

ZONING

181 Attachment 1

Schedule I

Regulations Governing Residential Districts

Municipality of Kingston

District	Principal Permitted Use ⁴	Accessory Uses ⁴	Special Uses ⁴	Minimum Lot Size ² (square feet)	Minimum Lot Area (per dwelling unit) (square feet)	Front	Minimum Yards (feet)			Minimum Lot Depth (feet)	Minimum Lot Frontage (feet)	Maximum Lot Coverage (percent)	Maximum Building Height
							Side (one)	Side (two)	Rear				
R-1	Single-family detached temporary tract offices and tract signs (Other uses as determined in accordance with procedures set forth in § 181-65C)	Home occupations to include only professional offices Private garages and private parking areas Signs as regulated in § 181-28 Other uses and structures customarily appurtenant to a principal use	Semipublic uses Large-scale developments, including single-family, two-family and multifamily dwellings	7,200 square feet	7,200 square feet	25	6	18	35	100	72	40	2½ stories 35 feet
R-2	Same as R-1 Two-family dwellings (Other similar uses in accordance with the procedures set forth in § 181-65C)	Same as R-1 Home occupations	Same as R-1 Churches or similar places of worship Public buildings Essential services Semipublic uses	Single-family: 6,000 square feet Two-family: 3,000 square feet	Single-family: 6,000 square feet Two-family: 3,000 square feet	25	6	16	30	100	60	45	2½ stories 35 feet
R-3	All uses permitted in an R Zone Multifamily dwellings, including garden apartments (Other similar uses in accordance with the procedures set forth in § 181-65C)	Same as R-2	Same as R-1 Mortuaries Nursing and convalescent homes Recreation areas Mobile home parks [Amended 10-11-1977]	Single-family: 6,000 square feet Two-family: 3,000 square feet Multifamily: 18,000 square feet	Single-family: 6,000 square feet Two-family: 3,000 square feet Multifamily: 2,000 square feet	20 ³	5 ³	13 ³	30 ³	100	60	60	

NOTES:

- ¹ In any area designated “High-Density Residential R-3,” no structure shall be erected to a height greater than the width of the street or alley upon which it fronts or abuts or to a height in excess of thirty-five (35) feet, except that public and institutional buildings and multiple-dwelling high-rise apartment buildings may exceed that limit, provided that for every two (2) feet they exceed such limit the portion exceeding such limit shall be set back one (1) foot beyond the building line established for streets upon which the building fronts or abuts and also be set back one (1) foot from each line of abutting private property for each two (2) feet of such excess height.
- ² Except as otherwise provided for large-scale developments.
- ³ Except that for garden apartments and other multifamily structures, the provisions of § 181-19A(2) shall apply.
- ⁴ As shown on the Kingston Municipal Zoning Map, there are two (2) areas which require supplementary regulations to protect future development from damages which may be caused by the prevailing high water table between Northampton Street and Chester Street. In the area designated as “High Water Table Area A,” no basements or any other subsurface stories shall be constructed. In the area designated as “High Water Table Area B,” basements or other subsurface stories shall not be erected to a depth of greater than six (6) feet below the mean ground level.