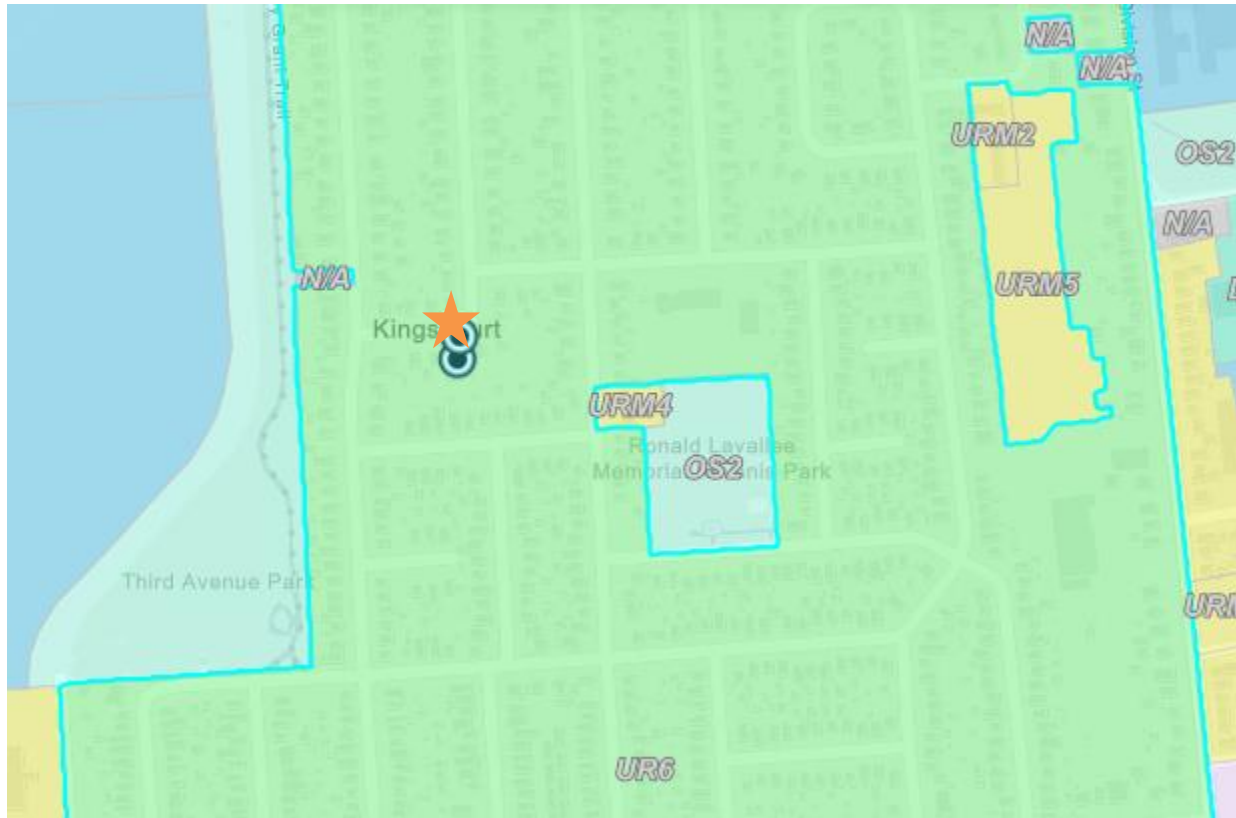


# Zoning Map

17 Cameron Street Kingston



UR6 – Urban Rural 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), and Urban Residential Zone 9 (UR9).
- 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.

(By-Law Number 2022-62; 2024-332)

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

| Use                              | UR1            | UR2            | UR3            | UR4            | UR5            | UR6            | UR7            | UR8            | UR9            |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Residential house                | ●              | ●              | ●              | ●              | ●              | ●              | ●              | ●              | ●              |
| semi-detached house              | ●              | ●              | ●              | ●              | ●              | ●              | ●              | ●              | ●              |
| townhouse                        | ●              | ●              | ●              | ●              | ●              | ●              | ●              | ●              | ●              |
| Non-Residential community centre | ●              | ●              | ●              | ●              | ●              | ●              | ●              | ●              | ●              |
| 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> |

(By-Law Number 2022-62; 2024-332)

## 11.7. Urban Residential Zone 6 (UR6)

**11.7.1.** The **use** of any **lot** or **building** in the UR6 Zone must comply with the provisions of Table 11.7.1.

**Table 11.7.1. – UR6 Provisions**

| <b>Zoning Provision</b>                       | <b>House, semi-detached house and townhouse</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>non-residential uses</b>                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Minimum <b>lot area</b><br>(square metres) | (a) <b>house</b> : 465.0<br>(b) <b>semi-detached house</b> : 280.0 per <b>lot</b><br>(c) <b>townhouse</b> : 250.0 per <b>lot</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 465.0                                                                                                                                                                                                                                                                                                                                            |
| 2. Minimum <b>lot frontage</b><br>(metres)    | (a) <b>house</b> : 15.0<br>(b) <b>semi-detached house</b> : 9.0 per <b>lot</b><br>(c) <b>townhouse</b> : 8.0 per <b>lot</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 15.0                                                                                                                                                                                                                                                                                                                                             |
| 3. Maximum <b>height</b>                      | (a) <b>flat roof</b> : lesser of 9.0 metres or 3 <b>storeys</b><br>(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><br>(b) all other: lesser of 10.7 metres or 3 <b>storeys</b>                                                                                                                                                                                                                      |
| 4. Minimum <b>front setback</b><br>(metres)   | (a) Where 2 adjacent <b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : the lesser of 4.5 metres or the average <b>front setbacks</b> of adjacent <b>buildings</b><br>(b) Where 1 adjacent <b>building</b> has a <b>front lot line</b> on the same <b>street</b> : the lesser of 4.5 metres or the average of 4.5 metres and the <b>front setback</b> of adjacent <b>building</b><br>(c) Where no adjacent <b>buildings</b> have a <b>front lot line</b> on the same <b>street</b> : 4.5 metres<br>(d) Despite (a), (b) and (c), where a <b>building</b> existed as of the date of passing of this By- | (a) 4.5<br>(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 4.5 metres, the minimum <b>front setback</b> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the existing <b>front setback</b> |

| <b>Zoning Provision</b>                     | <b>House, semi-detached house and townhouse</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>non-residential uses</b>                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | law and the <b>front setback</b> is less than required, the minimum <b>front setback</b> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</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) | <p>(a) Where 1 adjacent <b>building</b> has a <b>front lot line</b> on the same <b>street</b>: the lesser of 4.5 metres or the average of 4.5 metres and the <b>front setback</b> of adjacent <b>building</b></p> <p>(b) Where no adjacent <b>buildings</b> have a <b>front lot line</b> on the same <b>street</b>: 4.5 metres</p> <p>(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> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the existing <b>exterior setback</b></p> | <p>a) 4.5</p> <p>(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 than 4.5 metres, the minimum <b>exterior setback</b> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the existing <b>exterior setback</b></p> |
| 7. Minimum <b>interior setback</b> (metres) | <p>(a) <b>house</b>: 0.6</p> <p>(b) <b>semi-detached house</b> and <b>townhouse</b>: where a common party wall is located along a <b>lot line</b>: 0 metres from the <b>lot line</b> with the common party</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3.0 metres plus 0.3 metres for each additional 0.6 metres in <b>height</b> above 4.6 metres                                                                                                                                                                                                                                                                         |

| <b>Zoning Provision</b>                                                               | <b>House, semi-detached house and townhouse</b>                                                                              | <b>non-residential uses</b> |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|                                                                                       | wall and 1.2 metres from the other <b>interior lot line</b>                                                                  |                             |
| 8. Minimum aggregate of <b>interior setbacks</b>                                      | (a) <b>house</b> : 3.0<br>(b) <b>semi-detached house and townhouse</b> : —                                                   | —                           |
| 9. Minimum <b>landscaped open space</b>                                               | 30%                                                                                                                          | 30%                         |
| 10. Maximum <b>lot coverage</b>                                                       | —                                                                                                                            | —                           |
| 11. Maximum number of <b>principal buildings per lot</b>                              | 1.0                                                                                                                          | —                           |
| 12. Maximum <b>building depth</b> (metres)                                            | (a) 18.0<br>(b) Despite (a), the rear wall of the principal building must not be closer than 7.5 metres to the rear lot line | —                           |
| 13. Maximum number of <b>dwelling units</b> per lot including <b>accessory houses</b> | 4.0                                                                                                                          | —                           |

(By-Law Number 2022-62; 2024-332; 2024-333)

## 11.8. Urban Residential Zone 7 (UR7)

**11.8.1.** The **use** of any **lot** or **building** in the UR7 Zone must comply with the provisions of Table 11.8.1.

**Table 11.8.1. – UR7 Provisions**

| <b>Zoning Provision</b>                    | <b>house, semi-detached house and townhouse</b>                                                                                  | <b>non-residential uses</b> |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 1. Minimum <b>lot area</b> (square metres) | (a) <b>house</b> : 555.0<br>(b) <b>semi-detached house</b> : 330.0 per <b>lot</b><br>(c) <b>townhouse</b> : 295.0 per <b>lot</b> | 555.0                       |

| <b>Zoning Provision</b>                     | <b>house, semi-detached house and townhouse</b>                                                                                                                                                                                                                                                                                                           | <b>non-residential uses</b>                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. Minimum <b>lot frontage</b> (metres)     | (a) <b>house</b> : 15.0<br>(b) <b>semi-detached house</b> : 9.0 per lot<br>(c) <b>townhouse</b> : 8.0 per lot                                                                                                                                                                                                                                             | (a) <b>corner lot</b> : 16.5<br>(b) all other <b>lots</b> : 15.0                                                                                                                                                                                                                                                                                 |
| 3. Maximum <b>height</b>                    | (a) <b>flat roof</b> : lesser of 9.0 metres or 3 <b>storeys</b><br>(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><br>(b) all other: lesser of 10.7 metres or 3 <b>storeys</b>                                                                                                                                                                                                                      |
| 4. Minimum <b>front setback</b> (metres)    | (a) 7.5<br>(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> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the existing <b>front setback</b>          | (a) 7.5<br>(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> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</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<br>(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 than 7.5 metres, the minimum <b>exterior setback</b> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the existing <b>exterior setback</b> | (a) 7.5<br>(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 than 7.5 metres, the minimum <b>exterior setback</b> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the                         |