

# **Proposed Zoning Amendments**

## **Kingston, New York**

### **September 28, 2017**

# Consolidation of Residential Districts

- 20 pages of text reduced to one table
- 8 districts reduced to three
- Lot size based on neighborhood context

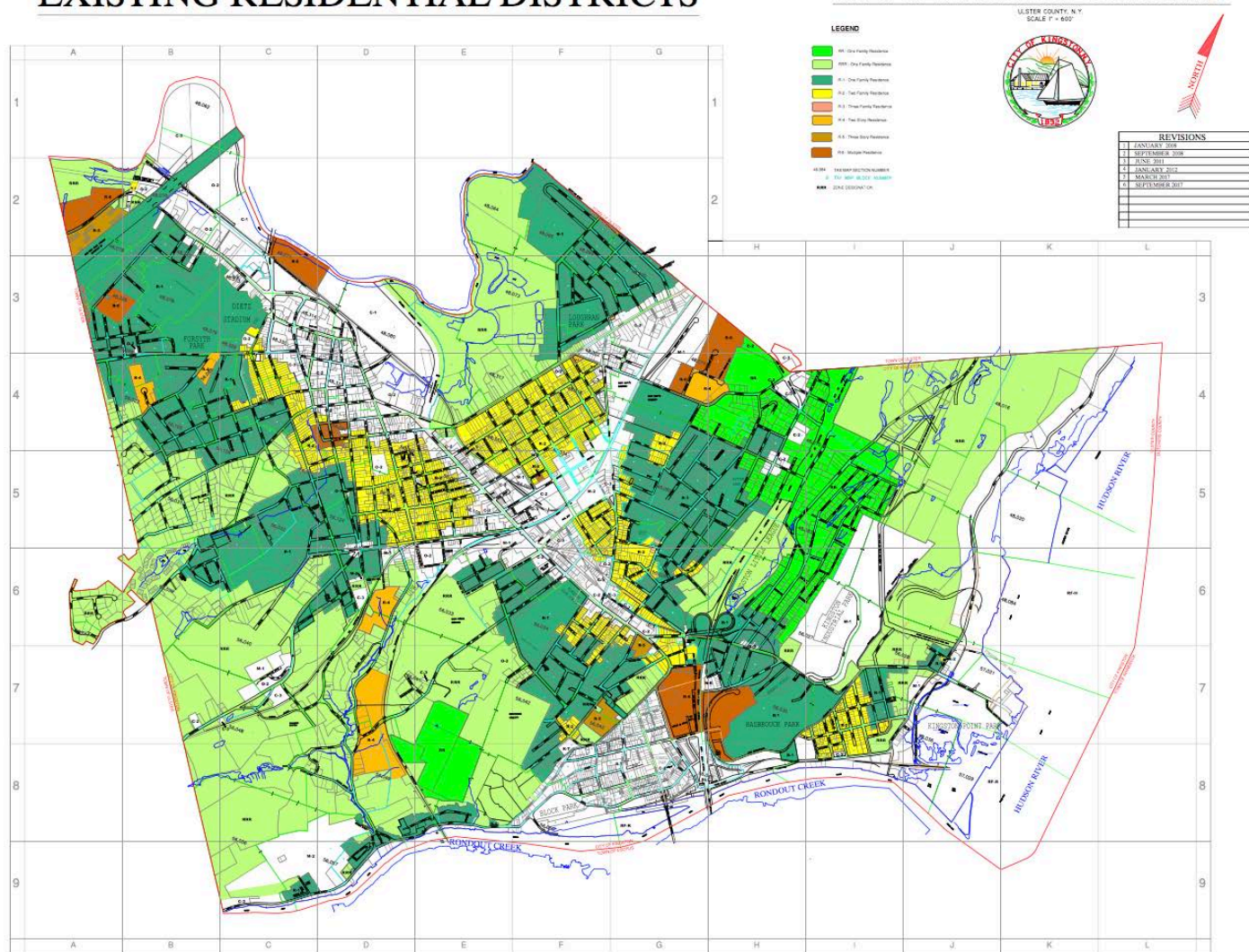
Existing Districts	Proposed Districts
RRR	RS Single Family Residential
RR	
R-1	
R-2	RM-1 Moderate Density Residential
R-3	
R-4	RM-2 High Density Residential
R-5	
R-6	

## EXISTING KINGSTON CITY CODE - RESIDENTIAL DISTRICTS

USES PERMITTED BY RIGHT	RRR	RR	R1	R2-R3	R4-R5	R6
One family dwelling	X	X	X	X	X	X
Two family dwelling				X	X	X
Three family dwelling				X	X	X
Dwellings for 4 or more families, including townhouses					X	X
Office use in multiple dwellings					X	
Cemeteries	X	X	X	X	X	X
Places of Worship, public and private schools	X	X	X	X	X	X
General Hospitals, nursing and convalescent homes	X	X	X	X	X	X
Farms, truck gardens, greenhouses, nurseries and arboretums	X	X	X	X	X	
<b>USES PERMITTED BY SPECIAL PERMIT</b>						
Professional Offices and/or Restaurants within a residential structure						X
Radio, television and other electronic transmission stations/towers and public utility transmission lines	X	X	X	X	X	X
Cluster Development	X	X				
Rooming Houses and Boarding Houses				X	X	X
Nursery or preschool educational establishments or day-care centers	X	X	X	X	X	X
Libraries, museums and/or art galleries	X	X	X	X	X	X
Golf, tennis or swimming clubs	X	X	X	X	X	X
Annual membership clubs		X	X	X	X	X
Family day-care homes	X	X	X	X	X	X
Agency group homes, agency community residences, intermediate care facilities	X	X	X	X	X	X
Renting out of not more than two rooms	X	X	X	X	X	X
Accessory apartments	X	X	X			
Adult day-care centers		X	X	X	X	X
Residential Care/Assisted Living Facilities			X	X	X	X

## EXISTING RESIDENTIAL DISTRICTS

## CITY OF KINGSTON ZONING MAP





## EXISTING KINGSTON CITY CODE - RESIDENTIAL DISTRICTS

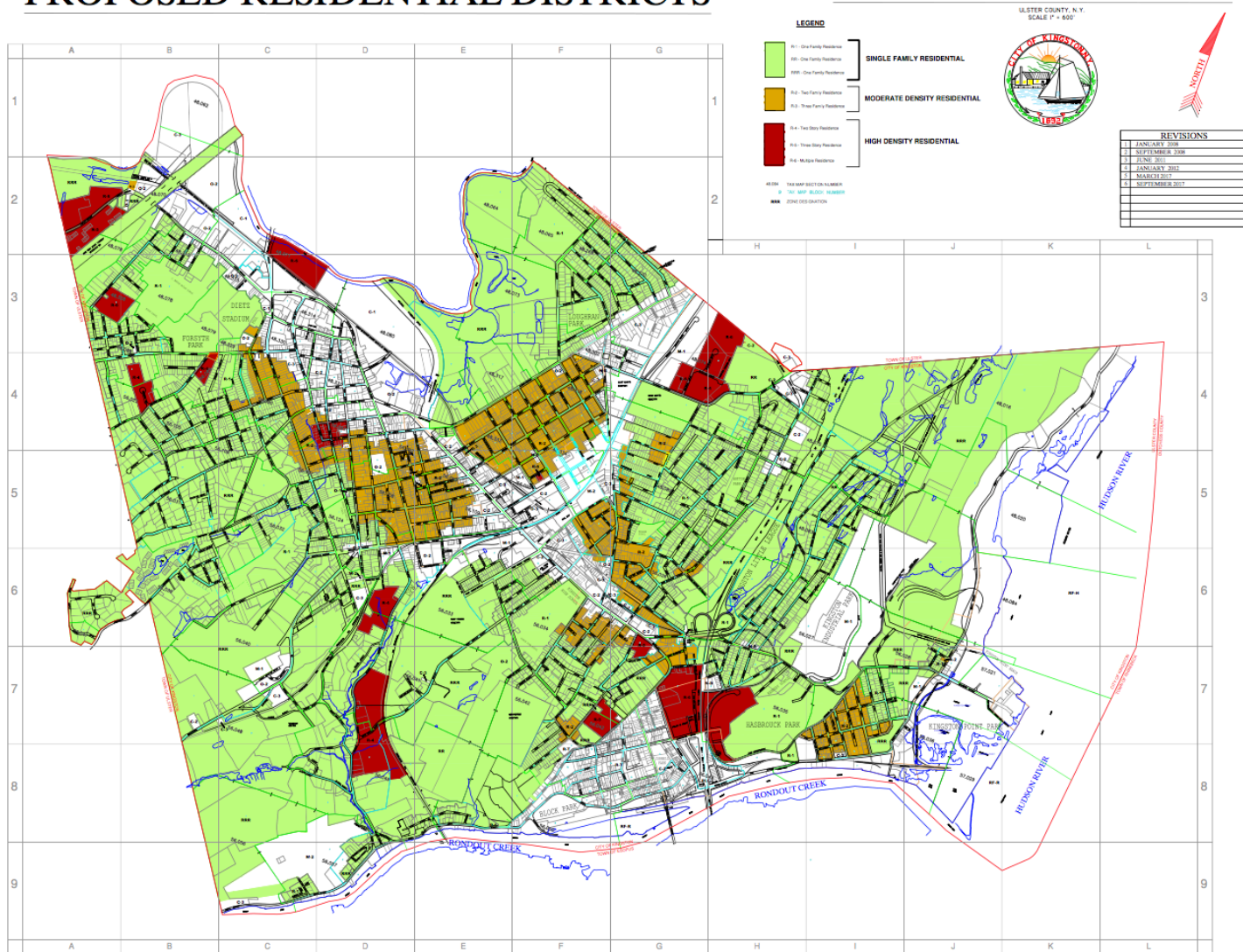
USES PERMITTED BY RIGHT	RS			RM	RH	
	RRR	RR	R1	R2-R3	R4-R5	R6
One family dwelling	X	X	X	X	X	X
Two family dwelling				X	X	X
Three family dwelling				X	X	X
Dwellings for 4 or more families, including townhouses					X	X
Office use in multiple dwellings					X	
Cemeteries	X	X	X	X	X	X
Places of Worship, public and private schools	X	X	X	X	X	X
General Hospitals, nursing and convalescent homes	X	X	X	X	X	X
Farms, truck gardens, greenhouses, nurseries and arboretums	X	X	X	X	X	
<b>USES PERMITTED BY SPECIAL PERMIT</b>						
Professional Offices and/or Restaurants within a residential structure						X
Radio, television and other electronic transmission stations/towers and public utility transmission lines	X	X	X	X	X	X
Cluster Development	X	X				
Rooming Houses and Boarding Houses				X	X	X
Nursery or preschool educational establishments or day-care centers	X	X	X	X	X	X
Libraries, museums and/or art galleries	X	X	X	X	X	X
Golf, tennis or swimming clubs	X	X	X	X	X	X
Annual membership clubs		X	X	X	X	X
Family day-care homes	X	X	X	X	X	X
Agency group homes, agency community residences, intermediate care facilities	X	X	X	X	X	X
Renting out of not more than two rooms	X	X	X	X	X	X
Accessory apartments	X	X	X			
Adult day-care centers		X	X	X	X	X
Residential Care/Assisted Living Facilities			X	X	X	X

# SCHEDULE OF RESIDENTIAL DISTRICT USE REGULATIONS

USES PERMITTED BY RIGHT	DISTRICTS			SUPPLEMENTARY REGS: See §405.10
	RS	RM	RH	
One family dwelling	X	X	X	A
Two family dwelling		X	X	
Three family dwelling			X	
Dwellings for 4 or more families, including townhouses			X	R
Office use in multiple dwellings		X	X	
Cemeteries	X	X	X	
Places of Worship	X	X	X	B
General Hospitals, nursing and convalescent homes	X	X	X	C
Farms, truck gardens, greenhouses, nurseries and arboretums	X	X	X	D
<b>USES PERMITTED BY SPECIAL PERMIT</b>				
Professional Offices and/or Restaurants within a residential structure			X	S
Radio, television and other electronic transmission stations/towers and public utility transmission lines	X	X	X	E
Rooming Houses and Boarding Houses		X	X	Q
Cluster Development	X			F
Nursery or preschool educational establishments or day-care centers	X	X	X	G
Libraries, museums and/or art galleries	X	X	X	H
Golf, tennis or swimming clubs	X	X	X	I
Annual membership clubs	X	X	X	N
Family day-care homes	X	X	X	J
Agency group homes, agency community residences, intermediate care facilities	X	X	X	K
Renting out of not more than two rooms	X	X	X	L
Accessory apartments	X			M
Adult day-care centers	X	X	X	O
Residential Care/Assisted Living Facilities	X	X	X	P
3/21/17				Rev. 9/19/17

# PROPOSED RESIDENTIAL DISTRICTS

## CITY OF KINGSTON ZONING MAP



- **Neighborhood Context Density**
  - Lot size and setbacks based on nearby properties
  - Recognizes existing pattern of development
  - Eliminates rigid line at district boundary
  - Allows flexibility