

CITY OF KINGSTON



MINUTES IN RED

November 7, 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

Some research from other FBCs:

- Mostly not mentioned/part of dwelling unit definition
- http://www.townofcanandaigua.org/Documents/files/FINAL_Uptown_FBC_10_5_21.pdf (specific ban in certain districts)
- <https://www.cityofbeaufort.org/DocumentCenter/View/976/The-Beaufort-Code?bidId=> (same, mostly not allowed and where allowed, only in the context of manufactured home “parks”)

The group decided to hold off on any action at this time but could review again once additional manufactured/modular projects are proposed and built.

- 2) Curb cuts

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- 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.

Norah will send pictures of the curb cuts/sidewalks she noticed around town. Bartek will 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.”
2. Could introduce a Major Waiver with findings such as “the man-made area includes permeable or semi-permeable surfaces and applicant has included a long-term maintenance and inspection plan” that would allow an applicant to exceed lot coverage limits.

NOT REVIEWED THIS MEETING

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’?
- c. Based on October discussion, suggest: “All garden walls and fences **within or behind the build-to-zone** shall be a maximum of four (4) feet in height.”

NOT REVIEWED THIS MEETING

5) Accessory uses (see Summer Street example attached)

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Bartek shared the example of an accessory garage on Summer Street. Because there are few restrictions on the size and placement of accessory uses, accessory uses such as garages that are much larger than the primary structure are technically allowed.

The group agreed that an amendment is warranted to impose a limit on accessory uses, although a distinction should be made between accessory uses and accessory dwelling units.

6) Communication from Conservation Advisory Council

Emilie Hauser attended the meeting on behalf of the Conservation Advisory Council to review a [communication sent on November 5](#). The CAC's goal is to ensure that larger scale ground mounted solar systems do not encroach on natural areas, including wetlands and forested land. This could be done by clarifying that such systems are impervious and count toward the lot maximums that are defined within each transect designation.

This clarification could be made as part of a future round of amendments.