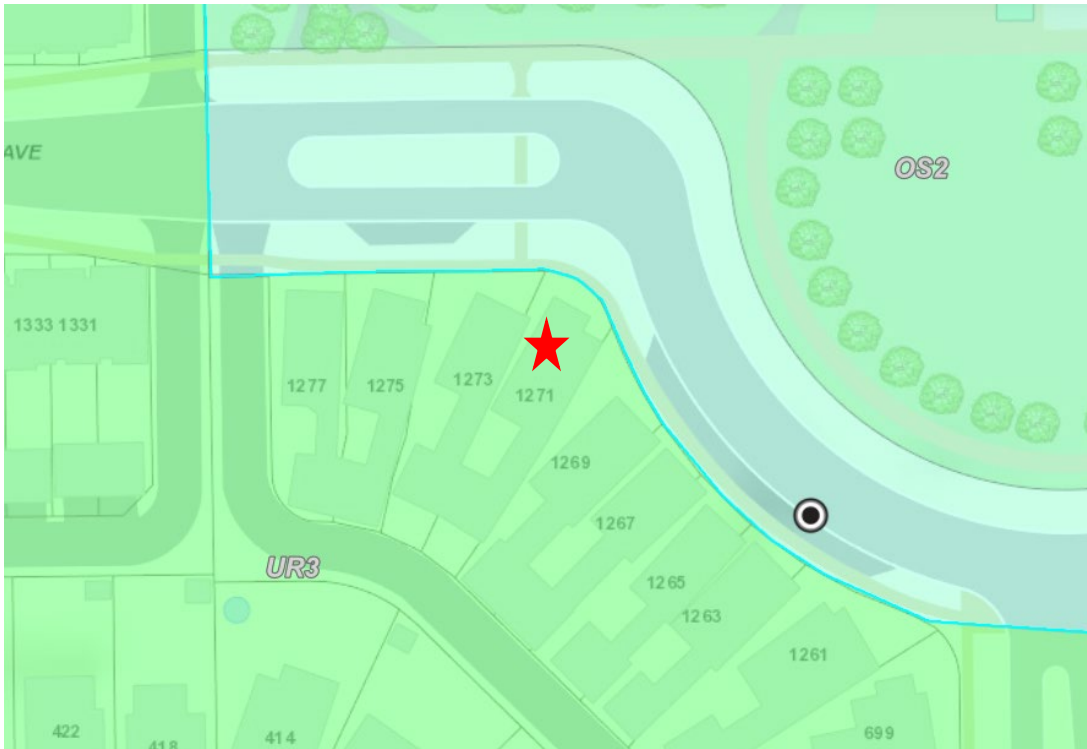


Zoning Map

1271 Crossfield Ave, Kingston



UR3 – Urban Residential 3



Kingston Zoning By-law Number 2022-62



Part 1 of 5: Sections 1 to 19

11.4. Urban Residential Zone 3 (UR3)

11.4.1. The use of any **lot** or **building** in the UR3 Zone must comply with the provisions of Table 11.4.1.

Table 11.4.1. – UR3 Provisions

Zoning Provision	house, semi-detached house and townhouse	non-residential buildings
1. Minimum lot area (square metres)	—	—
2. Minimum lot frontage (metres)	(a) house : 9.0 (b) semi-detached house : 7.5 per lot (c) townhouse : 6.0 per lot	9.0
3. Maximum height (metres)	(a) flat roof : 9.0 (b) all other: 10.7	(a) flat roof : 9.0 (b) all other: 10.7
4. Minimum front setback (metres)	(a) Where 2 adjacent buildings have a front lot line on the same street : the greater of 3.0 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street : the greater of 3.0 metres or the front setback of adjacent building (c) Where no adjacent buildings have a front lot line on the same street : 3.0 metres	6.0
5. Minimum rear setback (metres)	6.0	equal to the height of the rear wall
6. Minimum exterior setback (metres)	2.4	2.4
7. Minimum interior setback (metres)	(a) 1.2 metres on one side and 0.6 metres on the other side (b) Despite (a), where a common party wall is located along a lot line : 0 metres	3.0 metres plus 0.3 metres for each additional 0.6 metres in height above 4.6 metres
8. Minimum aggregate of interior setbacks	—	—

Zoning Provision	house, semi-detached house and townhouse	non-residential buildings
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	1.0	—
12. Maximum building depth	—	—
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

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

Additional Provisions for Lots Zoned UR3

- 11.4.2.** In addition to the provisions of Table 11.4.1., the **use** of any **lot** or **building** in the UR3 Zone must comply with the following provisions:
- 1.** Where a **lot** was vacant or 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 11.4.1., the minimum **front setback** is 3.0 metres; and
 - (b)** Despite the minimum **lot frontage** listed in Table 11.4.1., the minimum **lot frontage** for a **corner lot** is:
 - (i)** 10.3 metres for a **house**;
 - (ii)** 8.8 metres per **lot** for a **semi-detached house**; and
 - (iii)** 8.6 metres per **lot** for a **townhouse**.

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