

# ZONING

## 405 Attachment 2

### Lot and Bulk Requirements City of Kingston (See § 405-8)

[Amended 7-7-1992, approved 7-8-1992; 6-5-2001, approved 6-11-2001]

Zoning District	Minimum Lot Requirements				Minimum Yard Requirements			Maximum Building Height (feet/stories)	Maximum Lot Coverage (percent)	Minimum Usable Open Space (sq. ft. per dwelling unit)	Floor to Area Ratio	Maximum Length of Building	Minimum Distance Between Buildings
	Area (sq. ft.)	Width (feet)	Depth (feet)	Area/Dwelling Unit (sq. ft.)	Front Yard (feet)	Side Yards (feet)	Rear Yards (feet)						
RRR	12,500	100	125	--	30 <sup>2</sup>	15 <sup>3</sup>	30	35/2 1/2	30	--	--	--	--
RR	7,500	75	100	--	25 <sup>2</sup>	10 <sup>3,4</sup>	30	35/2 1/2	35	--	--	--	--
R-1	5,000	50	100	--	15	5 <sup>3,4</sup>	30 <sup>5</sup>	35/2 1/2	40	--	--	--	--
R-2	5,000	50	100	2,500	15	5	30 <sup>5</sup>	35/2 1/2	40	--	--	--	--
R-3	5,000	50	100	2,500	15	5	30 <sup>5</sup>	35/2 1/2	40	--	--	--	--
R-4 <sup>17</sup>	5,000	--	100	2,500	30 <sup>2</sup>	20	30	35/2 1/2	25 <sup>6</sup>	400	--	--	--.8
R-5 <sup>17</sup>	--	--	100	2,000	30 <sup>2</sup>	12 <sup>7</sup>	30	42/3 1/2	25 <sup>6</sup>	400	--	160	--.8
R-6 <sup>17</sup>	--	--	100	1,500	25 <sup>9</sup>	12 <sup>7</sup>	30	--	40	220 <sup>10</sup>	1.8	160	--.8
NB	5,000	40	100	--	--	--.11	--.11	35/2 1/2	80 <sup>12</sup>	--	1.0	--	--
C-1	5 acres	250	200	--	100	50 <sup>13</sup>	50 <sup>13</sup>	--	20	--	.5	--	--
C-2	--	--	--	--	--	--.11	--.11	--	--	--	2.8	--	--
C-3	--	--	--	--	10	--.11	--.11	--	70	--	1.4	--	--
RT	--.14	40	--	2,000 <sup>14</sup>	--	--.11	--.11	35/2 1/2	80	400	1.0	--	--
M-1	--	--	--	--	50 <sup>13</sup>	50 <sup>13</sup>	50 <sup>13</sup>	48	40 <sup>15</sup>	--	.8	--	--
M-2	--	--	--	--	10	--.11	--.11	60	60	--	1.2	--	--
RLC	5,000	--	100	2,500	30 <sup>2</sup>	20	30	35/2 1/2	25 <sup>6</sup>	400	--	--	--.8
RLC <sup>17</sup>	40,000	100	100	2,500	15	15	15	35/3	25 <sup>18</sup>	400	--	160	--.8
O-1	--	--	--	--	10	20 <sup>16</sup>	20 <sup>16</sup>	--	40	--	2.0	--	--
O-2	(For residential development use R-5 requirements.)				10	20 <sup>16</sup>	20 <sup>16</sup>	--	40	--	2.0	--	--
O-3R <sup>24</sup>	--	--	100	2,500 <sup>23</sup>	15 <sup>9</sup>	12 <sup>7</sup>	30	35/2 1/2	25 <sup>6</sup>	400	--	160	--.8
O-3B <sup>24</sup>	--	--	--	--	10	20 <sup>16</sup>	20 <sup>16</sup>	--	40	--	2.0	--	--
RF-R <sup>19</sup>	5,000	40	--	1,500	25 <sup>20</sup>	12	30 <sup>21</sup>	35/2 1/2	60	220	1.2	100	--.8
FR-H <sup>19</sup>	12,500	100	125	2,000	25 <sup>20</sup>	12	30 <sup>22</sup>	42/3 1/2	40	400	1.2	100	--.8

# KINGSTON CITY CODE

## Lot and Bulk Requirements

### City of Kingston

(See § 405-8)

[Amended 7-7-1992, approved 7-8-1992; 6-5-2001, approved 6-11-2001]

(cont'd.)

#### NOTES:

- 1 Minimum depth may be decreased to 100 feet in an RRR District if the average depth of the lot equals at least 125 feet and may be decreased to 90 feet in the RR District and R-1 District if the average depth of the lot equals at least 100 feet.
- 2 Front yard may be decreased to 25 feet in an RRR District and to 20 feet in an RR District when the planes of all walls of a building facing the street intersect the street line at an angle of 25° or more.
- 3 One side yard must be a minimum of 27 feet wide in an RRR District, 18 feet in an RR District and 17 feet in an R-1 District in the case of a dwelling erected without a garage. In the case of corner lots [all of which are deemed to have two front and two side but no rear yards], one side yard shall not be less than 30 feet wide in an RRR District and an RR District and 25 feet in an R-1 District. The other side yard shall not be less than 15 feet wide, except that in the case of a dwelling erected without a garage the lesser side shall not be less than 27 feet wide in an RRR District and 18 feet wide in an RR District.
- 4 Minimum aggregate width of both yards of 15 feet.
- 5 Rear yard may be reduced, in lots with a depth of less than 100 feet, by one foot for each 2 1/2 feet by which the depth of the lot is less than 100 feet. In no case shall the rear yard have a depth of less than 25 feet.
- 6 However, where the Board of Appeals finds that the provision of the required off-street parking space underneath the principal building or in such a way as to enable the roof thereof to be used as part of the grounds would be impractical, such Board may authorize the issuance of a special permit allowing accessory garages to cover an additional 5% of the area of the lot. Garages designed to enable the roof thereof to be used as part of the grounds shall be exempt from any coverage limitation.
- 7 Minimum side yard must be increased to 1/2 the height of the side wall if that measurement is greater than 12 feet.
- 8 Between a principal building, other than a one-family dwelling, and a one-story accessory building: 20 feet; between any two other buildings: a distance equal to the average height of such buildings at the points where such buildings are nearest one to the other.
- 9 Minimum front yard must be increased to the equivalent of 1/3 the height of the front wall is that measurement is greater than 25 feet in the R-6 District and greater than 15 feet in the O-3 District.
- 10 This is per dwelling unit of 600 square feet or more.
- 11 No side or rear yard is required, but, if provided, they must be at least six feet and if a rear yard is contiguous to a residential district, it must be at least 10 feet in the C-2 and C-3 Districts and 30 feet in the M-2 Districts. In an M-2 District no building may be built within 10 feet of a street line.
- 12 Provided that there is sufficient off-street parking approved by the Planning Board.
- 13 Minimum side and rear yards must be increased to 70 feet when contiguous to a residential district boundary.
- 14 For nonresidential buildings, the NB District requirements shall apply; for new and mixed-use buildings, a minimum lot area of 5,000 square feet is required.
- 15 The maximum coverage may be increased to 50% with a single-story building.
- 16 Minimum side and rear yards must be increased to 30 feet when contiguous to a residential district boundary.
- 17 Any parcel in an R-4, RLC, R-5 or R-6 Residence District may be subdivided for the sale of townhouses and each part thereof may be sold. Each such subdivision shall be subject to the Subdivision Regulations of the City of Kingston and the following special requirements:
  - (a) Maximum density. The gross density in an R-4 Multiple Residence District or RLC Residential - Limited Commercial District shall not exceed 14 dwelling units per acre or 20 dwelling units per acre in an R-5 or R-6 Multiple Residence District.
  - (b) Minimum lot size. Individual lots shall have a minimum lot area of 1,600 square feet, a minimum lot width of 14 feet and a minimum lot depth of 80 feet. End units shall have a minimum side yard of 30 feet.
  - (c) Common property. All open space and common property shall conform to the requirements of § 405-35D.
  - (d) Front and rear yards. Front and rear yards shall meet the minimum requirement for the respective district, except that up to 1/2 of the unit may have front or rear yards equal to 75% of the minimum in order to create variety and better design.
- 18 See text for incentives to permit additional coverage.
- 19 Maximum residential density shall not exceed 75% of allowable floor to area ratio, not to exceed 17 units per acre.
- 20 Along street side.
- 21 Along shoreline. See § 405-25F.
- 22 Except as required in § 405-25E(1).
- 23 For emergency shelters, reference is made to § 405-46.3 for additional requirements affecting density.
- 24 O-3R refers to lot and bulk requirements for residential uses, and O-3B refers to lot and bulk requirements for business uses.