

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			
<b>Permitted Uses</b>								
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
<b>Special Use Permit</b>								
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.