

ZONING

179 Attachment 4

City of Rensselaer
Bulk and Use Table: MU-1 Downtown Mixed-Use

Permitted Uses	Lot Size Range (square feet)	Minimum Lot Width (feet)	Front Building Setback Range (feet)	Minimum Setback (feet)		Maximum Allowable Impervious Surface Coverage		Building Height Range (feet)	Minimum Parking
				Side	Rear	Side	Rear		
Bed-and-breakfast	6,000 (minimum)	50	0 - 10	0	10	80%	25 - 35	1 per guest room	N/A
Building, accessory*	N/A	N/A	N/A	0	5	N/A	35 (maximum)	15 - 60	Cumulative by use
Building, mixed-use	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 60	2 per 1,000 square feet	
Building, office	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 60	2 per 1,000 square feet	
Building, public	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 60	3 per 1,000 square feet	
Club (private or membership)	3,000 (minimum)	20	0 - 10	0	0	80%	15 - 35	2 per 1,000 square feet	
Convenience store	5,000 - 20,000	50	0 - 10	0	0	80%	15 - 35	2.5 per 1,000 square feet	
Cultural use facility or museum	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 60	2 per 1,000 square feet	
Dry-cleaning outlet	5,000 - 15,000	40	0 - 10	0	0	80%	15 - 35	1 per unit	
Dwelling, multifamily	5,000 - 10,000	40	0 - 10	0	15	80% (maximum)	60	1 per unit	
Dwelling, single-family	3,000 - 8,000	30	0 - 10	0	15	80%	25 - 35	2 per unit	
Dwelling, two-family	5,000 - 10,000	40	0 - 10	0	15	80%	25 - 35	2 per unit	
Family day-care center	3,000 - 8,000	30	0 - 10	0	15	80%	25 - 35	2 per unit	
Hotel or motel	20,000 - 40,000	100	0 - 10	0	0	80%	25 - 60	1 per room	

RENSSLAER CODE

Uses	Lot Size Range (square feet)	Minimum Lot Width (feet)	Front Building Setback Range (feet)	Minimum Setback (feet)	Maximum Impervious Surface Coverage	Allowable Height Range (feet)	Building Height Range (feet)	Minimum Parking
Inn	15,000 (minimum)	100	0 - 10	0	0 - 80%	25 - 60	15 - 35	1 per room
Laundry, self-serve	5,000 - 15,000	40	0 - 10	0	0 - 80%	25 - 60	15 - 35	2 per 1,000 square feet
Place of worship	5,000 - 40,000	40	0 - 10	0	0 - 80%	25	25 (minimum)	1 per 5 seats
Restaurant ¹	5,000 - 20,000	40	0 - 10	0	0 - 80%	25 - 35	25 - 35	8 per 1,000 square feet
Retail, goods and services ²	5,000 - 20,000	40	0 - 10	0	0 - 80%	25 - 35	25 - 35	3 per 1,000 square feet
School, public	20,000 (minimum)	100	10 (minimum)	10	10 - 60%	35	35 (maximum)	1.5 per employee
Swimming pool, private*	N/A	N/A	3	3	N/A	N/A	N/A	N/A
Theater	3,000 (minimum)	20	0 - 10	0	0 - 80%	25 - 45	1 per 1,000 square feet	
Special Use Permit								
Animal hospital	10,000 - 40,000	100	0 - 10	0	0 - 80%	25 - 35	1 per 1,000 square feet	
Bar, tavern, pub ¹	3,000 (minimum)	20	0 - 10	0	0 - 80%	25 - 35	1 per 5 seats	
Cemetery	3 acres (minimum)	N/A	N/A	N/A	N/A	N/A	N/A	5 per acre
Day-care center	5,000 (minimum)	40	0 - 10	0	0 - 80%	25 - 35	1.5 per employee	
Dry-cleaning facility	5,000 - 20,000	40	0 - 10	0	0 - 80%	25 - 35	2 per 1,000 square feet	N/A
Dwelling, townhouse (parent parcel)	12,500 (minimum)	100	N/A	N/A	N/A	N/A	N/A	
Dwelling, townhouse	2,500 (minimum)	N/A	0 - 5	0	10 - 80%	25 - 35	2 per unit	
Funeral home	5,000 (minimum)	100	0 - 10	0	0 - 80%	25 - 35	3 per 1,000 square feet	
Outpatient health center	10,000 (minimum)	50	0 - 10	10	10 - 80%	25 - 60	3 per 1,000 square feet	

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Uses	Lot Size Range (square feet)	Minimum Lot Width (feet)	Front Building Setback (feet)	Minimum Side Setback (feet)	Maximum Rear Impervious Surface Coverage	Building Height Range (feet)	Minimum Parking
Parking garage	20,000 (minimum)	150	0 - 10	5	5 80%	15 - 60	N/A
Recreation, indoor commercial	20,000 (minimum)	50	0 - 10	0	5 80%	25 - 60	5 per 1,000 square feet
Residential care facility	15,000 (minimum)	100	0 - 20	10	20 70%	25 - 60	1 per room
School, private	5,000 (minimum)	40	0 - 10	0	80%	25 - 60	1.5 per employee
Swimming pool, public	40,000 (minimum)	N/A	N/A	N/A	N/A	N/A	N/A

NOTES:

- ¹ When outdoor dining is proposed, the building setback may be increased to 20 feet to accommodate seating.
- ² If a plaza is proposed as part of development, the building setbacks shall not exceed 30 feet.
- * Not the principal use of the property.