

ZONING

425 Attachment 2

Town of Kingston

Schedule 2
Schedule of Use, Area and Bulk Regulations
MU-1 Mixed-Use Residential 1
[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 house	2 acres	200	40	20	20	20%	35
Duplex dwelling	4 acres	400	40	20	20	20%	35
Farm stand	20,000 square feet	100	20	15	15	20%	35
Church	2 acres	200	40	20	20	40%	35'
Personal service establishments	2 acres	200	40	20	20	40%	35
Bed-and-breakfast	2 acres	200	40	20	20	20%	35
Home occupation type 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Government use	2 acres	200	40	20	20	20%	35
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	N/A
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							
Retail store	20,000 square feet	100	50	20	30	60%	35
Office	20,000 square feet	100	50	20	30	60%	35
Tavern	20,000 square feet	100	50	20	30	60%	35
Restaurant	20,000 square feet	100	50	20	30	60%	35
Fast-food restaurant	20,000 square feet	100	50	20	30	60%	35
Automotive sales/service	2 acres	200	50	20	30	60%	35
Machinery sales	2 acres	200	50	20	30	60%	35
Laundry	20,000 square feet	100	50	20	30	60%	35

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Convenience food store	20,000 square feet	100	50	20	30	60%	35
Hospital/medical use	20,000 square feet	100	50	20	30	60%	35
Nursing home	20,000 square feet	100	50	20	30	60%	35
Nursery/greenhouse	1 acre	150	50	20	30	60%	35
Bank	20,000 square feet	100	50	20	30	60%	35
Copy/print center	20,000 square feet	100	50	20	30	60%	35
Private club	20,000 square feet	100	50	20	30	60%	35
Warehouse	1 acre	150	50	20	30	60%	35
Day care	1 acre	150	50	20	30	60%	35
Bowling alley	1 acre	150	50	20	30	60%	35
Funeral home	20,000 square feet	100	50	20	30	60%	35
Research and development center	1 acre	150	50	20	30	60%	35
Grocery or other food production or sales storage	1 acre	150	50	20	30	60%	35
Theater	1 acre	150	50	20	30	60%	35
Kennel	5 acres	300	50	20	30	60%	35
Sawmill	2 acres	200	40	20	20	40%	35
Studio	1 acre	150	50	20	30	60%	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
Gasoline station*	2 acres	150	50	20	30	60%	35
Industrial/manufacturing use*	2 acres	200	50	20	30	60%	35
Shopping center*	2 acres	200	50	20	30	60%	35
Public utility use*	2 acres	200	50	20	30	60%	35
Mining/quarrying*	2 acres	200	50	20	30	N/A	35
Self-storage facility	2 acres	200	40	20	20	20%	100

NOTES:

* Also requires site plan review.

¹ 100 feet for a steeple.