

f) District Use Table

Table F-1: District Uses

USE CLASSIFICATION	SPECIFIC USE TYPE	USES ALLOWED BY ZONING DISTRICT											ADDITIONAL REGULATIONS
		P = PERMITTED USE					C = CONDITIONAL USE						
		A-1	A-2	R-5	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2	
<b>AGRICULTURAL USES</b>													
Agriculture	Agriculture or agricultural operations	P	C										
	Grain elevators and related uses	C	C							C		C	C
	Confined Animal Feeding Operations	C	C										See Sec X Supplemental Use Standards
	Livestock sales	C	C						C		C	C	
Agricultural Services	Produce stand (seasonal)	P	C	C	C	C	C	C	C	C	C	C	
	Produce stand (year round)	P	C	C					C	C	C	C	
	Game preserve	C											
	Riding stable	C	C	C							C		
Horticulture	Forestry	P	C										
	Greenhouse	P	C						P		C	C	
	Nursery	P	C	C							C	C	
	Truck garden	P	C	C							C	C	
<b>COMMERCIAL USES</b>													
Adult Businesses	Adult-oriented businesses								C		C	C	See Sec X Supplemental Use Standards
Amusement Facilities	Amusement establishment, indoor								P				
	Amusement establishment, outdoor								P				
	Theater, cinemplex								P				
	Theater, drive-in								P				
Animal Services	Kennel	C	C									C	
	Raising or breeding of non-farm fowl or animals	C	C								C	C	
	Veterinary hospital	P	C						C		C	C	
Auctions	Auction arena or sales yard (excluding livestock)							C		C			
Building Materials	Building material supply yard										C	C	
	Contractor storage yard										C	C	
	Hardware stores							C	P	C			
	Lumber mill											C	
	Lumber yards											P	
	Outbuilding and storage shed sales								C		P		
Business Recreational	Billiard room (Game room, Pool halls)							C	P	C			
	Tavern or night club							C	P	C			
Financial Institutions	Bank or financial institution							C	P	P			
	Bank or financial institution w/ drive-through									P	C		
Food Sales/Services	Cold storage locker for individual use							C	P				
	Convenience store (<5,000 square feet)							P	P	P			
	Convenience store with fuel sales							P	P	C			

Chapter 28: Rensselaer Zoning Ordinance  
District Uses

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		A-1	A-2	R-S	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2		
Food Sales/Services	Farmer's market								P	P	P			
	Grocery store (< 5,000 square feet)								P	P	P			
	Grocery store (> 5,000 square feet < 25,000 square feet)									P	P			
	Grocery store (> 25,000 square feet)									P	C			
	Other food and beverage sales (e.g., delicatessen, retail bakery, coffee shop)								P	P	P			
Funeral and Intermment Services	Restaurant								P	P	P			
	Restaurant w/ drive-in or drive-through								C	P	C			
	Cemetery or Crematory	C	C	C	C	C	C	C	C	C	C	C	C	
Medical Facilities	Mortuary								C	P	P			
	Hospital and associated medical facilities								C	P	C			
Office	Medical/dental office or clinic								P	P	P			
	Business or professional								P	P	P			
Personal Services	Personal service establishments (<5,000 square feet)								P	P	P			
	Personal service establishments (> 5,000 square feet < 25,000 square feet)									P	P			
	Personal service establishments (> 25,000 square feet)									P	C			
	Tattoo parlors										C	C		
Recreation Facilities	Outdoor commercial recreation		C							C		C	C	
	Outdoor shooting range	C	C											
	Private recreational development	C	C							C		C	C	
Repair Services	Furniture and appliance repair								C	P	P	P		
	Household goods repair (non-appliance)								C	P	P	P		
Retail Establishments	Flea market									P				
	Pawn shop									P	C			
	Retail business store < 5,000 square feet								P	P	P			
	Retail business store > 5,000 square feet < 25,000 square feet									P	P			
	Retail business store > 25,000 square feet									P	C			
Telecommunications Facilities	Radio or television broadcasting facilities	C	C	C	C	C	C	C	C	C	C	C	C	
	Commercial Mobile Radio Systems (CMRS)	C	C	C	C	C	C	C	C	C	C	C	C	See Sec X Supplemental Use Standards
Vehicle Sales and Services	Car wash								C	P	C			
	Farm implement sales, new and used									P		C		
	Mobile home or trailer sales									P		C		
	Service stations and minor vehicle repair								C	P	C			
	Truck freight terminal									C		C	P	
	Vehicle dealer/sales, new and used									P	C	C		
	Vehicle major repair									P	C	C		
	Vehicle towing and storage											C	P	
	Vehicle wrecking or salvage yard (includes outdoor storage or inoperable vehicles)												P	

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		A-1	A-2	R-S	R-1	R-2	R-3	B-1	B-2	B-3	I-1	I-2		
Visitor Accommodations	Bed and breakfast establishments			C	C	C								See Sec X Supplemental Use Standards
	Public campground	C	C	C									C	
	Hotel or motel								P	P				
	RV park		C										C	See Sec X Supplemental Use Standards
	Tourist home						C	C	C					
<b>INDUSTRIAL USES</b>													See Sec .X Industrial Performance Regulations	
Agri-Industry	Slaughterhouse w/ holding pens												C	C
Manufacturing	Any industrial manufacturing, processing, cleaning, refining, assembling, wholesaling, cleaning, servicing, testing, repair or storage of materials, goods or products, except as otherwise listed												P	P
Outdoor Storage	Contractor or construction office, shops and yards												P	P
	Outdoor storage associated with a principal use												C	P
Resource Extraction	Extractive industries, including mining and gravel operations	C	C	C									C	C
	Oil processing, refining and manufacture													C
Toxic/Hazardous Uses	The basic production, manufacturing, shipping, handling or storage of any of the following: animal by-products; charcoal; concrete; creosote; fungicides; glue & sizing; gypsum; herbicides; insecticides; lime or plaster; metal extraction or smelting; milling or smelting of ores; paper pulp and cellulose; petroleum and petroleum products; rubber; ind. reclaiming and recapping; sugars and starches; tannery; turpentine													C
	The manufacturing, processing, use, sale, or storage of any flammable, corrosive, explosive, or toxic substance													C
Warehousing & Distribution	Freight transportation terminals												P	P
	Mini-warehouses												P	P
	Warehousing and wholesaling establishments, and storage												P	P
Waste-Related Uses	Incinerators													C
	Junkyards													C
	Landfill operation													C
	Solid waste transfer station													C
<b>INSTITUTIONAL USES</b>														
Clubs or Lodges	Private or non-profit club	C	C					C	C	C	C	C		
	Seasonal hunting and fishing lodge	C	C											
Community Services	Assembly hall and grounds		C				C		C	C			C	
	Charitable institutions						C	C	C	C				

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Correctional institution	Penitentiary or Jail											C	C	
Cultural Facilities	Library							C	P	P				
	Museum								P	P				
	Outdoor theater								C				C	
Day Care Center	Child or adult day care center							C	C	C	C	C		See Sec X Supplemental Use Standards
	Family day care home (large)						C	C	C	C				See Sec X Supplemental Use Standards
	Family day care home (small)	C	C	C	C	C	C							See Sec X Supplemental Use Standards
Golf Facilities	Driving range		C						C			C	C	
	Golf course	C	C	C	C	C	C	C	C	C	C	C	C	
Public Lands, Parks, and Buildings	Government building or use	C	C	C	C	C	C	C	C	C	C	C	C	
	Public park or public recreation facility	C	C	C	C	C	C	C	C	C	C	C	C	
	Stadium, arena, athletic field	C	C	C	C	C	C	C	C	C	C	C	C	
Religious Institutions	Church or religious institution	C	C	C	C	C	C	C	C	C	C	C	C	
Schools	Educational institution	C	C	C	C	C	C	C	C	C	C	C	C	
	Schools of special instruction							C	C	C	C	C	C	
Transportation Facilities	Airport	C	C										C	See Section X Airport Overlay District
	Heliport	C	C					C	C	C	C	C	C	
	Parking garage or lot					C	C	C	C	C	C	C	C	
	Public transportation facilities, including bus stations and rail stations									C	C			
	Railroad yard together with buildings, structures, and facilities related thereto	C	C	C	C	C	C	C	C	C	C	C	C	
Utilities	Major transmission lines for gas, oil, electricity or other utilities	C	C	C	C	C	C	C	C	C	C	C	C	
	Public water wells, water stations, filtration plant, reservoirs and storage tanks	C	C	C	C	C	C	C	C	C	C	C	C	
	Sewage treatment facility	C	C	C					C	C	C	C	C	
	Utility installation and facilities											C	C	
<b>RESIDENTIAL USES</b>														
Group Living Facilities	Residential facility for developmentally disabled persons	P	P	P	P	P	P	P	P	P				
	Residential facility for mentally ill persons	P	P	P	P	P	P	P	P	P				
Household Living	Farmhouse	P	C	C										

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	Manufactured home	P	P	P	P	P	P	C	C				See Sec X Supplemental Use Standards
	Mobile home park							C	C	C			See Sec X Supplemental Use Standards
	Multi-family dwelling						P	C	C	C			
	Boarding or lodging house					C	C	C					
	Fraternity or sorority						C	C					
Household Living	Single family dwelling	P	P	P	P	P	P	C	C	C			
	Two-family dwelling					P	P	C	C	C			
Senior Housing	Assisted living facility						C	C	C				
	Nursing homes						C	C	C				