



Kingston Zoning By-law Number 2022-62



Part 1 of 5: Sections 1 to 19

Section 8: Rural Zones

8.1. All Rural Zones

- 8.1.1.** For the purposes of this By-law, Rural Zones include: Prime Agricultural Area Zone (AG), General Rural Area Zone (RU), Rural Residential Zone (RUR), Limited Service Rural Residential Zone (LSR), Rural Commercial Zone (RC) and Hamlet Zone (HAM).
- 8.1.2.** **Uses** permitted in Rural Zones are limited to the **uses** identified in Table 8.1.2., 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.
- 8.1.3.** Where a permitted **use** includes a reference number in superscript beside the “●” symbol in Table 8.1.2., the following provisions apply:
- 1.** Is permitted only as an **accessory use** to a **principal use** on the **lot**.
 - 2.** New **single detached houses** are permitted only as **accessory uses** where an **agricultural use** is the **principal use** of the **lot**. **Single detached houses** existing as of the date of passing of this By-law are permitted to be **principal uses**.
 - 3.** Despite the definition of **recreation facility**, such **use** may take place outside and is not required to operate wholly within an enclosed **building**.
 - 4.** Is permitted only as a **complementary use** to a **principal agricultural use** on the **lot**.

Table 8.1.2. - Permitted Uses in the Rural Zones

Use	AG	RU	RUR	LSR	RC	HAM
Residential dwelling unit in a mixed use building	—	—	—	—	● ¹	●
single detached house	● ²	●	●	●	● ¹	●
duplex	—	—	—	—	—	●
semi-detached house	—	—	—	—	—	●
Other agricultural sales establishment	—	●	—	—	●	●
agricultural use	●	●	—	—	—	—

Use	AG	RU	RUR	LSR	RC	HAM
agri-tourism	● ⁴	● ⁴	—	—	—	—
animal care	—	—	—	—	●	●
automobile sales establishment	—	—	—	—	—	●
banquet hall	—	●	—	—	●	●
building supply store	—	—	—	—	—	●
campground	—	—	—	—	●	—
cemetery	—	●	—	—	—	●
community centre	—	●	●	—	●	●
creativity centre	—	—	—	—	—	●
club	—	—	—	—	●	●
day care centre	—	—	—	—	—	●
elementary school	—	●	●	—	—	●
feedmill	—	●	—	—	●	●
fitness centre	—	—	—	—	●	●
forestry use	●	●	—	—	—	—
garden centre	—	—	—	—	●	●
gas station	—	—	—	—	—	●
golf course	—	—	—	—	●	—
grocery store	—	—	—	—	—	●
hotel	—	—	—	—	●	●
kennel	●	●	—	—	—	—
laundry store	—	—	—	—	—	●
library	—	●	●	—	●	●
marina	—	—	—	—	●	—
museum	—	●	●	—	●	●
office	—	—	—	—	● ¹	●
outdoor storage	—	—	—	—	● ¹	● ¹
personal service shop	—	—	—	—	—	●

Use	AG	RU	RUR	LSR	RC	HAM
place of worship	—	●	●	—	●	●
recreation facility	—	—	—	—	● ³	●
recreational vehicle sales establishment	—	—	—	—	—	●
repair shop	—	—	—	—	—	●
restaurant	—	—	—	—	—	●
retail store	—	—	—	—	● ¹	●
rural use	● ¹	●	● ¹	● ¹	● ¹	● ¹
secondary school	—	—	—	—	—	●
special needs facility	—	—	—	—	—	●
training facility	—	—	—	—	●	—
wellness clinic	—	—	—	—	—	●
wholesale establishment	—	—	—	—	● ¹	● ¹

8.4. Rural Residential Zone (RUR)

8.4.1. The use of any **lot** or **building** in the RUR Zone must comply with the provisions of Table 8.4.1.

Table 8.4.1. – RUR Provisions

Zoning Provision	single detached house	all other permitted uses
1. Minimum lot area	1.0 hectare	(a) Private Services – 4,000.0 square metres (b) Partial Services – 1,393.6 square metres
2. Minimum lot frontage (metres)	(a) Private Services – 36.5 (b) Partial Services – 30.5	(a) Private Services – 36.5 (b) Partial Services – 30.5
3. Maximum height (metres)	10.7	10.7
4. Minimum front setback (metres)	6.1	6.1
5. Minimum rear setback (metres)	7.5	7.5
6. Minimum exterior setback (metres)	6.1	6.1
7. Minimum interior setback (metres)	1.2	4.5
8. Maximum lot coverage	10%	—
9. Minimum landscaped open space	30%	30%
10. Maximum number of principal buildings per lot	1.0	1.0

Additional Provisions for Lots Zoned RUR

8.4.2. In addition to the provisions of Table 8.4.1., **uses** in the RUR Zone must comply with the following provisions:

1. Despite the minimum **lot area** and **lot frontage** requirements in Table 8.4.1., where a **lot** was created through a plan of subdivision under the **Planning Act** as of the date of passing of this By-law and the **lot area** and/or **lot frontage** are less than what is required by Table 8.4.1., the existing **lot area** and/or **lot frontage** are deemed to comply with this By-law.