Natural Area



designation on **Map 22**, Natural Features. Much of this wooded area exists in combination with wetlands and remains intact today because they are of little agricultural or extractive use. Extensive networks of tree rows remain in both the northwestern and northeastern areas of the Township.

According to i-Tree, a tree canopy assessment tool based on USDA Forest Service research, Oxford Township sequesters 3,786 tn (short ton) of carbon annually, which is equivalent to 13,881 tn of CO₂. In addition to this, the townships tree canopy intercepts rainfall and avoids 58 MG (millions of gallons) of runoff yearly, which is equivalent to 89 Olympic sized pools, while also removing hundreds of thousands of pounds of air pollution. This has a significant impact on a community's economic state. Trees play a crucial role in a community's infrastructure and currently, Oxford Townships tree canopy totals \$1,870,383 in benefits per year.

SEMCOG's 2022 Tree Canopy analysis shows that just under 50 percent of the Township area is covered by a "layer of tree leaves, needles, branches, and stems

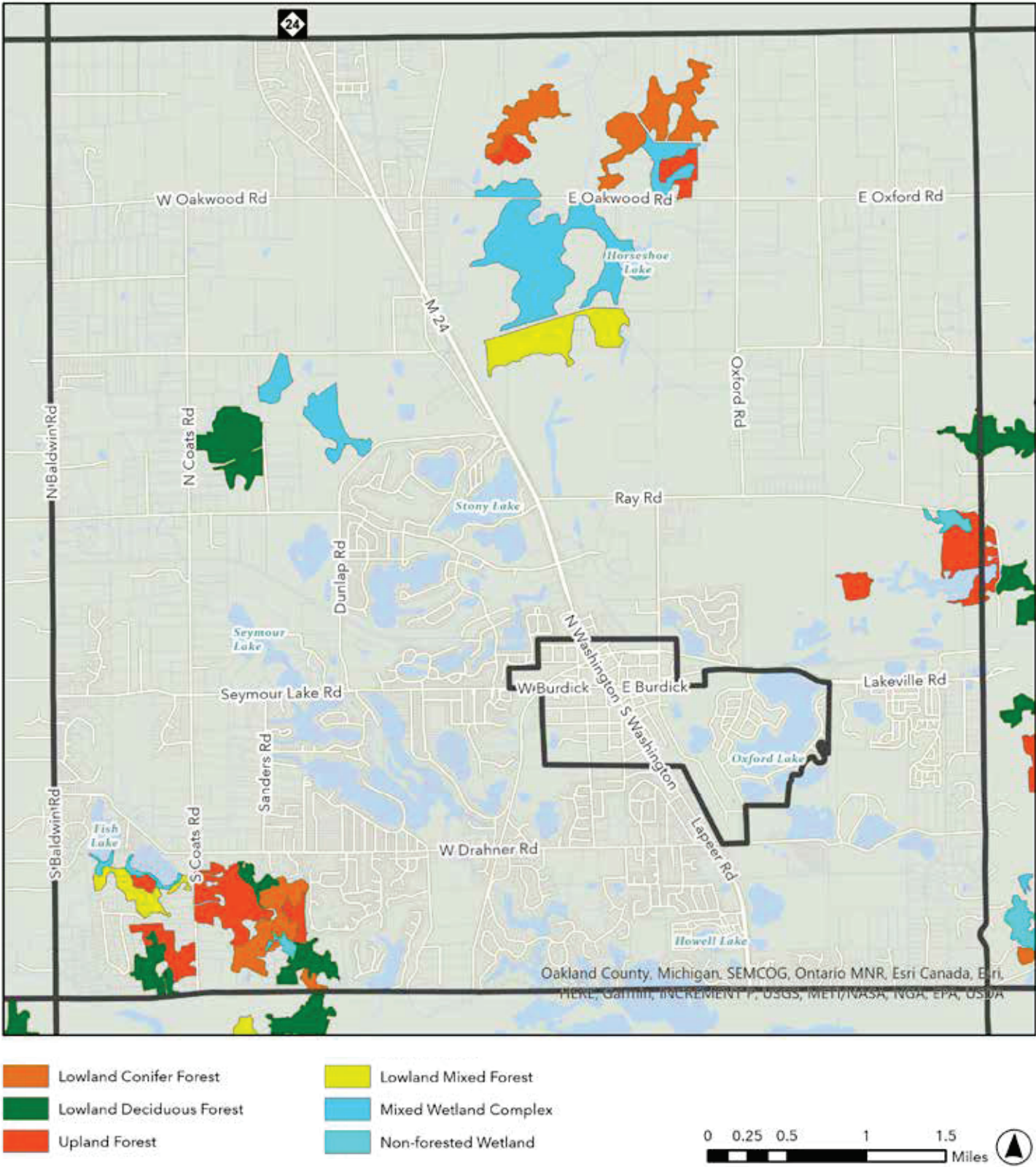
that provide tree coverage of the ground, viewed from an aerial perspective." Oxford Township's land cover is only 8 percent impervious surfaces, making the remaining 92 percent of land is a variation of trees, open space, water, and other varieties of unplanted fields. A robust tree canopy has important ecological, societal, and economic benefits. Oaks in particular are considered keystone species and are known to be a habitat for 2,300 wildlife species.

Michigan Natural Features Inventory

The Michigan Natural Features Inventory (MNFI) maintains a continuously updated information base, the only comprehensive, single source of data on Michigan's endangered, threatened, or special concern plant and animal species, natural communities, and other natural features. MNFI has responsibility for inventorying and tracking the State's rarest species and exceptional examples of the whole array of natural communities. MNFI also provides information to resource managers for many types of permit applications regarding these elements of diversity.



MAP 22:HIGH QUALITY HABITATS MAP





Transportation and Traffic

The arterial roads running through Oxford Township are maintained by the Road Commission of Oakland County (RCOC) and MDOT (M-24). These roads tend to be two lanes with speed limits ranging from 35 to 55 mph, SMART bus service offers several fixed and flexible routes in Pontiac, as well as stops in Lake Angelus and Auburn Hills, but does not reach as far north as Oxford Township. The North Oakland Transportation Authority (NOTA), that the Township pays into, provides bus rides for seniors, disabled, and low-income riders in Addison, Orion, and Oxford Townships. Registration is required and routes are not fixed.

The relationship between land use and transportation is a critical element of land use planning. Roads provide the access necessary to land uses and are an important determinant of community character. Residential streets need to provide safety and interest, and slow down through-traffic movements. Major thoroughfares, however, must be able to transport vehicles through an area with as little interference as possible.

From a planning perspective, this Master Plan must take into consideration the impacts that the transportation network has on land uses and development patterns, and vice versa. Therefore, future planning must include:

1. Improving the connectivity of the road network.
2. Assessing the capacity of existing roads.
3. Assess the condition of existing roads.
4. Improving safety for all modes of travel, including non-motorized transportation.
5. Providing mobility and access through transportation choices.
6. Incorporating environmental considerations into decision making.

While road jurisdiction within the Township falls under the Michigan Department of Transportation (MDOT) and the Road Commission for Oakland

County (RCOC), the transportation element of this Master Plan is still useful in a variety of ways. This section promotes a better understanding of the strong relationship between transportation and land development patterns.

Roadway Classification and Responsibility

Roadway classifications are used to group streets and highways into classes, or systems, according to the character of traffic service they are intended to provide. Administrative jurisdictions identify roads in terms of governmental responsibility for construction and maintenance. Roadway classifications are also used to determine eligibility for state funding and federal aid. The RCOC utilizes a distinct classification system, while MDOT utilizes the federally used National Functional Classification (NFC) system.

County Classifications

Act 51 of the Public Acts of 1951, as amended, tasks county road commissions with classifying county primary and local roads. The classifications developed by the county road commissions are subject to Michigan Department of Transportation (MDOT) approval. Roads designated as primary roads must be of the greatest importance, while local roads provide for intra-community travel. The determination of a primary or local road is based on traffic volumes, primary generators of traffic served, and other factors. **Map 23** illustrates the county classification system.

Several roads located in the Township's northeast quadrant are classified as "natural beauty" roads. These roads are designated as part of the Natural Beauty Roads Act 150 of 1970. The goal of the Natural Beauty Roads Act is to identify and preserve designated roads in a natural, essentially undisturbed condition. Widening, mowing, spraying, and other maintenance or improvement activities may be restricted on these roads.

Natural Beauty Roads

The Michigan Department of Natural Resources and the County Road Association of Michigan have developed a list of guidelines and criteria for designating natural beauty roads. These criteria include:



- **Character of Road:** Must have outstanding natural features along its borders, including native trees, shrubs, wildflowers, grasses, or natural vistas.
- **Length:** Normally a minimum of one-half mile.
- **Roadside Development:** Should have little to no development.
- **Function of Road:** Should function as a local access road.
- **Speed:** Intended to be low speed roads (25 – 35 mph).

National Functional Classification Roadway

Map 23 on the following page depicts the hierarchy of transportation routes within the Township based upon Oakland County's system. **Map 24** shows the National Functional Classification (NFC) system for the Township's roads. NFC is a transportation planning tool which has been used by federal, state and local transportation agencies since the late 1960's. The NFC designation determines whether a road is eligible for federal funds, either as part of the National Highway System, or through the Surface Transportation Program. NFC classifications include:

Principal Arterials: Principal arterials are at the top of the NFC hierarchy. The primary function of these roadways is to carry relatively long distance, through-travel movements. Examples include interstates, freeways, and state routes between larger cities. Lapeer Road and North Washington (M-24) are examples of principal arterials.

Minor Arterials: Minor arterials tend to accommodate slightly shorter trips than principal arterials. There is some emphasis on land access, and they may carry local bus routes and provide for intra-community travel, but generally do not penetrate neighborhoods. Seymour Lake Road and Lakeville Road are examples of minor arterials.

Major Collectors: Major collectors provide access to and mobility within residential, commercial, and industrial areas and connect local roads to arterials. Major collectors generally carry more traffic than minor collectors. Ray Road is an example of a major collector.

Minor Collectors: Minor collectors also provide access to and between varying land uses, but generally have less traffic than major collectors. Dunlap Road is an example of a minor collector.

Local Roads: Local roads provide access to individual properties within the Township and typically have moderate to low speeds. Stony Lake Drive is an example of a local road.

Most roads within the Township are classified as local roads.

Traffic and Crash Counts

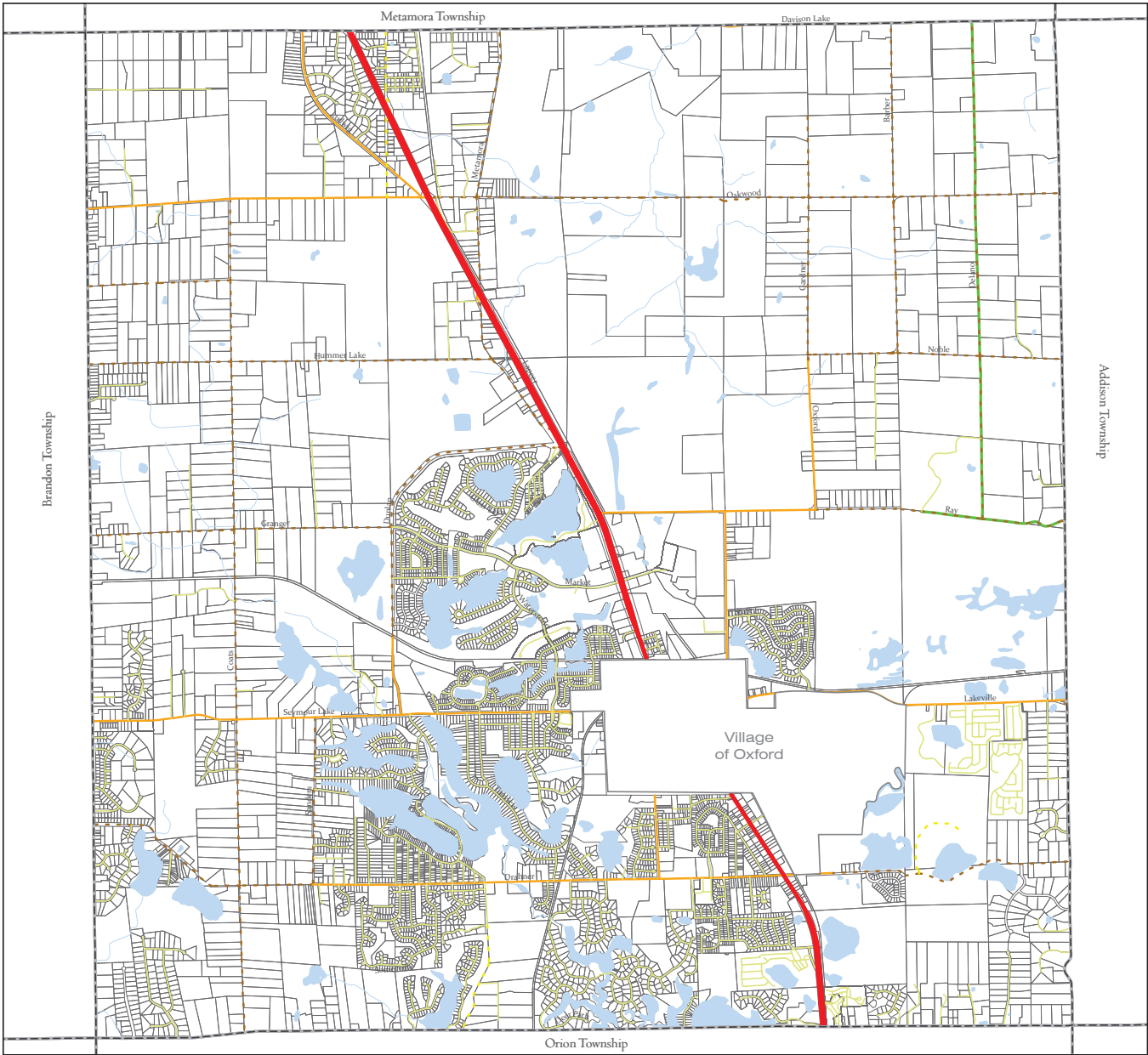
SEMCOG periodically conducts traffic studies to monitor and evaluate traffic volumes throughout Southeast Michigan. Counts taken within Oxford Township are provided in **Table 17**. Traffic counts are measured in Average Annual Daily Traffic (AADT), which is the total volume of vehicle traffic of a road for a year divided by 365 days. Table 16 lists the Township's most heavily traveled roads, with counts taken since 2000.

As denoted in the table, the traffic data for various roads in the township reveals distinct patterns of traffic flow. Lapeer Road (M-24) stands out as a major corridor, witnessing 8,814 average daily vehicles heading northbound from Thomas to Davison Lake and 9,078 heading southbound along the same stretch. Drahner Road serves as a principal east-west route, with 4,185 westbound vehicles east of Pontiac and 4,040 eastbound vehicles west of Pontiac. Seymour Lake Road exhibits diverse traffic dynamics, including substantial two-way flows between Baldwin to Coats (7,227 AADT) and Coats to Dunlap (7,716 AADT). Meanwhile, Ray Road witnesses 5,115 two-way vehicles between Lapeer and Oxford, and Oxford Road sees 1,738 northbound vehicles south of Ray. This data aligns with a previous description emphasizing the prevalence of north-south traffic along M-24 and Baldwin Road, contrasting with relatively lighter east-west traffic on Drahner Road, Seymour Lake Road/Lakeville Road, and Oakwood Road.

The current control, design and infrastructure of the Township's road system creates challenges when developing solutions to alleviate traffic. Lapeer Road (M-24) is the primary corridor for commuter and commercial traffic.



MAP 23: COUNTY ROAD CLASSIFICATION MAP

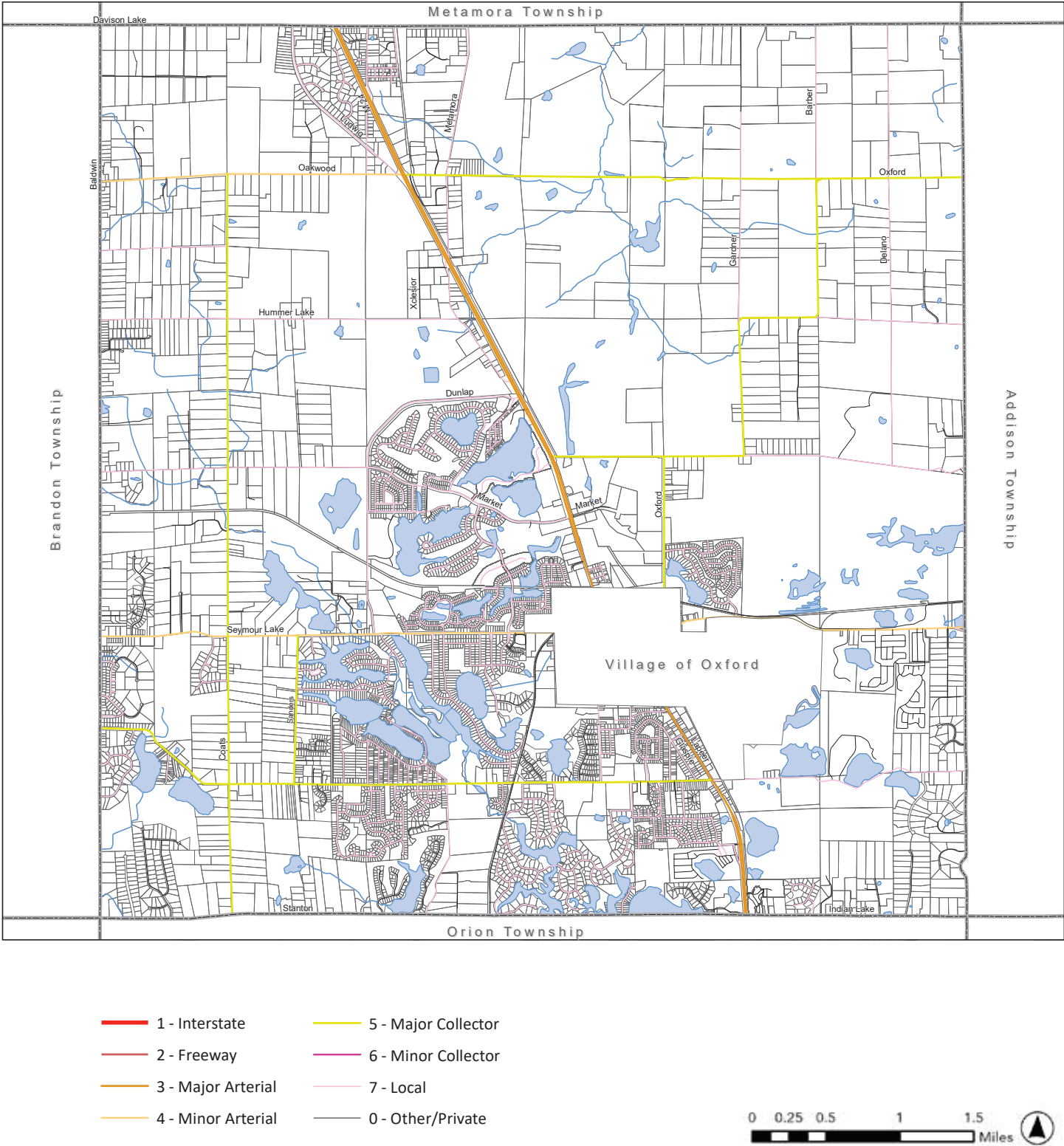


- Major, Gravel
- Major, Paved
- Minor, Gravel
- Minor, Paved
- State, Paved
- Natural Beauty Road





MAP 24: NATIONAL FUNCTIONAL ROAD CLASSIFICATION





The road transitions between divided highway, downtown main street and four lane road with varying speed limits. While the Township does have east/west collectors, all are two lane roads with some containing portions of dirt surfacing.

Given the location of I-75, I-69 and major employment centers being to the North and South of the Township, the likelihood that traffic patterns will continue to

show M-24 as the primary means of commuting for all sectors, it is important for the Township, County and State to consider what solutions could be utilized to alleviate vehicular congestion.

Table 18 indicates the intersections with the greatest number of recorded crashes within the Township. The top crash locations all involve Lapeer Road.

Table 17. – Traffic Counts 2020-2023

Road	Direction	Location	Paved / Dirt	AADT
Lapeer (M-24)	NB	Thomas To Davison Lake	Paved	8,814
Lapeer (M-24)	SB	Thomas To Davison Lake	Paved	9,078
Drahner	2-WAY	Coats To Sanders	Dirt	1,313
Drahner	WB	East Of Pontiac	Paved	4,185
Drahner	2-WAY	Sanders To Newman	Paved	2,615
Drahner	EB	West Of Pontiac	Paved	4,040
Seymour Lake	EB	200 Feet E Of Dunlap (Oxford Twp)	Paved	3,760
Seymour Lake	WB	200 Feet W Of Dunlap (Oxford Twp)	Paved	3,731
Seymour Lake	2-WAY	Baldwin To Coats	Paved	7,227



Road	Direction	Location	Paved / Dirt	AADT
N Coats Rd	2-WAY	Seymour Lake To Granger	Dirt	N/A
Seymour Lake	WB	East Of Granger	Paved	3,438
Ray Rd	WB	Between M-24 And N Oxford Rd	Paved	4,393
Ray Rd	2-WAY	Lapeer To Oxford	Paved	5,115
Ray Rd	EB	West Of Oxford	Paved	2,299
Oxford Rd	2-WAY	Gardner To Noble	Dirt	1,354
Oxford Rd	2-WAY	Ray To Noble	Dirt	1,433
Oxford Rd	NB	South Of Ray	Paved	1,738

Source: SEMCOG



Table 18. – High Frequency Intersection Crash Rankings, Oxford Township, 2018-2022

Local Rank	County Rank	Intersection	Annual Avg 2018-2022
1	73	Lapeer Rd @ Drahner Rd W	28
2	99	M 24 @ Oakwood Rd W	24.2
2	99	M 24 @ Oakwood Rd W	16.2
2	99	M 24 @ Oakwood Rd W	8
3	535	M 24 @ Ray Rd	9.6
3	535	M 24 @ Ray Rd	8.2
3	535	M 24 @ Ray Rd	1.4
4	667	M 24 @ Market St	8.2
4	667	M 24 @ Market St	2.2
4	667	M 24 @ Market St	2
4	667	M 24 @ Market St	1.2
4	667	M 24 @ Market St	2.8
5	847	Lapeer Rd @ Oakdell St	6.6



Local Rank	County Rank	Intersection	Annual Avg 2018-2022
6	875	Baldwin Rd S @ Seymour Lake Rd	6.4
7	1012	Baldwin Rd N @ Oakwood Rd W	5.6
8	1335	Baldwin Rd N @ Seymour Lake Rd	4.4
8	1335	Lapeer Rd @ Indian Lake Rd	4.4
10	1642	Lakeville Rd @ Bay Pointe Dr	3.6
10	1642	Lapeer Rd @ Minnetonka Dr	3.6

Source: SEMCOG