

ARTICLE 9

R-3 HIGH DENSITY RESIDENTIAL DISTRICT

Sec. 9.01 DESCRIPTION AND PURPOSE

This District is intended to accommodate a variety of housing types within higher density residential growth areas likely to occur near the City of Otsego. The maximum density for single family dwellings shall be 4 units per acre, for two family dwellings: 6 units per acre, and for multiple family dwellings: 8 units per acre. For mixed use projects under either planned residential or planned use development options, the overall residential density may not exceed 8 units per acre. Commercial uses may also be allowed with a Planned Unit Development. All development within the “R-3” District shall be served by a public sewer system or a common private wastewater system connected to all units within a development.

Sec. 9.02 PERMITTED USES

- a) Any use permitted in the R-2 Zoning District, except as specifically provided otherwise in this Article to the same conditions, restrictions and requirements as are provided in the R-2 Zoning District.
- b) Multiple family dwellings; i.e., garden apartments, townhouses.
- c) Nursing homes, senior citizen housing and similar group housing.
- d) Accessory buildings and uses.
- e) Churches, subject to the conditions listed under Section 18.09 (i).

Sec. 9.03 USES ALLOWED BY SPECIAL USE PERMIT

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

- a) Home occupations.
- b) Child care.
- c) Funeral homes.
- d) Hospitals.
- e) Schools.

- f) Planned Residential Development subject to conditions in Article 16.
- g) Public/private parks and playgrounds.
- h) Planned Unit Development in Article 17.
- i) Private clubs, lodges and meeting places.
- j) Essential public utility service buildings, gas or electric regulator stations or buildings (Section 4.14).
- k) Accessory buildings incidental to the main building (Section 4.12).

Sec. 9.04 HEIGHT REGULATIONS

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

Sec. 9.05 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.
- 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 ten thousand eight hundred (10,800) square feet and eighty (80) feet, respectively.
- e) Lot Area and Width (Two Family). The minimum lot area and width for a two family dwelling shall be fifteen thousand (15,000) square feet and one hundred (100) feet, respectively.

- f) Lot Area and Width (Multiple Family). The minimum lot area and width for a multiple family dwelling shall be one acre and two hundred (200) feet, respectively.

Sec. 9.06 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.

- d) Multiple family dwellings:

Efficient: 350 SF

One Bedroom: 400 SF

Two Bedroom: 600 SF

Three Bedroom: 720 SF

Four+ Bedroom: 800 SF + 80 SF for each additional bedroom