

# Zoning Information

## 781 Ringstead Street, Kingston



UR1.B - Urban Residential Zone



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



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

**11.2.3.** The **use** of any **lot** or **building** in the UR1.B Zone must comply with the provisions of Table 11.2.3.

**Table 11.2.3. – UR1.B Provisions**

<b>Zoning Provision</b>	<b>single detached house</b>	<b>non-residential building</b>
1. Minimum <b>lot area</b> (square metres)	—	—
2. Minimum <b>lot frontage</b> (metres)	9.0	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
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 <b>buildings</b> have a <b>front lot line</b> on the same <b>street:</b> 3.0 metres	6.0
5. Minimum <b>rear setback</b> (metres)	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
7. Minimum <b>interior setback</b> (metres)	1.2 metres on one side and 0.6 metres on the other side	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%

Zoning Provision	single detached house	non-residential building
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	1.0	—
12. Maximum building depth (metres)	—	—

**Additional Provisions for Lots Zoned UR1.B**

**11.2.4.** In addition to the provisions of Table 11.2.3., the **use** of any **lot** or **building** in the UR1.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 11.2.3., the minimum **front setback** is 3.0 metres; and
  - (b)** Despite the minimum **lot frontage** listed in Table 11.2.3., the minimum **lot frontage** of a **corner lot** is 10.3 metres.