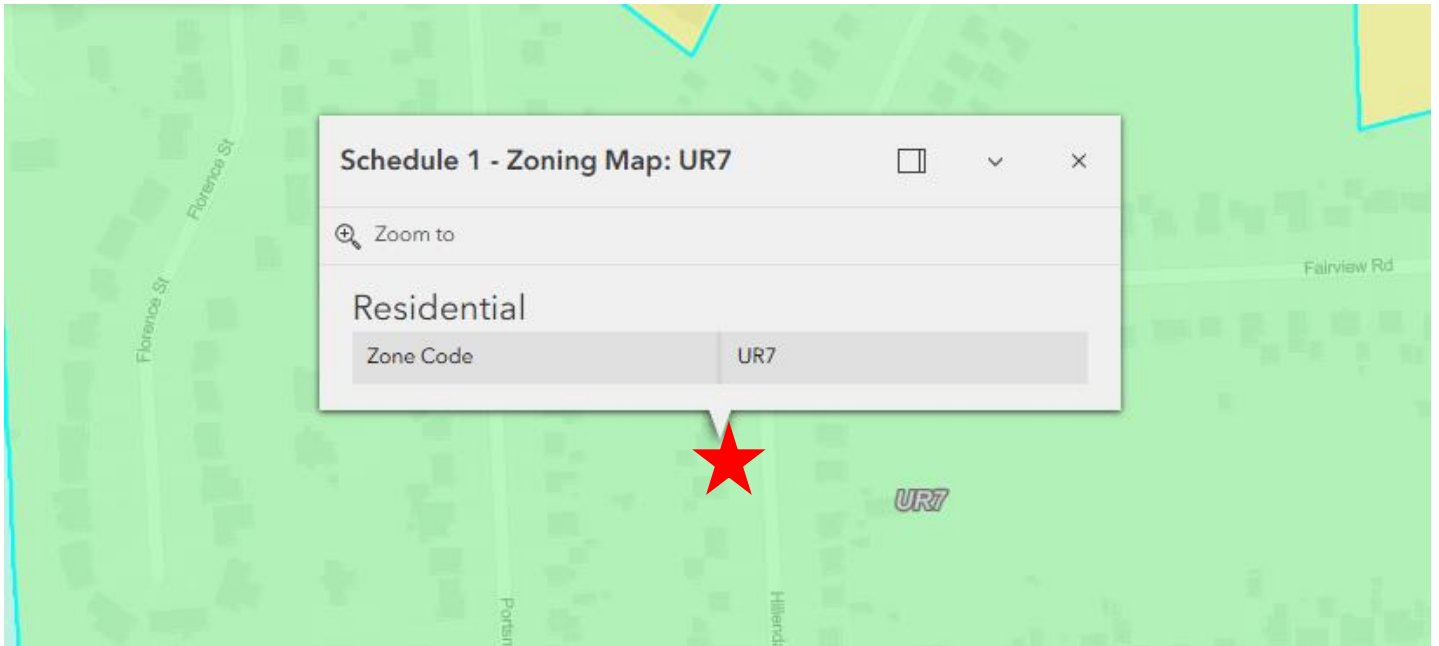


Zoning Information

90 Hillendale Avenue Kingston



UR7 – Urban Residential Zone



Kingston Zoning By-law Number 2022-62



Part 1 of 5: Sections 1 to 19

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

Zoning Provision	single detached house	non-residential uses
1. Minimum lot area (square metres)	555.0	555.0
2. Minimum lot frontage (metres)	(a) corner lot : 16.5 (b) all other lots : 15.0	(a) corner lot : 16.5 (b) all other lots : 15.0
3. Maximum height	(a) flat roof : lesser of 9.0 metres or 3 storeys (b) all other: lesser of 10.7 metres or 3 storeys	(a) flat roof : lesser of 9.0 metres or 3 storeys (b) all other: lesser of 10.7 metres or 3 storeys
4. Minimum front setback (metres)	(a) 7.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 7.5 metres, the minimum front setback is the existing front setback	(a) 7.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 7.5 metres, the minimum front setback is the existing front setback
5. Minimum rear setback (metres)	—	equal to the height of the rear wall
6. Minimum exterior setback (metres)	(a) 7.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the exterior setback is less than 7.5 metres, the minimum exterior setback is the existing exterior setback	(a) 7.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the exterior setback is less than 7.5 metres, the minimum exterior setback is the existing exterior setback
7. Minimum interior setback (metres)	1.2	3.0 metres plus 0.3 metres for each additional 0.6 metres in height above 4.6 metres

Zoning Provision	single detached house	non-residential uses
8. Minimum aggregate of interior setbacks	3.6	—
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)	(a) 18.0 (b) Despite (a), the rear wall of the principal building must not be closer than 7.5 metres to the rear lot line	—