

## **Article 103: SINGLE FAMILY RESIDENTIAL DISTRICT**

(Amended 03/09/2004; 3/10/2009; 3/9/2010, 03/08/2011, 3/13/2012, 3/12/2013, 03/12/19, 03/08/2022)

**103.1 SINGLE FAMILY RESIDENTIAL DISTRICT.** The Single Family Residential District shall include the area shown on the Zoning Map, extending along Rockrimmon Road from the Plains to Ball Road, southward along Ball Road to Danville Road, eastward along Danville Road to Route 111, eastward along Route 111 to Main Street, northward along Main Street to Bunker Road, westward onto Bunker Road to the point of beginning with the exception of the following lots: Tax Map U-9: lots 1,2,3,4,5,6,7,8,9,12,13,40, 41-50; Tax Map U-10: lots 5,6,7,8,9, 41 and 42; and Tax Map U-11, Lots 1 through 12. All areas contained within the above mentioned roads, plus all areas within 400 feet of the centerline of the above mentioned roads on the outside of the area are included.

In addition, Sections R24 and R31, and the area in Section R30 extending 1,500 feet north of the centerline of Rockrimmon Road, and Tax Map R-9 except for the areas 200 feet south of a line paralleling Newton Junction Road and areas west of a parallel line 1,000 feet back from Route 125 on the easterly side of said highway. Also areas within 400 feet of Windsong Drive, Cardinal Road, and Gunstock Drive, Tax Map R-7 and areas within 400 feet of Hunt Road from 1,000 feet west of Route 125 to the Danville line including Jericho Drive, Morning Dove Road, Robin Lane are included as well as the area within 400 feet of Acorn Drive, Bob-White Drive, Mockingbird Lane\* and Morgan Way\* and the northerly side of North Road\*, the area within a line running parallel to said road 1,000 feet back on the northerly side, and the area surrounding and abutting Happy Hollow Lane, Hillside Drive and Colonial Road\* shall be included within the designation Single Family Residential. In addition, those lots abutting Pillsbury Pasture Road and Ordway Lane are to be included in the Single Family Residential Zoning District; including all land that is bounded by Pillsbury Pasture Road, Ordway Lane and Newton Junction Road. To eliminate lots with two or more zoning designations, the following lots are entirely zoned Single Family Residential:

Tax Map U-7: 18, 19, 21, 25, 30, 31, 32, 33, 34, 35, 36, 40,  
41, 42, 46

Tax Map U-8: 18, 19

Tax Map U-10: 10

Tax Map R-5: 1, 1A, 1C-1, 4, 8-22, 8-21, 8-22, 21A

Title I: Ordinances  
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Tax Map R-6: 1-16, 1-17, 8A, 8B, 10-1, 10-2, 10-3,  
10-4, 16, 18, 18-1, 19, 22  
Tax Map R-8: All lots with frontage on Hunt Road, Kinneret  
Drive, Morning Dove Road or Robin Lane  
**except** for lots 34 and 35 that remain C-III.  
Tax Map R-9: 8, 11, 19A, 19B, 81  
Tax Map R-19: 1, 2, 4, 5 *(amended 3/8/22)*  
Tax Map R-21: 6, 7, 8, 23, 24, 26-6, 26-7, 26-8, 26-9, 31, 32  
Tax Map R-22: 4-1, 4-2, 4-3, 37, 54-4, 54-5, 54-6, 54-7,  
54-8, 54-9, 54-12  
Tax Map R-23: 29, 30, 31, 32-1, 32-5, 35, 39I, 39J, 39K,  
39L, 39M, 39N, 39Q  
Tax Map R-32: 1-9, 5  
Tax Map R-33: 14, 15, 16, 17, 18, 35

- 103.2** In a Single Family Residential District, the use of land is limited to single family dwellings and incidental uses such as private garages, boat houses, tool sheds, gardens and the like. The raising of chickens and the sale of eggs in association with a conforming single family residence are permitted activities but no roosters are allowed in this district. *(Amended 03/12/2019)*
- 103.3** Mobile homes will not be permitted in the Single Family Residential District.
- 103.4** Building Height: No structure in this District shall be greater than thirty (30) feet in height.
- 103.5** Must comply with all other Town of Kingston Ordinances and Regulations.