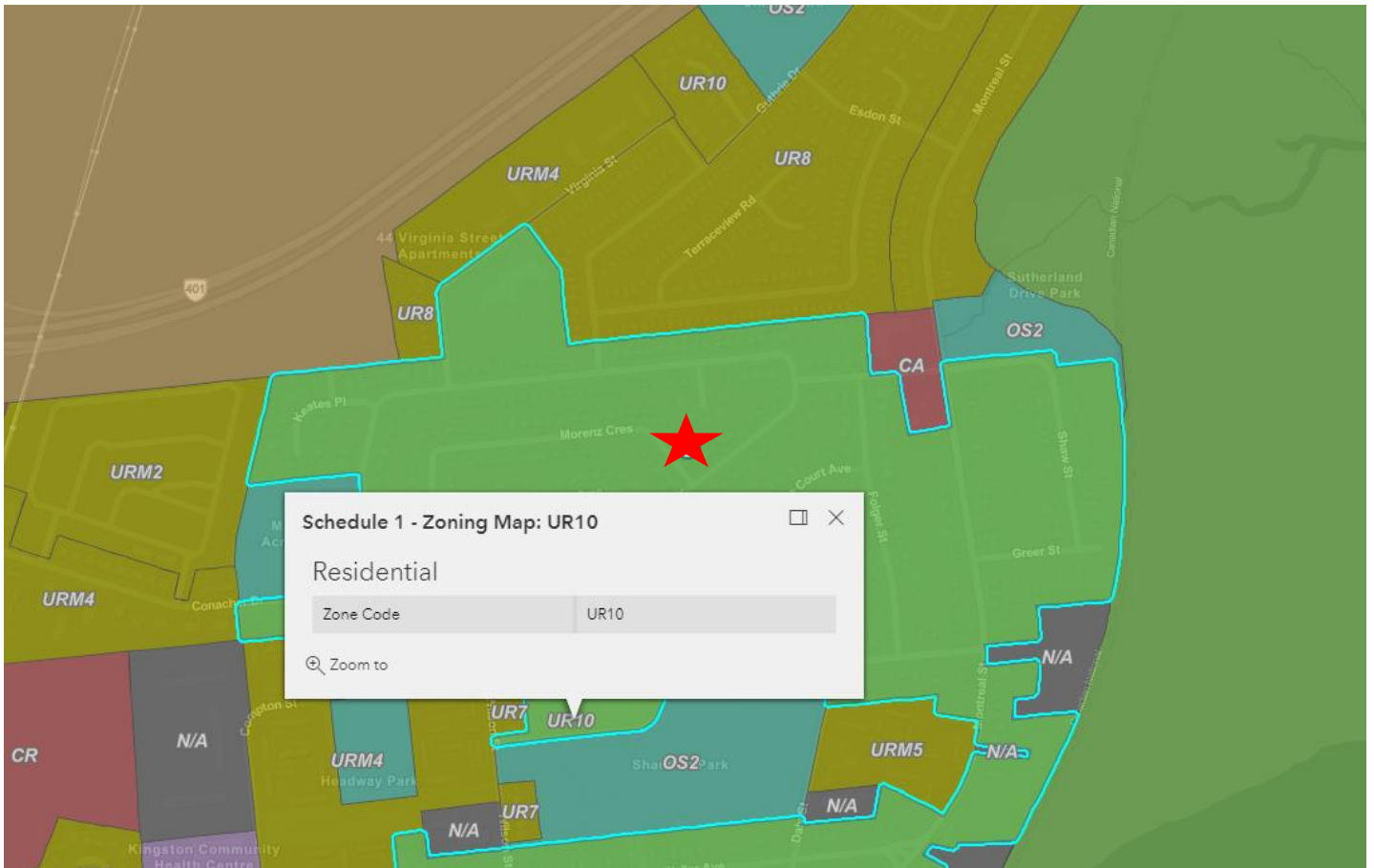


# Zoning Information

## 7 Morenz Crescent Kingston



UR10 – Urban Residential Zone



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



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

## Section 11: Urban Residential Zones

### 11.1. All Urban Residential Zones

**11.1.1.** For the purposes of this By-law, Urban Residential Zones include Urban Residential Zone 1 (UR1), Urban Residential Zone 2 (UR2), Urban Residential Zone 3 (UR3), Urban Residential Zone 4 (UR4), Urban Residential Zone 5 (UR5), Urban Residential Zone 6 (UR6), Urban Residential Zone 7 (UR7), Urban Residential Zone 8 (UR8), Urban Residential Zone 9 (UR9), Urban Residential Zone 10 (UR10), Urban Residential Zone 11 (UR11), Urban Residential Zone 12 (UR12) and Urban Residential Zone 13 (UR13).

**11.1.2.** **Uses** permitted in Urban Residential Zones are limited to the **uses** identified in Table 11.1.2., 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.

**11.1.3.** Where a permitted **use** includes a reference number in superscript beside the “●” symbol in Table 11.1.2., the following provisions apply:

1. Is only permitted on a **lot** that has a **front lot line** and/or **exterior lot line** on a Collector Road or Arterial Road in accordance with the **street** type identified in Schedule 4.

**Table 11.1.2. – Permitted Uses in the Urban Residential Zones**

Use	UR1	UR2	UR3	UR4	UR5	UR6	UR7	UR8	UR9	UR10	UR11	UR12	UR13
Residential duplex	—	●	●	—	●	—	—	●	●	●	—	●	●
semi-detached house	—	●	●	—	—	—	—	●	●	●	●	●	●
single detached house	●	●	●	●	●	●	●	●	●	●	●	●	●
townhouse	—	—	●	—	—	—	—	—	—	—	—	—	—
triplex	—	—	—	—	—	—	—	—	—	—	—	—	—
Non-residential community centre	●	●	●	●	●	●	●	●	●	●	●	●	●

Use	UR1	UR2	UR3	UR4	UR5	UR6	UR7	UR8	UR9	UR10	UR11	UR12	UR13
elementary school	●	●	●	●	●	●	●	●	●	●	●	●	●
library	●	●	●	●	●	●	●	●	●	●	●	●	●
museum	●	●	●	●	●	●	●	●	●	●	●	●	●
place of worship	●	●	●	●	●	●	●	●	●	●	●	●	●
secondary school	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>

## 11.11. Urban Residential Zone 10 (UR10)

**11.11.1.** The **use** of any **lot** or **building** in the UR10 Zone must comply with the provisions of Table 11.11.1.

**Table 11.11.1. – UR10 Provisions**

<b>Zoning Provision</b>	<b>single detached house, duplex</b>	<b>semi-detached house</b>	<b>non-residential uses</b>
1. Minimum <b>lot area</b> (square metres)	465.0	370.0 per <b>dwelling unit</b>	465.0
2. Minimum <b>lot frontage</b> (metres)	15.0	15.0	15.0
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>	(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>	(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) 7.5 (b) Despite (a), 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 7.5 metres, the minimum <b>front setback</b> is the existing <b>front setback</b>	(a) 7.5 (b) Despite (a), 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 7.5 metres, the minimum <b>front setback</b> is the existing <b>front setback</b>	(a) 7.5 (b) Despite (a), 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 7.5 metres, the minimum <b>front setback</b> is the existing <b>front setback</b>
5. Minimum <b>rear setback</b> (metres)	—	—	equal to the <b>height</b> of the <b>rear wall</b>
6. Minimum <b>exterior setback</b> (metres)	(a) 7.5 (b) Despite (a), where a <b>building</b> existed as of the date of passing of this By-law and the <b>exterior setback</b> is less	(a) 7.5 (b) Despite (a), where a <b>building</b> existed as of the date of passing of this By-law and the	(a) 7.5 (b) Despite (a), where a <b>building</b> existed as of the date of passing of this By-law and the

<b>Zoning Provision</b>	<b>single detached house, duplex</b>	<b>semi-detached house</b>	<b>non-residential uses</b>
	than 7.5 metres, the minimum <b>exterior setback</b> is the existing <b>exterior setback</b>	<b>exterior setback</b> is less than 7.5 metres, the minimum <b>exterior setback</b> is the existing <b>exterior setback</b>	<b>exterior setback</b> is less than 7.5 metres, the minimum <b>exterior setback</b> is the existing <b>exterior setback</b>
7. Minimum <b>interior setback</b> (metres)	1.2	2.4, except where a common party wall is located along a <b>lot line</b> , then 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>	3.0	—	—
9. Minimum <b>landscaped open space</b>	30%	30%	30%
10. Maximum <b>lot coverage</b>	—	—	—
11. Maximum number of <b>principal buildings</b> per lot	1.0	1.0	—
12. Maximum <b>building depth</b> (metres)	(a) 18.0 (b) 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>	(a) 18.0 (b) 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>	—

**Additional Provisions for Lots Zoned UR10**

**11.11.2.** In addition to the provisions of Table 11.11.1., the **use** of any **lot** or **building** in the UR10 Zone must comply with the following provisions:

1. Where both **principal dwelling units** in a **semi-detached house** are located on the same **lot**, the **semi-detached house** must comply with all provisions of Table 11.11.1. that are applicable to a **single detached house**.