

ZONING

425 Attachment 1

Town of Kingston

Schedule 1 Schedule of Use, Area and Bulk Regulations

R Residential [Amended 6-4-2007 by L.L. No. 1-2007; 5-7-2012 by L.L. No. 1-2012]

	Minimum Lot Size	Minimum Lot Width (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Lot Coverage	Maximum Height (feet)
Principal Permitted Uses							
Single-family dwelling	2 acres	200	40	20	20	20%	35
Duplex dwelling	4 acres	400	40	20	20	20%	35
Farm/agricultural use	2 acres	N/A	0	0	0	N/A	35 ¹
Bed-and-breakfast	2 acres	200	40	20	20	20%	35
Farm stand	20,000 square feet	100	20	15	15	20%	35
Nursery/greenhouse	2 acres	200	40	20	20	20%	35
Park/playground	1 acre	150	20	20	20	40%	35
Church	2 acres	200	40	20	20	20%	35 ²
Home occupation type 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Permitted Accessory Uses							
Garage	N/A	N/A	40	10	10	N/A	35
Shed	N/A	N/A	40	10	10	N/A	35
Barn	N/A	N/A	40	10	10	N/A	35
Swimming pool	N/A	N/A	40	10	10	N/A	35
Fence	N/A	N/A	N/A	N/A	N/A	N/A	6
Tennis court	N/A	N/A	40	10	10	N/A	N/A
Contractors' equipment storage	N/A	N/A	40	10	10	20%	35
Other customarily incidental uses, including but not limited to television, satellite and ham radio antennas	N/A	N/A	40	10	10	N/A	35
Site Plan Review Uses							
Kennel	5 acres	300	50	100	100	20%	35
School	2 acres	200	40	20	20	40%	35
Multifamily dwelling: 3 units	5 acres	400	40	20	20	20%	35
Multifamily dwelling: 4 units	6 acres	400	40	20	20	20%	35
Special Permit Uses							
Home occupation type 2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Accessory apartment	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Temporary sawmill	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mobile home park	3 acres	200	40	20	20	40%	35

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	Minimum Lot Size	Minimum Lot Width (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Lot Coverage	Maximum Height (feet)
Junkyard*	2 acres	300	50	100	100	40%	35
Mining/quarrying*	5 acres	200	40	20	20	N/A	35
Day care*	2 acres	200	40	20	20	20%	35
Public utility use*	2 acres	200	40	20	20	20%	35
Private club*	2 acres	200	40	20	20	20%	35
Campground*	2 acres	200	40	20	20	20%	35

NOTES:

* Also requires site plan review.

¹ 100 feet for a silo.

² 100 feet for a steeple.