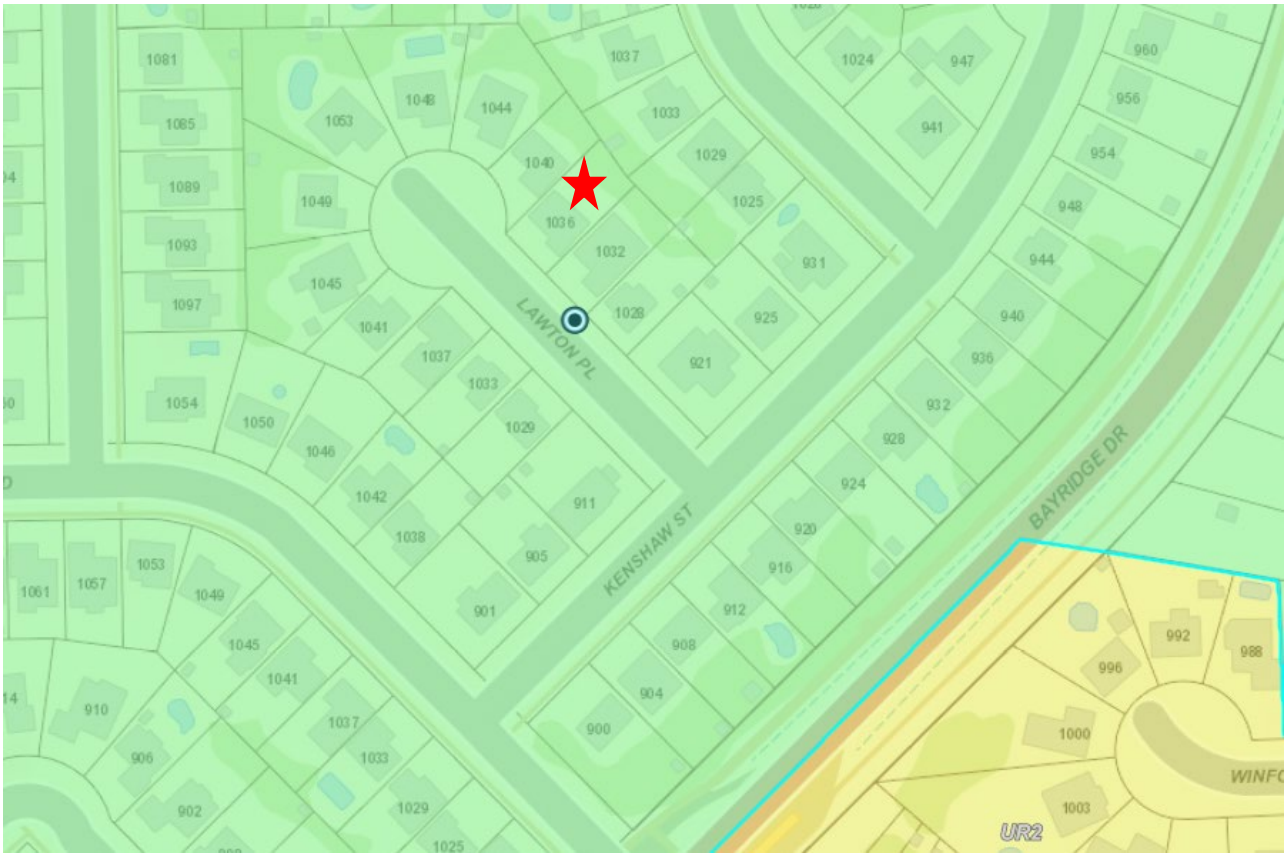
Zoning Map

1036 Lawton Place, Kingston



UR2 – Urban Residential 2



Kingston Zoning By-law Number 2022-62

KINGSTON

Part 1 of 5: Sections 1 to 19

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)