

# ZONING

## 425 Attachment 3

### Town of Kingston

#### Schedule 3

#### Schedule of Use, Area and Bulk Regulations

#### MU-2 Mixed-Use Residential 2

[Amended 6-4-2007 by L.L. No. 1-2007; 5-7-2012 by L.L. No. 1-2012;  
11-18-2015 by L.L. No. 4-2015]

	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)
<b>Principal Permitted Uses</b>							
Single-family house	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 <sup>1</sup>
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
Government use	2 acres	200	40	20	20	40%	35
Parks/playgrounds	1 acre	150	20	20	20	40%	35
Churches	2 acres	200	40	20	20	20%	35 <sup>2</sup>
Home occupation type 1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Permitted Accessory Uses</b>							
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
<b>Site Plan Review Uses</b>							
School	1 acre	150	50	20	30	60%	35
Sawmill	2 acres	200	40	20	20	40%	35
Warehouse	2 acres	200	40	20	20	60%	35
Campground	2 acres	200	40	20	20	20%	35
Commercial outdoor recreational use	2 acres	200	40	20	20	20%	35
Private club	2 acres	200	40	20	20	20%	35
Kennel	5 acres	300	50	100	100	20%	35
Multifamily dwelling: 3 units	5 acres	40	40	20	20	20%	35
Multifamily dwelling: 4 units	6 acres	400	40	20	20	20%	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)
<b>Special Permit Uses</b>							
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*	2 acres	200	40	100	200	40%	35
Junkyards	5 acres	300	50	20	20	40%	35
Mining/quarrying*	2 acres	200	40	20	20	N/A	35
Day care*	2 acres	200	40	20	20	20%	35
Television and radio stations*	2 acres	200	40	20	20	20%	100
Public utility use*	2 acres	200	40	20	20	20%	35
Active auto recycling facility*	75 acres	300	50	20	20	40%	35

**NOTES:**

\* Also requires site plan review.

<sup>1</sup> 100 feet for a silo.

<sup>2</sup> 100 feet for a steeple.