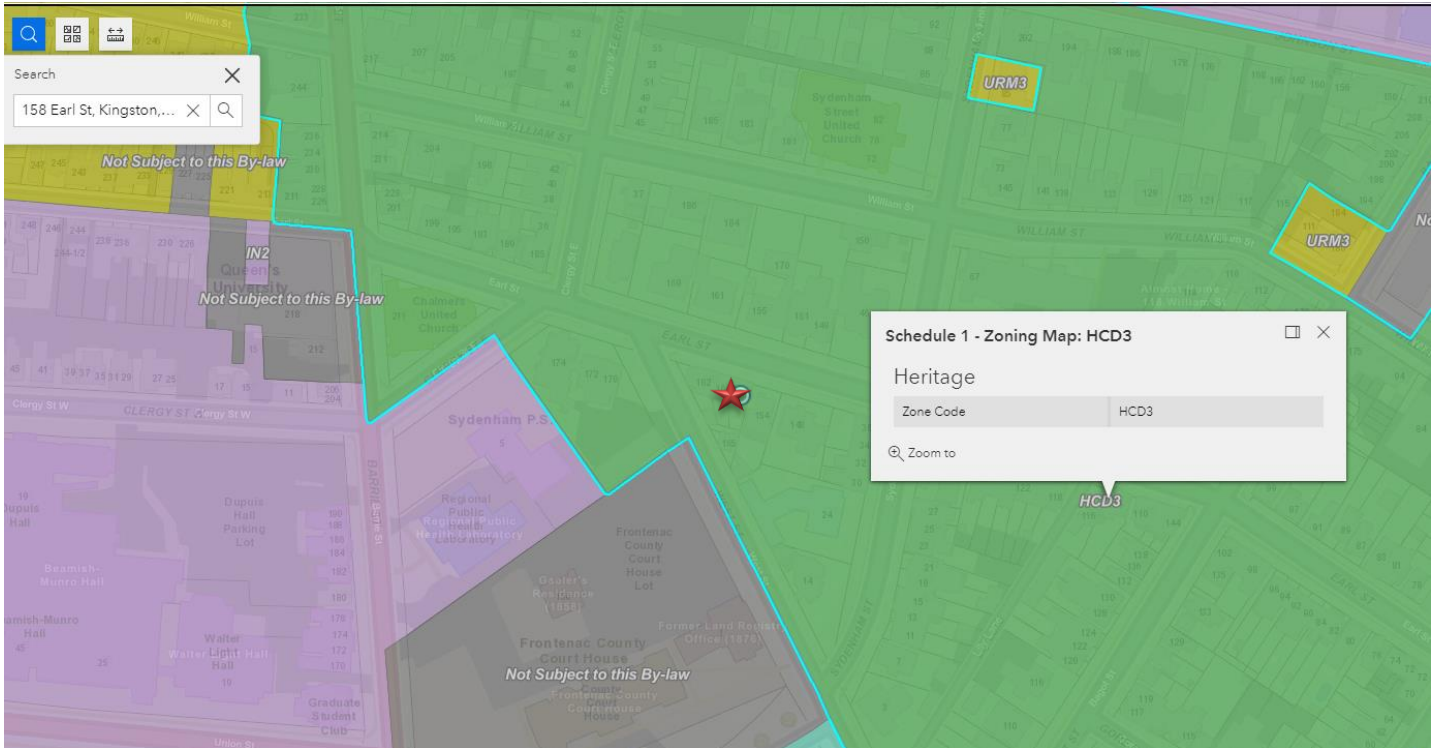


# Zoning Information



HCD3 Zone – Heritage



## **Kingston Zoning By-law Number 2022-62**



**Part 1 of 5: Sections 1 to 19**

## Section 13: Heritage Zones

### 13.1. All Heritage Zones

**13.1.1.** For the purposes of this By-law, Heritage Zones include Heritage Zone 1 - Village of Barriefield (HCD1), Heritage Zone 2 - Market Square (HCD2), and Heritage Zone 3 – Old Sydenham (HCD3).

**13.1.2.** **Uses** permitted in Heritage Zones are limited to the **uses** identified in Table 13.1.2., and are denoted by the symbol “●” in the column applicable to each Zone and corresponding with the row for a specific permitted **use**. Where the symbol “—” is identified in the table, the **use** is not permitted in that Zone.

**13.1.3.** Where a permitted **use** includes a reference number in superscript beside the “●” symbol in Table 13.1.2., the following corresponding provisions apply:

1. Is permitted only as an **accessory use** to a **principal use** on the **lot** and must be located at or above the second **storey**.
2. No portion of any **lot** within 30 metres of the **street line** of Highway 15 may be **used** for any purpose other than **passive recreation**.

**Table 13.1.2. - Permitted Uses in the Heritage Zones**

Use	HCD1	HCD2	HCD3
Residential <b>apartment building</b>	—	—	●
<b>duplex</b>	—	—	●
<b>dwelling unit in a mixed use building</b>	—	● <sup>1</sup>	—
<b>semi-detached house</b>	● <sup>2</sup>	—	●
<b>single detached house</b>	● <sup>2</sup>	—	●
<b>stacked townhouse</b>	—	—	—
<b>townhouse</b>	—	—	●
<b>triplex</b>	—	—	●
Non-residential <b>animal care</b>	—	●	—
<b>banquet hall</b>	—	●	—
<b>building supply store</b>	—	●	—

Use	HCD1	HCD2	HCD3
commercial parking lot	—	●	—
community centre	● <sup>2</sup>	●	●
club	—	●	—
creativity centre	—	●	—
day care centre	—	●	—
department store	—	●	—
elementary school	● <sup>2</sup>	●	●
entertainment establishment	—	●	—
financial institution	—	●	—
fitness centre	—	●	—
grocery store	—	●	—
hotel	—	●	—
laundry store	—	●	—
library	● <sup>2</sup>	●	●
museum	● <sup>2</sup>	●	●
office	—	●	—
personal service shop	—	●	—
place of worship	● <sup>2</sup>	●	●
public market	—	●	—
recreation facility	—	●	—
repair shop	—	●	—
restaurant	—	●	—
retail store	—	●	—
training facility	—	●	—
wellness clinic	—	●	—

## 13.4. Heritage Zone 3 – Old Sydenham (HCD3)

**13.4.1.** The use of any **lot** or **building** in the HCD3 Zone must comply with the provisions of Table 13.4.1.

**Table 13.4.1. – HCD3 Provisions**

<b>Zoning Provision</b>	<b>all permitted uses</b>
1. Minimum <b>lot area</b> (square metres)	370.0
2. Minimum <b>lot frontage</b> (metres)	10.0
3. Maximum <b>height</b>	(a) <b>flat roof</b> : lesser of 9.0 metres or 3 <b>storeys</b> (b) all other: lesser of 10.7 metres or 3 <b>storeys</b>
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 lesser of 3.5 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 lesser of 3.5 metres or the average of 3.5 metres and the <b>front setback</b> of adjacent <b>building</b> (c) Where no adjacent <b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : 3.5 metres (d) Despite (a), (b) and (c), where a <b>building</b> existed as of the date of passing of this By-law and the <b>front setback</b> is less than required, the minimum <b>front setback</b> is the existing <b>front setback</b>
5. Minimum <b>rear setback</b> (metres)	(a) <b>residential buildings</b> : — (b) <b>non-residential buildings</b> : equal to the <b>height</b> of the <b>rear wall</b>
6. Minimum <b>exterior setback</b> (metres)	(a) Where 1 adjacent <b>building</b> has a <b>front lot line</b> on the same <b>street</b> : the lesser of 3.5 metres or the average of 3.5 metres and the <b>front setback</b> of adjacent <b>building</b> (b) Where no adjacent <b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : 3.5 metres (c) Despite (a) and (b), where a <b>building</b> existed as of the date of passing of this By-law and the <b>exterior setback</b> is less than required, the minimum <b>exterior setback</b> is the existing <b>exterior setback</b>

Zoning Provision	all permitted uses
7. Minimum <b>interior setback</b> (metres)	(a) <b>semi-detached house, townhouse</b> : 3.5, except where a common party wall is located along a <b>lot line</b> , then 0 metres (b) <b>other residential buildings</b> where there are openings in the <b>main wall</b> facing the <b>interior lot line</b> : 1.2 (c) <b>other residential buildings</b> where there are no openings in the <b>main wall</b> facing the <b>interior lot line</b> : 0.6 (d) <b>non-residential buildings</b> : 3.0 metres plus 0.3 metres for each additional 0.6 metres in <b>height</b> above 4.6 metres
8. Minimum <b>landscaped open space</b>	30%
9. Maximum number of <b>principal buildings</b> per lot	(a) <b>residential buildings</b> : 1.0 (b) <b>non-residential buildings</b> : —
10. Maximum number of <b>principal dwelling units</b> per lot	(a) <b>residential buildings</b> : 6.0 (b) <b>non-residential buildings</b> : —
12. Maximum <b>building depth</b> (metres)	(a) <b>residential buildings</b> : 18.0 (b) <b>non-residential buildings</b> : — (c) Despite (a), the <b>rear wall</b> of the <b>principal building</b> must not be closer than 7.5 metres to the <b>rear lot line</b>
13. Maximum <b>density</b>	69 <b>dwelling units</b> per net hectare

### Additional Provisions for Lots Zoned HCD3

**13.4.2.** In addition to the provisions of Table 13.4.1., **uses** in the HCD3 Zone must comply with the following provisions:

- 1. Dormers** are permitted, provided that:
  - (a)** The front wall of the **dormer** is **setback** a minimum of 0.4 metres from the **main wall**;
  - (b)** The side wall of the **dormer** is **setback** a minimum of 1.0 metre from the edge of the roof on which it is located; and

- (c) The maximum cumulative length of all **dormers** on the same portion of a sloped roof is the lesser of 4.6 metres or 50% of the length of the roof on which it is located.
- 2. **Parking** is not permitted in the **front yard** of any **lot**.