

## **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, 3/25)

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.
- G. Cottage Court dwellings.

#### **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** (Amended 3/25)

- 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.)

<b>R-C DISTRICT REQUIREMENTS - TWO FAMILY AND NON-RESIDENTIAL USES</b>		
MINIMUM YARD REQUIREMENTS	FRONT	30 ft.
	SIDE	7 ft.
	REAR	25 ft.
LOT AND DENSITY REQUIREMENTS	LOT AREA	6,500 sq. ft.
	WIDTH	35 ft.
MAXIMUM BUILDING HEIGHT		35 ft. or 2.5 stories
MAXIMUM LOT COVERAGE		35%
MINIMUM DWELLING UNIT FLOOR AREA		800 sq. ft.; 560 sq. ft. on ground floor

<b>R-C DISTRICT REQUIREMENTS - MULTIPLE FAMILY &amp; COTTAGE COURT DWELLINGS</b>		
MINIMUM YARD REQUIREMENTS	FRONT	25 ft.
	SIDE	20 ft. where adjacent to commercial or multifamily; building height where adjacent to vacant or single/2 family residential.
	REAR	30 ft. or building height, whichever is greater.
LOT AND DENSITY REQUIREMENTS	LOT AREA/ DENSITY	20,000 Square feet N/A
	WIDTH	35 ft.
	MAXIMUM BUILDING HEIGHT	
MAXIMUM LOT COVERAGE		60% (all impervious surfaces count toward this- structures/parking/sidewalks etc.)
MINIMUM DWELLING UNIT FLOOR AREA (square feet per unit)	Efficiency	375
	1 BR	550
	2 BR	700
	3 BR	850
	Over 3 BR	850 plus 100 square feet per additional bedroom.

\* Unless engineered site plan presented by applicant and reviewed/approved by engineer indicates stormwater will be retained or graded to storm sewers without encroaching upon neighboring parcels.

E. Multiple Family Requirements

1. 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.
2. 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.
3. In all multiple projects of over seventy-five (75) dwelling units, parking shall not be allowed along the main circulation drive.
  4. No more than seven (7) multiple family townhouse units shall be in any attached row.
  5. Multiple family buildings shall not exceed two hundred (200) feet in length.
  6. 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. Stormwater retention areas shall not count toward open space calculations.
- F. A site plan for two-family dwellings and multi-family identifying sleeping areas shall be submitted to the Otsego Fire Department and kept on file.