

# CITY OF KINGSTON



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## MINUTES IN RED

October 3, 2025

### Zoning Working Group

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## Agenda

- 1) Treatment of manufactured homes in the form-based code
  - a. First floor height requirement
  - b. Building type
  - c. Other architectural requirements

The ZWG had a discussion on the potential benefits of manufactured homes (faster production, lower construction cost) but the added cost of customizing available models to meet form-based code requirements in certain transects.

Tabled for further review, including review of other form-based code w/r/t first- floor heights and manufactured homes.

- 2) Curb cuts
  - a. The code has guidance on curb cuts, but DPW has requested language that clarifies that curb cuts cannot be added within 25' of a street corner.

Generally agreed with this edit, but would like to consider other curb cut questions. Specifically:

- b. Curb cuts that slope down to produce a “rollercoaster” effect. Norah mentioned examples of Smith Ave, Albany Ave, and the Midtown Linear Trail at Boices.

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Bartek to gather pictures and review with City Engineer.

### 3) Definitions

#### a. Lot Coverage

i. Clarify lot coverage definition that pervious surfaces (e.g., gravel) count toward lot coverage limits.

1. Current lot coverage definition: “The portion of a lot, expressed as a percentage, which may be occupied by a principal building and accessory structures, as well as sidewalks, patios, parking and loading areas, driveways, and other impermeable or man-made surfaces.”

Agreed – but perhaps introduce a defined Major Waiver if there is a counter-balance measure planned. E.g., if there is a man-made surface but it will clearly be permeable, maintained, etc.

### 4) Fencing along street property lines.

- a. Code language suggests that fencing along a street facing property is limited to 4 feet
- b. If set back slightly, does that mean a fence can then be 8’?

Agreed that additional clarifying language is needed. Potential edit as follows:

- All garden walls and fences ~~along property lines~~ at public street rights-of-way shall be a maximum of four (4) feet in height.

The ZWG will work on how to define “at public street rights-of-way” in future meetings. For example:

- Build-to-zone
- Behind or to the side of a primary structure

NEXT MEETING IS NOVEMBER 7

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## I. Garden Walls, Fences and Screening

A garden wall is a wall that defines the frontage line and/or the perimeter of a property. Garden walls are encouraged along all un-built street rights-of-way to shield views to parking, provide privacy to a side yard, and strengthen the spatial definition of the public realm.

### 1. General to Garden Walls & Fences

- a. All garden walls and fences along property lines at public street rights-of-way shall be a maximum of four (4) feet in height.
- b. All walls or fences not along property lines at public street rights-of-way, including walls or fences along side (mid-block) and rear property lines, shall be a maximum of eight (8) feet in height.
- c. Any fence, wood, stockade, chain link or any other type of fence shall have the smooth side or finished side facing to the outside of the property owner installing the fence. Fence posts shall be placed on the inside of the fence.
- d. Barbed wire, plastic slats, or plastic screening fabric is prohibited for all uses except existing working waterfront or light and medium industrial uses in SD-F districts. Any barbed wire fencing shall be subject to the approval of the Planning Board, which is authorized to impose reasonable restrictions and limitations regarding height, materials and facing.

### 2. Specific to Garden Walls along a right-of-way:

- a. Garden walls shall be constructed of brick, stone, cast stone, or other masonry faced with stucco, or may be constructed with iron, steel, or a combination of masonry, iron and steel.
- b. When both the building walls and the garden walls are faced with stucco, the finish and color shall be identical on both.
- c. Garden walls may include panels of wood or metal, or hedges, between piers.
- d. All Garden walls and piers shall have a cap (see Masonry Detailing Sec. 405.14.E).

### 3. Specific to Fences along a right-of-way:

- a. Fences shall be constructed of wood (picket fences with corner posts) or metal. Dark colors for metal fences (black, bronze, or dark green) are required.
- b. Chain link fences are not permitted.

### 4. Gates

- a. Pedestrian and vehicular gates within walls and fences shall be a maximum of twenty (20) feet in width, unless a wider opening is required for fire/emergency access, and no taller than the adjacent wall or fence height.
- b. Gates shall be constructed of wood or metal.