

ZONING

181 Attachment 2

Schedule II

Regulations Governing Commercial Districts

Municipality of Kingston⁵

District	Principal Permitted Use	Accessory Uses	Special Uses	Maximum Land Coverage	Front	Minimum Setback ¹ (feet)			Maximum Building Height ⁴	Minimum Lot Front (feet)	Minimum Lot Depth (feet)
						Side (one)	Side ³ (Both)	Rear			
C-1	Any local retail business or personal services, such as grocery, fruit or vegetable store, drugstores, barbershops, beauty shops and shoe repair Auto service stations, including minor repair only Bank and other commercial institutions Bar, restaurant, cafe, cocktail lounges, soda fountains and similar establishments (without entertainment) Business and professional offices, and the like, supplying commodities or performing services for residents of the neighborhood Clothes cleaning and laundry pickup stations Essentials services, public and semi-public uses Social balls, clubs and lodges Other similar uses in accordance with procedures set forth § 181-65C	Off-street parking and loading areas Signs as regulated by § 181-28 Other accessory uses customarily appurtenant to a principal permitted use	Mortuary and undertaking establishments	25%	20 ²	--	--	25	2 stories 30 feet	--	--
C-2	All uses permitted in C-1 Major retail establishments, specialty shops, banks, and other financial institutions and personal services which are intended and designed to the community as a whole	Same as C-1	Same as C-1 multifamily dwelling; provided, however, that said dwellings are situated on sites of 2 or more acres	35%, except 80% is permitted in the area delineated along Wyoming Avenue between Hoyt Street and Market Street as shown on Zoning	5 ²	--	--	20	3 stories 40 feet	--	--

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Map

Commercial recreational facilities, theaters, restaurants, bars, nightclubs and other commercial establishment facilities intended and designed to serve the community as a whole

District	Principal Permitted Use	Accessory Uses	Special Uses	Maximum Land Coverage	Front	Minimum Setback ¹ (feet)			Maximum Building Height ⁴	Minimum Lot Front (feet)	Minimum Lot Depth (feet)
						Side (one)	Side ⁸ (Both)	Rear			
C-28 (Cont'd)	Office buildings, schools and studios for photography, art and dance Business and technical schools Printing, lithographing, type composition, ruling and binding establishments Public and semipublic buildings Essential services, other similar uses in accordance with procedures set forth in § 181-65C										
C-3	All uses permitted in C-1 and C-2 Districts, except multifamily residential Customer service establishments including equipment sales and repairs, new and used car sales lots, including major repairs, hotels, motels, fire retreading and recapping and similar uses Photography processing and experimental research and testing laboratories Wholesale businesses, truck terminals, machine shops, tire repairs, welding shops, laundry plants, including cleaning and dyeing, stone and monument works Building materials sales	Same as C-2	Same as C-2, except multifamily dwelling	40%, except 70%, is permitted in the area delineated along Pierce Street between the railroad and the levee as shown on the Zoning Map	15 ²	--	--	30	3 stories 40 feet	100	100

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Florists and nurseries, provided that all incidental equipment and supplies, including the fertilizers and empty cans are kept in the building

Other similar uses in accordance with procedures set forth in § 181-65C

NOTES:

¹ Except as may be required to be increased for buffering adjacent to residential development, as specified herein.

² In any area designated as commercial, the front yard setback of any building or other structure hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side, provided that such adjoining lots are improved with permanent commercial buildings constructed of fire resisting material situated within one hundred (100) feet of the joint side property line, but where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall not be less than the average depth of the front yards of all lots within one hundred (100) feet on each side thereof which are improved as described above; provided, however, that in no instance shall the minimum front yard be less than five (5) feet.

³ Although no side yard is otherwise required, where the side property line of a local commercial or a manufacturing use adjoins a property designated or used for residential purposes, then such nonresidential uses shall be set back from such side property line a distance of not less than the minimum side yard required for such residential uses.

⁴ In the areas designated "Commercial," the maximum building height shall not exceed three (3) stories or forty (40) feet; provided, however, that in such cases where the area in question is more than three (3) acres, the maximum building height shall not exceed five (5) stories or sixty (60) feet.

⁵ 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 more than six (6) feet below the mean ground level.