

ZONING

179 Attachment 1

City of Rensselaer

Bulk and Use Table: R-1 Residential District #1

Uses	Lot Size Range (square feet)	Minimum Lot Width (feet)	Minimum Front Building Setback (feet)	Minimum Setback (feet)		Maximum Allowable Impervious Surface Coverage	Maximum Building Height (feet)	Minimum Parking
				Side	Rear			
Permitted Uses								
Building, accessory*	N/A	N/A	20	8	10	N/A	35	N/A
Dwelling, single-family	6,000 - 15,000	60	15	8	20	40%	35	2 per unit
Family day-care center	6,000 - 15,000	60	20	8	30	40%	35	2 per unit
Place of worship	20,000 - 80,000	125	20	20	30	60%	Min. 25	1 per 5 seats
School, public or private	20,000 - 80,000	200	20	10	10	N/A	N/A	1.5 per employee
Swimming pool, private	N/A	N/A	N/A	4	4	N/A	N/A	N/A
Special Use Permit								
Bed-and-breakfast	8,000 - 20,000	60	20	8	30	40%	35	1 per guest room
Building, public	10,000 - 40,000	70	20	10	20	40%	45	3 per 1,000 square feet
Day-care center	20,000 - 40,000	125	20	20	30	40%	35	1.5 per employee
Funeral home	20,000 - 40,000	80	20	15	20	60%	35	3 per 1,000 square feet

* Not the principal use of the property.

NOTE: For buildings located on multiple parcels, bulk and use requirements apply to the aggregate parcel areas.