

ZONING

179 Attachment 2

City of Rensselaer Bulk and Use Table: R-2 Residential District #2

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)	Parking
				Side	Rear			
Permitted Uses								
Building, accessory*	N/A	N/A	30 (minimum)	5	5	N/A	35 (maximum)	N/A
Dwelling, single-family	4,000 - 15,000	25	0 - 20	5	20	80%	35 (maximum)	2 per unit
Dwelling, two-family	6,000 - 20,000	25	0 - 20	5	20	80%	35 (maximum)	1.5 per unit
Family day-care center	6,000 - 15,000	25	0 - 20	5	20	80%	35 (maximum)	2 per unit
Place of worship	10,000 (minimum)	40	10	10	20	60%	25 (maximum)	1 per 5 seats
School, public or private	15,000 (minimum)	100	10 (minimum)	10	10	60%	45 (maximum)	1.5 per employee
Swimming pool, private*	N/A	N/A	50 (minimum)	4	4	N/A	N/A	N/A
Special Use Permit								
Bed-and-breakfast	8,000 (minimum)	25	0 - 20	8	20	80%	35 (maximum)	1 per guest room
Building, mixed-use	8,000 (minimum)	25	0 - 10	5	10	80%	25 - 45	Cumulative by use
Building, public	8,000 (minimum)	25	0 (minimum)	5	10	80%	25 - 45	3 per 1,000 square feet
Club (private or membership)	15,000 (minimum)	100	0 (minimum)	5	10	80%	25 - 45	3 per 1,000 square feet

RENSSELAER CODE

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				Side	Rear			
Convenience store	8,000 (minimum)	25	0 (minimum)	5	10	80%	15 - 35	2 per 1,000 square feet
Day-care center	15,000 (minimum)	100	10 (minimum)	15	30	80%	15 - 35	1.5 per employee
Dry-cleaning outlet	8,000 (minimum)	25	0 (minimum)	5	10	80%	15 - 35	2 per 1,000 square feet
Dwelling unit, accessory*	N/A	N/A	N/A	5	10	N/A	35 (maximum)	1 per unit
Dwelling, multifamily	8,000 - 20,000	25	0 - 20	5	20	80%	45 (maximum)	1 per unit
Dwelling, townhouse (parent parcel)	15,000 (minimum)	100	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling, townhouse	2,500 (minimum)	N/A	0 (minimum)	0	0	100%	35 (maximum)	2 per unit
Funeral home	15,000 (minimum)	100	10 (minimum)	15	20	80%	25 - 45	3 per 1,000 square feet
Laundry, self-serve	8,000 (minimum)	25	0 (minimum)	5	10	80%	15 - 35	2 per 1,000 square feet
Restaurant	8,000 (minimum)	50	0 - 15	10	20	80%	15 - 35	8 per 1,000 square feet
Retail, goods and services	8,000 (minimum)	50	0 - 15	10	20	80%	25 - 45	3 per 1,000 square feet

NOTES:

* Not the principal use of the property.

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