

CHAPTER 7

R-C TWO FAMILY AND MULTIPLE-FAMILY RESIDENCE DISTRICT

SECTION 7.1 **PURPOSE**

The R-C District is intended for two family and multiple-family residential uses. The character of the District is urban in appearance with moderate multiple-family densities as found in single-family semi-attached (row housing), garden apartments and townhouse apartments. Specialized or group housing and senior citizens housing is also permitted by special land use permit. All use in this District shall meet site design standards and requirements, as provided herein, in order to relieve any and all potentially adverse impacts.

SECTION 7.2 **PRINCIPAL PERMITTED USES** (amended 3/08)

In the R-C District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. Churches and other facilities normally incidental thereto.
- B. Multiple-family dwellings (see Section 7.4, E).
- C. Parochial or private elementary, intermediate and/or high schools, provided that any building shall be located not less than twenty (20) feet from any other lot in any Residential District.
- D. Two-family dwellings including home occupations in accordance with the requirements of Section 3.8 (see Section 7.4, F).
- E. Accessory buildings and uses customarily incidental to the Principal Permitted Uses and Special Land Uses in accordance with the requirements of Section 3.4.
- F. Public Buildings and Uses located not less than twenty (20) feet from any other lot in any Residence District as a Principal Permitted Use.

SECTION 7.3 **SPECIAL LAND USES** (amended 1/06)

Land and/or buildings in the R-C District may be used for the following subject to approval by the City Commission as a Special Land Use in accordance with the procedures of Chapter 15.

- A. Adult foster care small group homes.
- B. Cemeteries, private, when adjacent to or an extension of existing cemeteries.
- C. Dwelling unit conversions.
- D. Group child day care homes.
- E. Housing for the elderly.
- F. Manufactured Home Parks.
- G. Personal service establishments.
- H. Private parks, country clubs, and golf courses.
- I. Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations, not including storage yards.

SECTION 7.4 DISTRICT REGULATIONS

- A. Site Plan Review is required in accordance with Chapter 14.
- B. Parking is required in accordance with Chapter 16.
- C. Signs are permitted in accordance with the requirements of Chapter 18.
- D. No main building, structure, or principal use of land, nor the enlargement of any building, structure, or use of land, shall hereafter occur unless the following requirements are met and maintained in connection with such building, structure, use, or enlargement. (Refer to Chapter 15 for additional requirements for Special Land Uses.)

| R-C DISTRICT REQUIREMENTS - TWO FAMILY AND NON-RESIDENTIAL USES | | |
|--|----------|---|
| MINIMUM YARD REQUIREMENTS | FRONT | 30 ft. |
| | SIDE | 5 ft. |
| | REAR | 25 ft. |
| LOT AND DENSITY REQUIREMENTS | LOT AREA | 10,000 sq. ft. |
| | WIDTH | 60 ft. |
| MAXIMUM BUILDING HEIGHT | | 35 ft. or 2½ stories |
| MAXIMUM LOT COVERAGE | | 35% |
| MINIMUM DWELLING UNIT FLOOR AREA | | 900 sq. ft.; 600 sq. ft. on ground floor |

| R-C DISTRICT REQUIREMENTS - MULTIPLE FAMILY DWELLINGS | | |
|--|----------------------|---|
| MINIMUM YARD REQUIREMENTS | FRONT | 25 ft. |
| | SIDE | 20 ft. |
| | REAR | 30 ft. |
| LOT AND DENSITY REQUIREMENTS | LOT AREA/ DENSITY | 2 acres |
| | | 8 units per acre |
| | WIDTH | 60 ft. |
| MAXIMUM BUILDING HEIGHT | | 35 ft. or 2½ stories |
| MAXIMUM LOT COVERAGE | | 25% |
| MINIMUM DWELLING UNIT FLOOR AREA (square feet per unit) | Efficiency | 375 |
| | 1 BR | 600 |
| | 2 BR | 780 |
| | 3 BR | 940 |
| | Over 3 BR | 940 plus 80 sq. ft. for each bedroom over 3 |

E. Multiple Family Requirements

1. For every lot on which a multiple family dwelling is erected, there shall be provided a side yard on each side of the lot, as indicated in D, above. Each side yard shall be increased beyond the yard spaces indicated by one (1) foot for each ten (10) feet or part thereof by which the length of the multiple family dwelling exceeds forty (40) feet in overall dimension along the adjoining lot line.
2. Where two (2) or more multiple family dwellings are erected upon the same lot, a minimum yard space of twenty (20) feet in width shall be provided between structures. This yard width shall be increased by two (2) feet for each ten (10) feet or part thereof by which each multiple family dwelling, having common yards, exceeds forty (40) feet in length on that side of the dwelling facing the common yard.
3. Multiple family developments of more than one (1) building shall provide two (2) means of ingress and egress to the project to permit adequate circulation for safety equipment, except that for projects under ten (10) acres one (1) boulevard entranceway may be sufficient.
4. In all multiple projects of over seventy-five (75) dwelling units, parking shall not be allowed along the main circulation drive.

5. Multiple family townhouse units must include an individual outdoor paved patio area not less than one hundred (100) square feet in area.
 6. No more than seven (7) multiple family townhouse units shall be in any attached row.
 7. Multiple family buildings shall not exceed two hundred (200) feet in length.
 8. Lot area not used for buildings, parking, sidewalks, and other structures, shall be landscaped and maintained as open space. In no case shall the landscaped/open space area be less than twenty-five percent (25%) of the total site.
- F. A site plan for two-family dwellings identifying sleeping areas shall be submitted to the Otsego Fire Department and kept on file. No parking shall be allowed in any required front yard, except in a permissible parking space. Parking areas shall be screened in accordance with this Ordinance and all parking areas shall be paved.