

ZONING

179 Attachment 5

City of Rensselaer MU-2 Waterfront Mixed-Use District

Uses	Lot Size Range (square feet)	Minimum Lot Width (feet)	Front Building Setback Range (feet)	Minimum Setback (feet)		Maximum Allowable Impervious Surface Coverage ¹	Maximum Building Height (feet)	Parking
				Side	Rear			
Permitted Uses								
Bar, tavern, pub ²	3,000 - 20,000	50	0 - 15	0	20	100%	140	1 per 5 seats
Boat launch	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Building, mixed-use	5,000 - 30,000	50	0 - 20	0	20	100%	140	Cumulative by use
Building, office	5,000 - 20,000	50	0 - 20	0	20	100%	140	2 per 1,000 square feet
Building, public	5,000 - 50,000	50	10 - 20	0	20	100%	140	2 per 1,000 square feet
Club (private or membership)	5,000 - 40,000	100	0 - 15	0	20	80%	140	3 per 1,000 square feet
Cultural use facility or museum	5,000 - 50,000	50	0 - 15	0	20	80%	140	2 per 1,000 square feet
Dwelling unit, accessory*	N/A	N/A	N/A	10	10	N/A	35	1 per unit
Dwelling, multifamily	5,000 - 20,000	90	0 - 15	10	20	90%	140	2 per unit
Dwelling, townhouse (parent parcel)	15,000 (minimum)	100	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling, townhouse	3,000 (minimum)	40	0 - 10	0	0	100%	35	2 per unit
Family day-care center	5,000 - 20,000	50	0 - 15	20	20	60%	140	2 per unit
Hotel or motel	20,000 - 50,000	100	0 - 15	0	20	100%	140	1 per room
Inn	10,000 - 30,000	50	0 - 15	0	20	100%	140	1 per room
Marina	15,000 (minimum)	100	0 - 20	10	20	N/A	140	1.5 per boat storage capacity

RENSSELAER CODE

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				Side	Rear			
Outpatient health center	10,000 - 30,000	50	0 - 20	0	20	90%	140	2 per 1,000 square feet
Place of worship	20,000 (minimum)	150	0 - 20	0	20	60%	140	1 per 5 seats
Restaurant ²	3,000 - 30,000	50	0 - 20	0	20	100%	140	1 per 5 seats
Retail, goods and services ³	3,000 - 40,000	50	0 - 20	0	20	100%	140	2 per 1,000 square feet
Swimming pool, public	N/A	N/A	N/A	3	3	N/A	N/A	N/A
Theater	3,000 (minimum)	20	0 - 15	0	0	100%	140	1 per 1,000 square feet
Special Use Permit								
Building, accessory*	N/A	N/A	0 - 20	N/A	N/A	N/A	N/A	N/A
Convention center	10,000 (minimum)	100	0 - 20	0	0	100%	25-45	3 per 1,000 square feet
Day-care center	5,000 - 30,000	50	0 - 20	0	20	60%	25-45	1.5 per employee
Outdoor recreation and entertainment	30,000 (minimum)	200	0 - 20	0	20	60%	35	N/A
Parking garage	20,000 (minimum)	150	0 - 20	10	20	N/A	35	N/A

NOTES:

* Not the principal use of the property.

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

¹ Impervious surface coverage that exceeds 80% of the property are required to comply with local stormwater regulations, as required by § 179-57.

² When outdoor dining is proposed, the building setback may be increased to 20 feet to accommodate seating.

³ If a plaza is proposed as part of development, the building setbacks shall not exceed 30 feet.