

Zoning Information

30 Limeridge Drive, Kingston



UR2 – Urban Residential

Zone Name	Zone Code
Rural Residential Zone	RUR
Limited Service Rural Residential Zone	LSR
Rural Commercial Zone	RC
Hamlet Zone	HAM
Rural Industrial Zone	RM1
Rural Heavy Industrial Zone	RM2
Mineral Resource and Extraction Zone	MX1
Williamsville Zone 1	WM1
Williamsville Zone 2	WM2
Downtown Zone 1	DT1
Downtown Zone 2	DT2
Mixed Zone 1	MU1
Mixed Zone 2	MU2
Mixed Zone 3	MU3
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
Urban Residential Zone 13	UR13
Urban Multi-Residential Zone 1	URM1
Urban Multi-Residential Zone 2	URM2

2.5.5. Where any **lot** or **building** is **used** for more than one purpose as provided in this By-law, the **lot** or **building** must comply with the provisions of this By-law relating to each **use**. In the case of a conflict, the more restrictive provision applies.

2.5.6. Despite Clause 2.5.1., all land within the municipal boundary of the **City** located under a **waterbody** is deemed to be zoned EPA where it meets the definition of **waterbody**.

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

2.6. Zone Labels and Provisions

Subzones

2.6.1. Subzones are created by adding a period and upper case letter to the primary Zone code on the Zoning Map (for example: "UR3.B"), and have the effect of modifying the **uses** or the provisions of the primary Zone to the extent set out in the text of the provisions for that Subzone.

Holding Zones

2.6.2. Holding Overlays are created by identifying specific lands on Schedule D, Schedule F, Schedule G and Schedule J of this By-law and have the effect of restricting the **development** or **use** of a **lot** or **building** in accordance with the corresponding provisions until this By-law has been amended to remove the **lot** from the Holding Overlay in accordance with Section 36 of the **Planning Act**.

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

Temporary Zones

2.6.3. Temporary Zones are created by adding a hyphen and upper case "T" followed by a number (for example: "UR2-T1") to the Zone code on the Zoning Map, and have the effect of applying temporary **use** provisions pursuant to Section 39 of the **Planning Act**. Lands designated in this manner are subject to all provisions of the underlying Zone except as otherwise provided by the Temporary Zone provisions. Upon the expiry date of the Temporary Zone provisions, the temporary **use** of such **lots** or **buildings**, as may be specified, must cease, and **use** of the Temporary Zone symbol must be discontinued. The provisions of the corresponding Temporary Zone are included in Section 23 of this By-law.

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	● ¹	● ¹	● ¹	● ¹	● ¹	● ¹	● ¹	● ¹	● ¹

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

11.3. Urban Residential Zone 2 (UR2)

11.3.1. The use of any **lot** or **building** in the UR2 Zone must comply with the provisions of Table 11.3.1.

Table 11.3.1. – UR2 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 : 12.0 (b) semi-detached house : 9.0 per lot (c) townhouse : 6.0 per lot	12.0
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)	6.0	6.0
5. Minimum rear setback (metres)	7.5	equal to the height of the rear wall
6. Minimum exterior setback (metres)	6.0	6.0
7. Minimum interior setback (metres)	(a) 1.2 metres (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	—	—
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 (metres)	—	—

Zoning Provision	house, semi-detached house and townhouse	non-residential buildings
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 UR2

11.3.2. In addition to the provisions of Table 11.3.1., the **use** of any **lot** or **building** in the UR2 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 11.3.1., the minimum **front setback** is 3.0 metres; and
 - (b) Despite the minimum **lot frontage** listed in Table 11.3.1., 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)