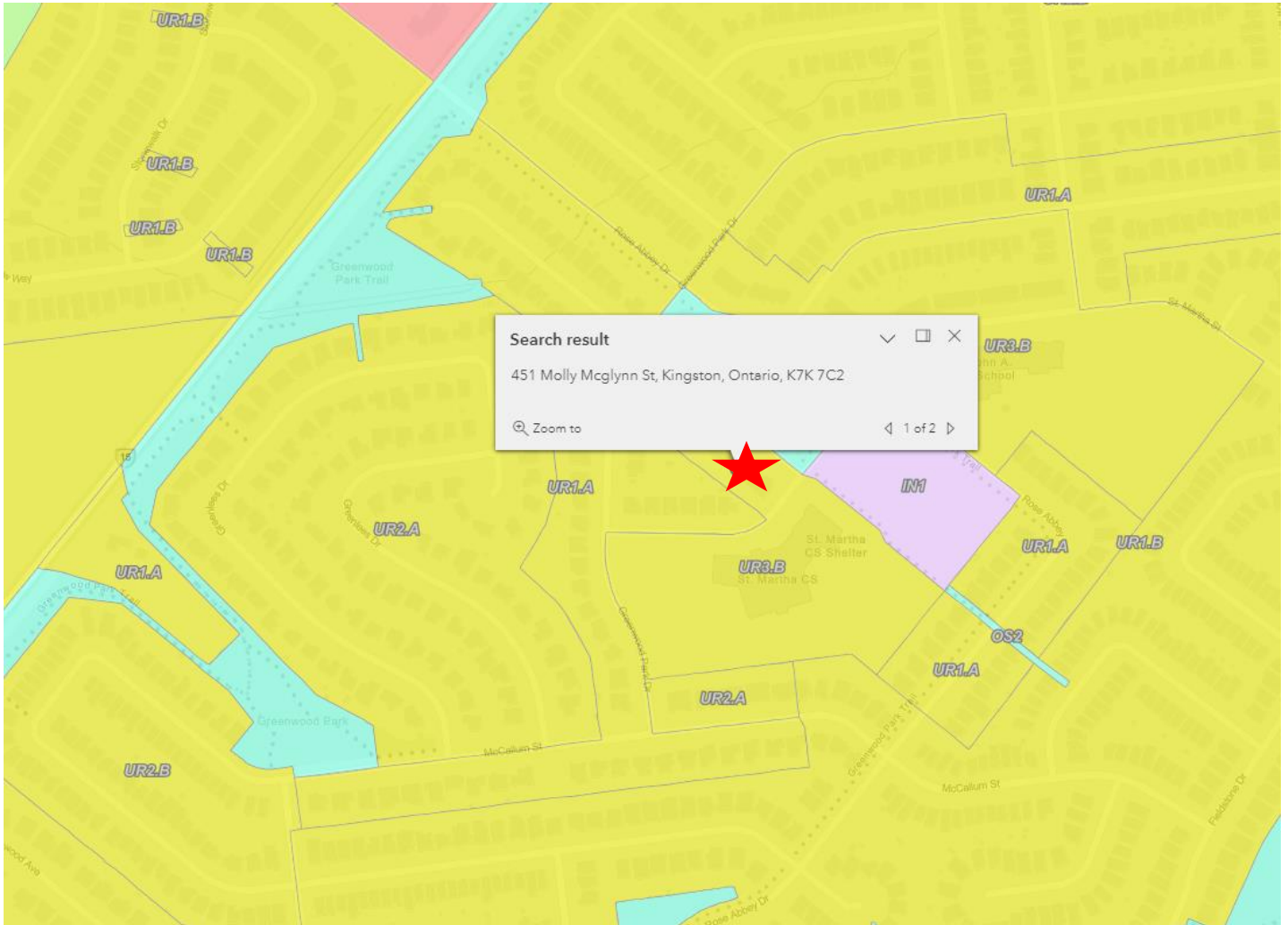


# Zoning Information

## 451 Molly McGlynn Street, Kingston



UR3.B - Urban Residential Zone

## 11.4. Urban Residential Zone 3 (UR3)

**11.4.1.** The use of any lot or building in the UR3 Zone must comply with the provisions of Table 11.4.1.

**Table 11.4.1. – UR3 Provisions**

<b>Zoning Provision</b>	<b>single detached house, duplex</b>	<b>semi-detached house</b>	<b>townhouse</b>	<b>non-residential buildings</b>
1. Minimum <b>lot area</b> (square metres)	—	—	—	—
2. Minimum <b>lot frontage</b> (metres)	10.0	9.0 per <b>dwelling unit</b>	6.0 per <b>dwelling unit</b>	10.0
3. Maximum <b>height</b> (metres)	(a) <b>flat roof</b> : 9.0 (b) all other: 10.7	(a) <b>flat roof</b> : 9.0 (b) all other: 10.7	(a) <b>flat roof</b> : 9.0 (b) all other: 10.7	(a) <b>flat roof</b> : 9.0 (b) all other: 10.7
4. Minimum <b>front setback</b> (metres)	6.0	6.0	6.0	6.0
5. Minimum <b>rear setback</b> (metres)	6.75	6.75	6.75	equal to the <b>height</b> of the <b>rear wall</b>
6. Minimum <b>exterior setback</b> (metres)	6.0	6.0	6.0	6.0
7. Minimum <b>interior setback</b> (metres)	1.2	(a) 1.2 metres (b) where a common party wall is located along a <b>lot line</b> : 0 metres	(a) 1.2 metres (b) where a common party wall is located along a <b>lot line</b> : 0 metres	3.0 metres plus 0.3 metres for each additional 0.6 metres in <b>height</b> above 4.6 metres
8. Minimum aggregate of <b>interior setbacks</b>	—	—	—	—
9. Minimum <b>landscaped open space</b>	30%	30%	30%	30%

<b>Zoning Provision</b>	<b>single detached house, duplex</b>	<b>semi-detached house</b>	<b>townhouse</b>	<b>non-residential buildings</b>
10. Maximum <b>lot coverage</b>	—	—	—	—
11. Maximum number of <b>principal buildings per lot</b>	1.0	1.0	1.0	—
12. Maximum <b>building depth</b> (metres)	—	—	—	—

**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**

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

<b>Zoning Provision</b>	<b>single detached house, duplex</b>	<b>semi-detached house</b>	<b>townhouse</b>	<b>non-residential building</b>
	<b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : 3.0 metres	<b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : 3.0 metres	<b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : 3.0 metres	
5. Minimum <b>rear setback</b> (metres)	6.0	6.0	6.0	equal to the <b>height</b> of the <b>rear wall</b>
6. Minimum <b>exterior setback</b> (metres)	2.4	2.4	2.4	2.4
7. Minimum <b>interior setback</b> (metres)	1.2 metres on one side and 0.6 metres on the other side	(a) 1.2 metres (b) where a common party wall is located along a <b>lot line</b> : 0 metres	(a) 1.2 metres (b) where a common party wall is located along a <b>lot line</b> : 0 metres	3.0 metres plus 0.3 metres for each additional 0.6 metres in <b>height</b> above 4.6 metres
8. Minimum aggregate of <b>interior setbacks</b>	—	—	—	—
9. Minimum <b>landscaped open space</b>	30%	30%	30%	30%
10. Maximum <b>lot coverage</b>	—	—	—	—
11. Maximum number of <b>principal buildings</b> per lot	1.0	1.0	1.0	—
12. Maximum <b>building depth</b>	—	—	—	—

### 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**.