

KINGSTON FORWARD!

Neighborhood Business

Walkability and mixed-use neighborhoods are a priority in Kingston Forward. The new form-based code legalizes corner stores and neighborhood businesses as had been common prior to the adoption of the 1960s zoning code. Before opening up your business, there are a few things to consider.



Need-to-know:

You need to make sure that Neighborhood Business as a use is permitted in your transect. Neighborhood Businesses are allowed in all T5 and T4 transects, as well as T3N-O, T3N, SD-WMU, SD-C, and SD-F. You can find this in Article 3.

To qualify as a neighborhood business, you'll need to demonstrate that you are serving residents of the surrounding neighborhood with day-to-day, recurring needs.

Your business may only be on the ground floor and must be accessible from the front street sidewalk. It may contain a small seating area. Upper floors may be residential units, storage space, or small offices.

To open up a new neighborhood business, you will likely need site plan approval from the Planning Department.

Additional information can be found in section 405.21.F (supplemental use standards) and 405.12.L (neighborhood business as a building type) of the form-based code.

Also, a change in building use will trigger different building safety code requirements. While Kingston Forward is the local code that governs land use, all buildings must adhere to New York State's Uniform Fire Prevention and Building Code which governs occupancy, construction, fire and life safety, accessibility, and more. Some things to consider are:

- + Americans with Disabilities Act (ADA) accessibility of the space such as steps and ramp guidelines
- + Public and ADA compliant restroom

To determine what building safety code requirements may apply, you should seek the help of a design professional.



Go ahead, open that neighborhood bodega or deli you've been waiting for!

