

ARTICLE 8

R-2 MEDIUM DENSITY SINGLE FAMILY DISTRICT

Sec. 8.01 DESCRIPTION AND PURPOSE

The R-2 District is intended to provide a residential living environment devoted primarily to single-family dwellings while allowing for larger lots than standard “residential subdivision” developments.

Sec. 8.02 PERMITTED USES

- a) Any use permitted in the R-1 Zoning District, except as specifically provided otherwise in this Section, to the same conditions, restrictions and requirements as are provided in the R-1 Zoning District.
- b) Two family dwellings if the following requirements are met:
 - 1) The size and design of the building in relationship to surrounding buildings and properties.
 - 2) The nature of the surrounding neighborhood and the effect a dwelling of this type would have on it.
 - 3) The proposed location of the building.
 - 4) Any traffic congestion that would result from a use of this type.
 - 5) Whether or not adequate off-street parking can be provided.
- c) Foster family homes, foster family grounds, family day care homes (Article 18).
- d) Churches, subject to the conditions listed under Section 18.09(i).

Sec. 8.03 USES ALLOWED BY SPECIAL USE PERMIT (See Article 18 for Procedure)

The following uses are permitted in this District subject to obtaining a special use permit as provided for in Article 18.

- a) Home occupations.
- b) Child care centers, day care centers, group day care homes, convalescent homes.
- c) Funeral homes.

- d) Hospitals, medical centers.
- e) Schools.
- f) Township facilities, including the Otsego Township Hall and accessory buildings.
- g) Private clubs, lodges and meeting places for other organizations, not including any use that is customarily conducted as a gainful business.
- i) Accessory buildings incidental to the main building (Section 4.12)
- j) Temporary building or trailers used during construction (Section 4.13)
- k) Travel trailers, subject to Section 4.13.
- l) Accessory uses and structures (see Section 4.12).
- m) Essential public utility service buildings, or gas or electric regulator stations or buildings (see Section 4.14).
- n) Planned Resident Development (Article 16) and Planned Unit Development (Article 17) subject to conditions set forth in Articles.
- o) Golf course, country clubs, golf driving ranges.
- p) Public or privately owned athletic grounds and parks.

Sec. 8.04 HEIGHT REGULATIONS

No building or structure shall exceed thirty-five (35) feet in height or two and one-half (2 1/2) stories.

Sec. 8.05 AREA REGULATIONS

No building, nor any enlargement thereof shall be hereafter erected except in conformance with the following yard, lot area and building coverage requirements.

- a) Front Yard. There shall be a front yard of not less than thirty (30) feet.
- b) Side Yard. There shall be total side yards of not less than twenty (20) feet; provided, however, that no side yard shall be less than seven (7) feet.

ARTICLE 8 – R-2 MEDIUM DENSITY SINGLE FAMILY DISTRICT _____ 8.00

- c) Rear Yard. There shall be a rear yard of not less than ten (10) feet; provided, however, that in the case of lake or river front lots, the rear yard shall be not less than fifty (50) feet.
- d) Lot Area and Width (Single Family). The minimum lot area and width for a single family dwelling shall be twenty one thousand seven hundred and eighty (21,780) square feet and one hundred (100) feet, respectively, for lots not served by a public sewer system and fourteen thousand five hundred (14,500) square feet and ninety (90) feet, respectively, for lots served by a public sewer system. A common private wastewater system connected to all dwelling units within a development shall be considered a public sewer for the purposes of this calculation.
- e) Lot Area and Width (Two Family). The minimum lot area and width for a two family dwelling shall be thirty thousand (30,000) square feet and one hundred and fifty (150) feet, respectively. All two family dwellings shall be served by public sewer system. (See “subsection (d) above”).

Sec. 8.06 MINIMUM FLOOR AREA

Each dwelling unit shall have the following minimum floor area:

- a) Two bedroom dwelling, 750 square feet.
- b) Three or more bedroom dwelling, 900 square feet plus 150 square feet for each bedroom over three.
- c) Each two family dwelling unit shall have a minimum of seven hundred fifty (750) square feet of usable floor area on the first floor of each dwelling unit.