

ZONING

179 Attachment 4

**City of Rensselaer
Bulk and Use Table: MU-1 Downtown Mixed-Use**

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)	Minimum Parking
				Side	Rear			
Permitted Uses								
Bed-and-breakfast	6,000 (minimum)	50	0 - 10	0	10	80%	25 - 35	1 per guest room
Building, accessory*	N/A	N/A	N/A	0	5	N/A	35 (maximum)	N/A
Building, mixed-use	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 60	Cumulative by use
Building, office	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 60	2 per 1,000 square feet
Building, public	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 60	2 per 1,000 square feet
Club (private or membership)	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 60	3 per 1,000 square feet
Convenience store	5,000 - 20,000	50	0 - 10	0	0	80%	15 - 35	2 per 1,000 square feet
Cultural use facility or museum	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 60	2.5 per 1,000 square feet
Dry-cleaning outlet	5,000 - 15,000	40	0 - 10	0	0	80%	15 - 35	2 per 1,000 square feet
Dwelling, multifamily	5,000 - 10,000	40	0 - 10	0	15	80%	60 (maximum)	1 per unit
Dwelling, single-family	3,000 - 8,000	30	0 - 10	0	15	80%	25 - 35	2 per unit
Dwelling, two-family	5,000 - 10,000	40	0 - 10	0	15	80%	25 - 35	2 per unit
Family day-care center	3,000 - 8,000	30	0 - 10	0	15	80%	25 - 35	2 per unit
Hotel or motel	20,000 - 40,000	100	0 - 10	0	0	80%	25 - 60	1 per room

RENSSELAER CODE

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Inn	15,000 (minimum)	100	0 - 10	0	0	80%	25 - 60	1 per room
Laundry, self-serve	5,000 - 15,000	40	0 - 10	0	0	80%	15 - 35	2 per 1,000 square feet
Place of worship	5,000 - 40,000	40	0 - 10	0	0	80%	25 (minimum)	1 per 5 seats
Restaurant ¹	5,000 - 20,000	40	0 - 10	0	0	80%	25 - 35	8 per 1,000 square feet
Retail, goods and services ²	5,000 - 20,000	40	0 - 10	0	0	80%	25 - 35	3 per 1,000 square feet
School, public	20,000 (minimum)	100	10 (minimum)	10	10	60%	35 (maximum)	1.5 per employee
Swimming pool, private*	N/A	N/A	N/A	3	3	N/A	N/A	N/A
Theater	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 45	1 per 1,000 square feet
Special Use Permit								
Animal hospital	10,000 - 40,000	100	0 - 10	0	0	80%	25 - 35	1 per 1,000 square feet
Bar, tavern, pub ¹	3,000 (minimum)	20	0 - 10	0	0	80%	25 - 35	1 per 5 seats
Cemetery	3 acres (minimum)	N/A	N/A	N/A	N/A	N/A	N/A	5 per acre
Day-care center	5,000 (minimum)	40	0 - 10	0	0	80%	25 - 35	1.5 per employee
Dry-cleaning facility	5,000 - 20,000	40	0 - 10	0	0	80%	25 - 35	2 per 1,000 square feet
Dwelling, townhouse (parent parcel)	12,500 (minimum)	100	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling, townhouse	2,500 (minimum)	N/A	0 - 5	0	10	80%	25 - 35	2 per unit
Funeral home	5,000 (minimum)	100	0 - 10	0	0	80%	25 - 35	3 per 1,000 square feet
Outpatient health center	10,000 (minimum)	50	0 - 10	10	10	80%	25 - 60	3 per 1,000 square feet

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Parking garage	20,000 (minimum)	150	0 - 10	5	5	80%	25 - 60	N/A
Recreation, indoor commercial	20,000 (minimum)	50	0 - 10	0	5	80%	25 - 60	5 per 1,000 square feet
Residential care facility	15,000 (minimum)	100	0 - 20	10	20	70%	25 - 60	1 per room
School, private	5,000 (minimum)	40	0 - 10	0	0	80%	25 - 60	1.5 per employee
Swimming pool, public	40,000 (minimum)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NOTES:

¹ When outdoor dining is proposed, the building setback may be increased to 20 feet to accommodate seating.

² If a plaza is proposed as part of development, the building setbacks shall not exceed 30 feet.

* Not the principal use of the property.