

# PLEASE REFER TO KINGSTON FORM-BASED ZONING CODE FOR FULL DESCRIPTION

<https://codehub.gridics.com/us/ny/kingston-adopted#/1c1fa155-1dbe-4838-af11-0aab4bb7b0aa/60b8de7f-4eb2-418a-9ab7-e127ce060bd6/5619dde1-939c-46cd-a94d-ac93bda9462f>

## T4 Neighborhood & T4 Neighborhood-Open (T4N & T4N-O)

**Intent:** To provide a variety of housing choices, in small-to-medium footprint, medium-to-high density Building Types, which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation alternatives. An Open Sub-Zone provides the same building form but allows for a more diverse mix of uses.

## General Use

Primarily residential with smaller neighborhood-supporting commercial uses in Neighborhood Business buildings and in the Open Sub-Zone.

## Primary Characteristics

Primarily Detached  
Buildings Close to ROW  
Small to No Side Setbacks  
Up to 2.5 Stories (3.5 with Bonus)  
Parking to the Side or Rear  
Diverse Mix of Frontages

## H. Allowed Building Types

	T4N
Main Street Building	
Liner Building	
Live/Work Building	
Stacked Flats	
Multiplex	X
Small Multiplex	X
Corner Store	X
Rowhouse	X
Cottage Court	X
Duplex	X
Detached House	X
Carriage House	X

Figure 405.5. C: Transect District Permitted Uses Summary

	T5			T4		
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N
<b>Residential</b>						
Accessory Dwelling Unit (see Sec 405.18)	P	P	P	P	P	P
Dwelling Unit	P	P	P	P	P	P
Home Occupation	P	P	P	P	P	P
<b>Lodging</b>						
Bed and Breakfasts	SP	SP	SP	SP	SP	SP
Boardinghouse	SP	SP	SP	SP	SP	SP
Emergency Shelter	SP	SP	SP	SP	SP	SP
Lodging	P	P	P	P	-	-
Residential Care Facility	P	P	P	P	P	SP
Short-Term Rental, Full (STR-F)	P	P	P	P	P	P
Short-Term Rental, Limited (STR-L) and Resident Occupied (STR-RO)	P	P	P	P	P	P
Transitional Housing	SP	PS	SP	SP	SP	SP
<b>Commerce</b>						
Neighborhood Business (see Sec 405.12.L)	P	P	P	P	P	P
General Commercial	P	P	P	P	P	SP
General Commercial, with any of the following uses:						
Adult Uses	SP	SP	-	SP	SP	-
Animal Boarding	SP	P	-	SP	SP	-
Auto-Oriented Services	-	SP	-	-	SP	-
Controlled Substance Sales	P	P	P	P	P	SP
Controlled Substance Sales / Consumption	P	P	P	P	SP	-
Eating/Drinking Establishments	P	P	P	P	P	-



## LEGEND

- T1 Natural (T1N)
- T2 Conservation (T2C)
- T3 Large Lot (T3L)
- T3 Neighborhood (T3N)
- T3 Neighborhood-Open (T3N-O)
- T4 Neighborhood (T4N)
- T4 Neighborhood-Open (T4N-O)
- T4 Main Street (T4MS)
- T5 Neighborhood (T5N)
- T5 Flex (T5F)
- T5 Main Street (T5MS)
- Special District (SD)  
See Special Districts Map

## NEIGHBORHOOD BUSINESS

A small-format commercial or mixed-use building that provides a retail or service commerce use designed to serve residents of the surrounding neighborhood with day-to-day, recurring needs, on the ground floor; residential or office uses may be located on an upper floor. See Sec 405.12.L and 405.21.F.