

F&K Building New Zoning interactive map link

<https://map.gridics.com/us/ny/kingston-adopted#16.53/41.931729/-74.000113/0/45>

Link to Transect Zones

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

Figure 405.5.B: Transect District Dimensional Standards Summary

	T5 Urban Center			T4 Neighborhood			T3 Neighborhood	
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N	T3N-O	T3N
Building Form								
Front Build-to-Zone or Setback	0' min to 5' max	0' min to 15' max	0' min to 10' max	0' min to 5' max	Contextual BTZ, or 5' min to 15' max		Contextual BTZ, or 5' min to 25' max	
Frontage Occupancy	90% min	n/a	70% min	70% min	50% min		n/a	
Maximum Bldg Footprint	25,000 sf	no max	10,000 sf	6,000 sf		5,000 sf	4,000 sf	
Side Setback (mid-block)	0' min	0' min	0' min	0' min	3' min		Contextual Setback min	
Side Build-to-Zone (street)	0' min to 10' max	0' min to 15' max	0' min to 10' max	0' min to 10' max	Contextual BTZ, or 5' min to 15' max		Contextual BTZ, or 5' min to 25' max	
Rear Setback (lot)	5' min	10' min	5' min	10' min	10' min		15' min	
Rear Setback (alley)	5' min	5' min	5' min	5' min	5' min		10' min	

	T5 Urban Center			T4 Neighborhood			T3 Neighborhood	
Floor Area Ratio	n/a	n/a	n/a	n/a	n/a		n/a	
Lot Standards								
Lot Width	no min, 200’ max			no min, 150’ max			no min, 100’ max	
Lot Depth	no min, 200’ max			no min, 200’ max			no min, 180’ max	
Lot Coverage (% maximum)	100%			80%	70%		50%	
Building Heights								
Principal Building Height (in stories)	2 min	no min	no min	no min	no min	no min	no min	no min
	4 max	4 max	3.5 max	3 max	3 max	2.5 max	2.5 max	2.5 max
Special Height Overlay (maximum, in stories)	6 max	6 max	4.5 max	n/a	n/a	n/a	n/a	n/a
Potential bonus height	2 stories	2 stories	2 stories	1 story	1 story		1 story	n/a
Accessory Building Height (in stories)	2.5 max	2.5 max	2.5 max	2.5 max	2.5 max		2.5 max	
Ground Finished Floor (above sidewalk or finished grade)	0” min (Commercial use)			0” min (Commercial use)			0” min (Commercial use)	
	18" min (Residential use)			18" min (Residential use)			18" min (Residential use)	
Parking								

	T5 Urban Center			T4 Neighborhood	T3 Neighborhood
Location	Behind	Behind, Side	Behind	Behind, Side	Behind, Side
Front Setback	30' min			30' min	30' min
Side Setback (mid-block)	0' min			0' min	10' min
Side Setback (street)	15' min			15' min	15' min
Rear Setback (lot or alley)	5' min			5' min	10' min

* A Waterfront Setback applies in the SD-W and SD-WMU, see [Sec 405.11](#) for details.

Notes:

1. Minor or Major waivers to dimensional standards that are consistent with the intent of this Chapter may be approved as described in 405.26 .F.

Figure 405.5. C: Transect District Permitted Uses Summary

	T5			T4			T3	
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N	T3N-O	T3-N
Residential								
Accessory Dwelling Unit (see Sec 405.18)	P	P	P	P	P	P	P	P
Dwelling Unit	P	P	P	P	P	P	P	P
Home Occupation	P	P	P	P	P	P	P	P
Lodging								
Bed and Breakfasts	SP	SP	SP	SP	SP	SP	SP	SP
Boardinghouse	SP	SP	SP	SP	SP	SP	-	-
Emergency Shelter	SP	SP	SP	SP	SP	SP	SP	SP

	T5			T4			T3	
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N	T3N-O	T3-N
Lodging	P	P	P	P	-	-	-	-
Residential Care Facility	P	P	P	P	P	SP	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	P	P
Transitional Housing	SP	PS	SP	SP	SP	SP	SP	SP
Commerce								
Neighborhood Business (see Sec 405.12.L)	P	P	P	P	P	P	P	P
General Commercial	P	P	P	P	P	SP	P	-
General Commercial, with any of the following								
Adult Uses	SP	SP	-	SP	SP	-	-	-
Animal Boarding	SP	P	-	SP	SP	-	SP	-
Auto-Oriented Services	-	SP	-	-	SP	-	SP	-
Controlled Substance Sales	P	P	P	P	P	SP	SP	-
Controlled Substance Sales / Consumption	P	P	P	P	SP	-	SP	-
Eating/Drinking Establishments	P	P	P	P	P	-	P	-
Eating/Drinking Establishments with any of the following								
Auto-Oriented Services	-	SP	-	-	SP	-	SP	-
Controlled Substance Sales / Consumption	P	P	P	P	SP	-	SP	-
Outdoor Entertainment	P	P	SP	P	-	-	SP	-
Healthcare Services	P	P	P	P	P	-	P	-
Meeting Facilities	P	P	P	P	P	-	P	-
General Office	P	P	P	P	P	-	P	-
General Office with any of the following								
Auto-Oriented Services	SP	SP	-	SP	-	-	SP	-
All Permitted Commerce uses with the following exceptions								
Footprint greater than 15,000sf	SP	SP	SP	-	-	-	-	-

	T5			T4			T3	
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N	T3N-O	T3-N
Footprint greater than 10,000sf	SP	SP	SP	-	-	-	-	-
Footprint greater than 6,000sf	P	P	P	SP	SP	-	SP	-
Civic / Civic Support								
Cultural Institution	P	P	P	P	P	SP	P	-
Education	P	P	P	P	P	SP	P	-
Surface Parking Lot (as a primary Use)	SP	SP	SP	SP	SP	SP	SP	SP
Parking Structure	SP	SP	SP	SP	-	-	-	-
Parks and Open Space	P	P	P	P	P	P	P	P
Parks and Open Space with any of the following								
OvernightAccommodations	-	-	-	-	-	-	-	-
Staff Support Facilities	-	-	-	-	-	-	-	-
Places of Worship	P	P	P	P	P	P	P	P
Public Safety Facilities	P	P	P	P	P	P	P	P
Public Transit Uses	SP	SP	SP	SP	SP	SP	SP	SP
Public Utilities	SP	SP	SP	SP	SP	SP	SP	SP
All Civic / Civic Support uses, excluding Places of Worship and Parks and Open Space								
Footprint greater than 10,000sf	SP	SP	SP	-	-	-	-	-
Footprint greater than 6,000sf	P	P	P	SP	SP	SP	SP	SP
Industrial								
Agriculture	-	-	-	-	SP	SP	SP	SP
Urban Agriculture	SP	P	P	SP	P	P	P	P
Heavy Industrial	-	-	-	-	-	-	-	-
Light Industrial	SP	P	SP	SP	SP	-	-	-
Light Industrial with any of the following								
Artisanal Manufacturing / Industry with Community Focus	P	P	P	P	SP	-	SP	-

	T5			T4			T3	
	T5-MS	T5-F	T5N	T4-MS	T4N-O	T4N	T3N-O	T3-N
Open Storage Area over 10,000sf	-	SP	-	-	-	-	-	-
Medium Industrial	-	SP	-	-	-	-	-	-
Open Storage	-	SP	-	-	SP	-	SP	-
Renewable Energy System (Small-Scale)	P	P	P	P	P	P	P	P
Telecommunications uses	SP	SP	SP	SP	SP	SP	SP	SP
Warehousing	-	P	-	-	-	-	-	-
Water-Dependent uses	P	P	P	P	P	P	P	P

P = PERMITTED USE SP = SPECIAL PERMIT

Notes:

1. See [Sec 405.2](#) for Permitted Use Definitions.
2. See [Sec 405.21](#) for Supplemental Use Standards, which provide site planning, development, and operating standards require special standards to ensure their compatibility with site features and existing surrounding uses.
3. Existing uses that do not meet the above standards may be permitted as described in [Sec 405.26](#) .I.1 (Non-conforming Buildings and Uses).

Section 405.6 T5 Urban Center

A. T5 Transect Form Overview

	1. T5 Main Street (T5-MS)	
	a) Intent	b) Primary Character
	A walkable, vibrant urban main street serving multiple	Primary Building ROW



neighborhoods and the City with commercial, retail, entertainment and civic uses, public transportation, and small-to-large footprint, medium-to-high density building types.

No Side

Up to 4
with Bo

Parking
Rear

Primari
Shopfro

2. T5 Flex (T5F)

a) Intent

To provide an urban form that can accommodate a very diverse range of uses and building types, including some light industrial as well as work/live, to reinforce the pattern of existing

b) Prim Charac

Attache
Detach
Building
Close to
Small to
Setback
Up to 4
with Bo
Parking
or Rear



walkable neighborhoods and to encourage revitalization and investment.

Diverse Frontage