

ZONING

179 Attachment 6

City of Rensselaer

Bulk and Use Table: I-1 Light Industrial District

Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Front Building Setback Range (feet)	Minimum Setback (feet)		Maximum Allowable Impervious Surface Coverage	Maximum Building Height (feet)	Parking
				Side	Rear			
Permitted Uses								
Animal hospital	10,000	50	10 - 30	10	50	70%	35	1 per employee
Building, accessory*	N/A	N/A		10	10	N/A	35	N/A
Building, mixed-use	10,000	50	10 - 30	10	20	70%	35	Cumulative by floor and use
Building, office	10,000	50	10 - 30	10	20	70%	35	3 per 1,000 square feet
Building, public	10,000	50	10 - 30	10	20	70%	35	3 per 1,000 square feet
Contractor’s yard	8,000	40	10 - 30	10	20	70%	35	2 per 1,000 square feet
Convenience store	8,000	40	10 - 30	10	20	70%	35	3 per 1,000 square feet
Greenhouse, commercial	10,000	50	10 - 30	10	20	70%	35	2 per 1,000 square feet
Kennel, commercial	20,000	100	10 - 30	20	30	70%	35	1 per 1,000 square feet
Manufacturing, light	20,000	100	10 - 30	20	30	60%	35	1 per employee
Motor vehicle service station	20,000	100	10 - 30	20	50	70%	35	2 per 1,000 square feet
Motor vehicle sales	20,000	100	10 - 30	20	30	70%	35	2 per 1,000 square feet
Outpatient health center	10,000	50	10 - 30	10	20	70%	35	2 per 1,000 square feet

RENSSELAER CODE

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				Side	Rear			
Personal storage facilities	20,000	100	10 - 30	20	30	70%	35	1 per 1,000 square feet
Place of worship	10,000	50	10 - 30	10	20	70%	25 (minimum)	2.5 per 1,000 square feet
Recreation, indoor commercial	20,000	100	10 - 30	10	20	70%	35	3 per 1,000 square feet
Restaurant	10,000	50	10 - 30	10	20	70%	35	6 per 1,000 square feet
Retail, goods and services	20,000	100	10 - 30	10	20	70%	35	3 per square feet
Warehouse, wholesale or distribution center	20,000	100	10 - 30	20	30	70%	35	1 per employee
Special Use Permits								
Drive-in facility	N/A	N/A	50 (minimum)	10	20	N/A	N/A	N/A
Homeless shelter	20,000	100	10 - 30	20	30	70%	35	1 per employee
Manufacturing operations	20,000	150	10 - 30	20	30	60%	35	1 per employee
Manufactured home park	5 acres	400	10 - 30	40	40	50%	35	1 per lot
Parking garage	40,000	200	10 - 30	20	20	80%	35	N/A
Telecommunication facility or tower(s)	20,000	200	50 (minimum)	50	50	N/A	N/A	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.