

ZONING

179 Attachment 3

**City of Rensselaer  
Bulk and Use Table: C-1 General Commercial District**

Uses	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Front Building Setback Range (feet)	Minimum Setback (feet)		Maximum Allowable Impervious Surface Coverage (percentage)	Building Height Range (feet)	Parking
				Side	Rear			
<b>Permitted Uses</b>								
Animal hospital	10,000	50	0 - 15	0	20	80	25 - 45	1 per 1,000 square feet
Bar, tavern, pub	10,000	50	0 - 15	0	20	80	25 - 35	2 per 1,000 square feet
Building, accessory*	N/A	N/A	N/A	0	5	N/A	35 (maximum)	N/A
Building, mixed-use	10,000	50	0 - 15	0	20	70	25 - 75	Cumulative by use
Building, office	10,000	50	0 - 15	0	20	80	25 - 75	3 per 1,000 square feet
Building, public	10,000	50	0 - 15	0	20	80	25 - 75	3 per 1,000 square feet
Car wash	20,000	150	0 - 25	0	20	80	15 - 25	2 per 1,000 square feet
Club (private or membership)	15,000	100	0 - 15	0	20	80	25 - 55	3 per 1,000 square feet
Convenience store	10,000	50	0 - 15	0	20	80	25 - 35	3 per 1,000 square feet
Cultural use facility or museum	10,000	50	0 - 15	0	20	80	25 - 45	2.5 per 1,000 square feet
Dry-cleaning facility	15,000	100	0 - 15	0	20	80	25 - 35	2 per 1,000 square feet
Dry-cleaning outlet	10,000	50	0 - 25	0	20	80	25 - 45	2 per 1,000 square feet
Greenhouse, commercial	20,000	200	0 - 15	0	20	80	25 - 35	2 per 1,000 square feet

RENSSELAER CODE

Uses	Minimum Lot Size (square)	Minimum Lot Width	Front Building Setback	Minimum Setback (feet)		Maximum Allowable Impervious	Building Height Range	Parking
				Side	Rear			
Hotel or motel	40,000	200	0 - 15	0	20	80	25 - 75	1.2 per guest room
Inn	15,000	100	0 - 15	0	20	80	25 - 55	1 per 1,000 square feet
Laundry, self-serve	10,000	50	0 - 25	0	20	80	25 - 45	2 per 1,000 square feet
Motor vehicle service station	20,000	150	0 - 25	0	20	80	25	1,000 square feet
Motor vehicle salesroom	40,000	200	0 - 15	0	20	80	25 - 25	2 per 1,000 square feet
Outpatient health center	15,000	100	0 - 15	0	20	80	25 - 45	3 per 1,000 square feet
Place of worship	20,000	150	0 - 15	0	20	80	25 (minimum)	1 per 5 seats
Recreation, indoor commercial	20,000	150	0 - 15	0	20	80	25 - 45	3 per 1,000 square feet
Restaurant	10,000	50	0 - 25	0	20	80	25 - 45	8 per 1,000 square feet
Retail, goods and services	10,000	50	0 - 25	0	20	80	25 - 45	3 per 1,000 square feet
School, public only	20,000	100	10 (minimum)	10	10	60	45 (maximum)	1.5 per employee
<b>Special Use Permit</b>								
Day-care center	15,000	100	0 - 25	0	20	80	25 - 45	1.5 per employee
Drive-in facility	N/A	N/A	50 (minimum)	20	20	N/A	N/A	N/A
Funeral home	20,000	150	0 - 25	0	20	80	25 - 45	3 per 1,000 square feet
Homeless shelters	40,000	150	10 (minimum)	20	30	80	25 - 35	1 per employee
Kennel, commercial	20,000	150	0 - 25	0	20	80	25 - 45	1 per 1,000 square feet
Parking garage	20,000	150	0 - 25	0	20	80	25 - 45	N/A
Residential care facility	15,000	100	0 - 25	0	20	80	25 - 35	1.5 per room

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**NOTES:**

- \* Not the principal use of the property.
- \* For buildings located on multiple parcels, bulk and use requirements apply to the aggregate parcel areas.