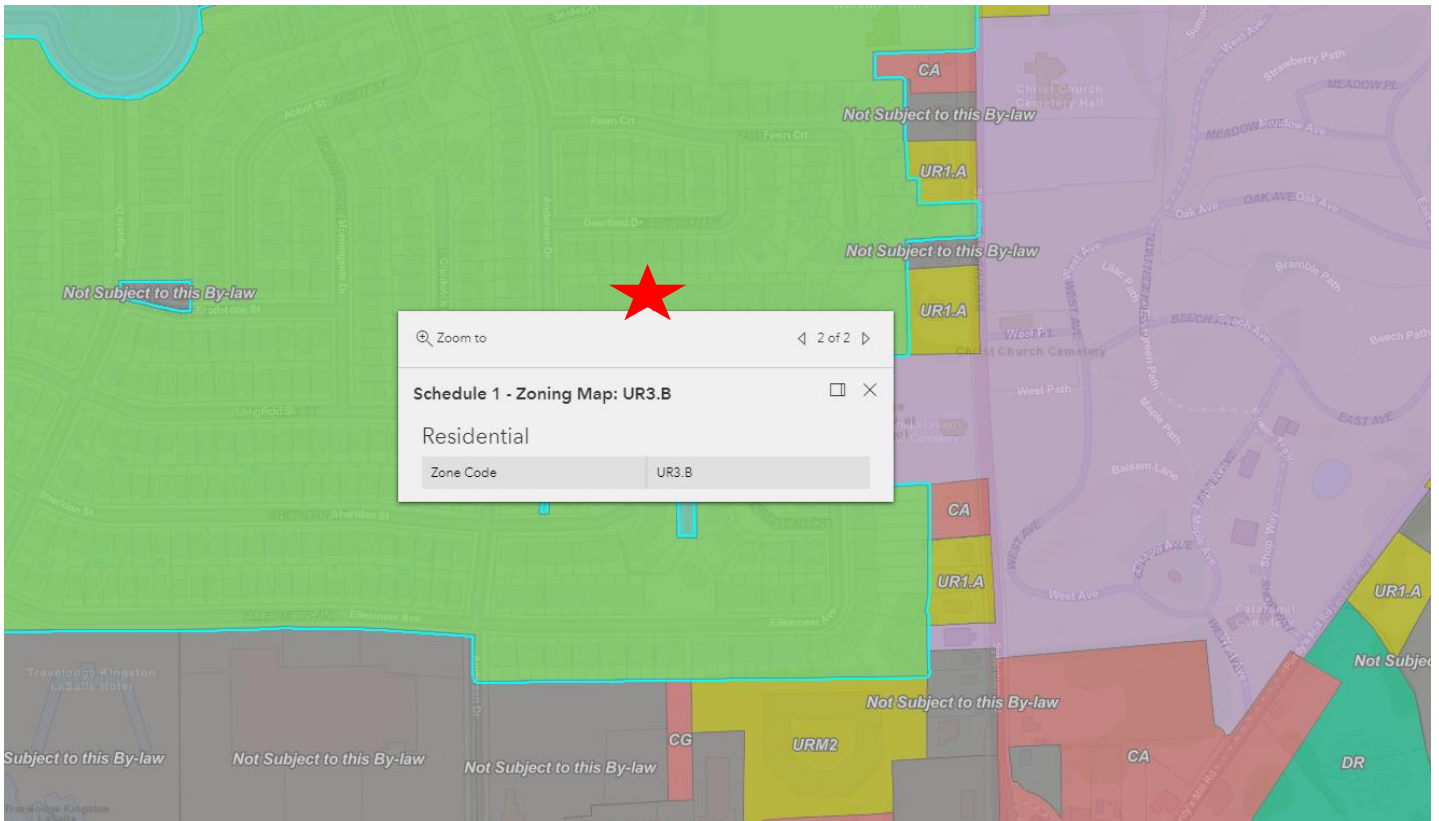


Zoning Information

39 Ellesmeer Avenue Kingston



UR3.B –Urban Residential Zone



Kingston Zoning By-law Number 2022-62



Part 1 of 5: Sections 1 to 19

11.4.3. The **use** of any **lot** or **building** in the UR3.B Zone must comply with the provisions of Table 11.4.3.

Table 11.4.3. – UR3.B Provisions

Zoning Provision	single detached house, duplex	semi-detached house	townhouse	non-residential building
1. Minimum lot area (square metres)	—	—	—	—
2. Minimum lot frontage (metres)	9.0	7.5 per dwelling unit	6.0 per dwelling unit	9.0
3. Maximum height (metres)	(a) flat roof: 9.0 (b) all other: 10.7	(a) flat roof: 9.0 (b) all other: 10.7	(a) flat roof: 9.0 (b) all other: 10.7	(a) flat roof: 9.0 (b) all other: 10.7
4. Minimum front setback (metres)	(a) Where 2 adjacent buildings have a front lot line on the same street: the greater of 3.0 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street: the greater of 3.0 metres or the front setback of adjacent building (c) Where no adjacent	(a) Where 2 adjacent buildings have a front lot line on the same street: the greater of 3.0 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street: the greater of 3.0 metres or the front setback of adjacent building (c) Where no adjacent	(a) Where 2 adjacent buildings have a front lot line on the same street: the greater of 3.0 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street: the greater of 3.0 metres or the front setback of adjacent building (c) Where no adjacent	6.0

Additional Provisions for Lots Zoned UR3.B

- 11.4.4.** In addition to the provisions of Table 11.4.3., the **use** of any **lot** or **building** in the UR3.B Zone must comply with the following provisions:
- 1.** Where a **lot** was created through a plan of subdivision under the *Planning Act* or a description under the *Condominium Act, 1998* following the date of passing of this By-law, **development** must comply with the following provisions:
 - (a)** Despite the minimum **front setback** listed in Table 11.4.3., the minimum **front setback** is 3.0 metres; and
 - (b)** Despite the minimum **lot frontage** listed in Table 11.4.3., the minimum **lot frontage** for a **corner lot** is:
 - (i)** 10.3 metres for a **single detached house** or **duplex**;
 - (ii)** 8.8 metres per **dwelling unit** for a **semi-detached house**; and
 - (iii)** 8.6 metres per **dwelling unit** for a **townhouse**.