

Research Laboratory
Sawmill, Lumberyard
Warehouse and Storage
Wholesaling
Gas and Fuel distribution

Special Permit Uses require an application for approval to the Otego Planning Board.

Density, Height, Area and Yard Requirements

1. Minimum lot size: 2 acres
2. Minimum frontage: 170 feet
3. Maximum height: 35 feet
4. Front setback: 50 feet from the edge of the right of way of the road or 75 feet from the centerline of the road
5. Side Yard: 25 feet
6. Rear Yard: 35 feet
7. Maximum lot depth ratio: 4-1

Section 405 Rural Residential District (R-2)

Purpose – The purpose of this zoning district is to provide for a variety of mixed uses with a minimum small lot size. The small lot size will ensure that first time homebuyers have a chance to erect homes. This district is located along all county roads in the town. The exact boundaries of this district are shown on the town's zoning map.

Permitted Uses –

- ! - One, one family or two family stick built or modular unit per lot
- One manufactured home per lot
- Agriculture, Farms, Hobby Farms
- Forest Management Practices
- Wildlife Management Practices
- Bed and breakfasts
- Commercial Gardening

Accessory Uses

Same as in residential commercial zone

Special Permitted Uses

Townhouse Dwelling
Apartment Buildings
Educational Institution
Recreational Activities
Public Facilities/Utilities
Health Care Facilities
Religious Institution

Animal Hospital Facilities
Building and Farm Supplies
Business or Office
Campground/Summer Camp
Service Establishment
Research Laboratory
Sawmill, Lumberyard
Wholesaling

Density, Height, Area and Yard Requirements

1. Minimum lot size: 2 acres
2. Minimum frontage: 170 feet
3. Maximum height: 35'
4. Front setback: 50 feet from the edge of right of way or 75 feet from the centerline of road
5. Side setback: 35 feet
6. Rear setback: 50 feet
7. Maximum lot depth ratio: 4-1

Section 406 Rural District (R-3)

Purpose – The purpose of this district is to permit low density, residential development in those areas of the town that are far removed from services, infrastructure and/or which have steep slopes and environmental features that prohibit densely populated settlements. This zoning district is located along town roads. It also covers those lots in the town that have no public access to a roads. (i.e. their access is through private easements). The exact boundaries of this district are shown on the zoning map.

Permitted Uses

One, one family or two family stick built or modular unit per lot
Agriculture, Farms, Hobby Farms
Forest Management Practices
Wildlife Management Practices
Bed and Breakfasts

Accessory Uses

Same as Residential-Commercial Zone and Rural Residential Zone

Special Permitted Uses

Educational Institution
Recreational Activities