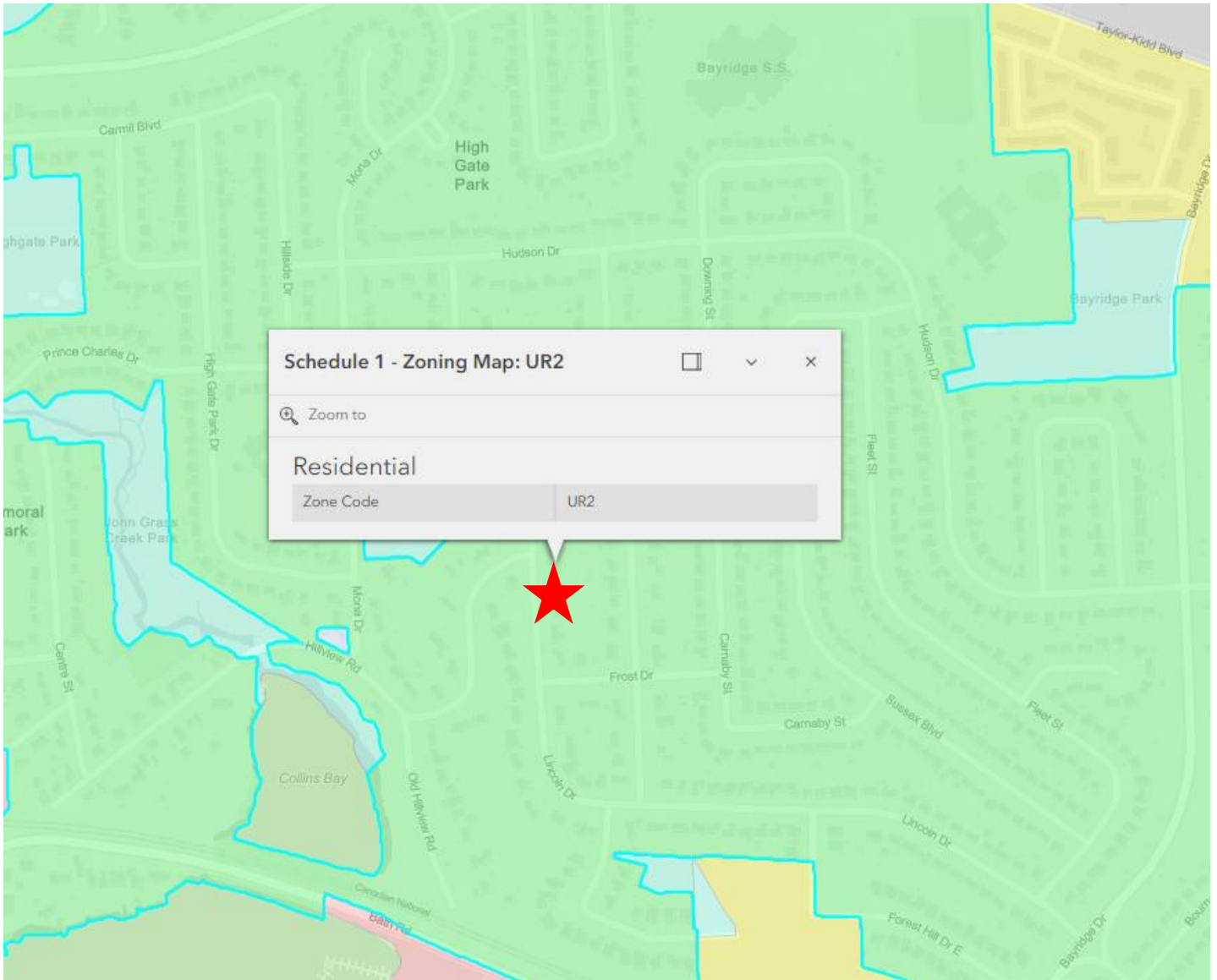


# Zoning Information

## 1186 Lincoln Drive Kingston



UR2 – Urban Residential Zone

## 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), Urban Residential Zone 9 (UR9), Urban Residential Zone 10 (UR10), Urban Residential Zone 11 (UR11), Urban Residential Zone 12 (UR12) and Urban Residential Zone 13 (UR13).

**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.

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

Use	UR1	UR2	UR3	UR4	UR5	UR6	UR7	UR8	UR9	UR10	UR11	UR12	UR13
Residential duplex	—	●	●	—	●	—	—	●	●	●	—	●	●
semi-detached house	—	●	●	—	—	—	—	●	●	●	●	●	●
single detached house	●	●	●	●	●	●	●	●	●	●	●	●	●
townhouse	—	—	●	—	—	—	—	—	—	—	—	—	—
triplex	—	—	—	—	—	—	—	—	—	—	—	—	—
Non-residential community centre	●	●	●	●	●	●	●	●	●	●	●	●	●

Use	UR1	UR2	UR3	UR4	UR5	UR6	UR7	UR8	UR9	UR10	UR11	UR12	UR13
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>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>	● <sup>1</sup>

### 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**

<b>Zoning Provision</b>	<b>single detached house, duplex</b>	<b>semi-detached house</b>	<b>non-residential buildings</b>
1. Minimum <b>lot area</b> (square metres)	—	—	—
2. Minimum <b>lot frontage</b> (metres)	10.0	9.0 per <b>dwelling unit</b>	10.0
3. Maximum <b>height</b> (metres)	(a) <b>flat roof:</b> 9.0 (b) all other: 10.7	(a) <b>flat roof:</b> 9.0 (b) all other: 10.7	(a) <b>flat roof:</b> 9.0 (b) all other: 10.7
4. Minimum <b>front setback</b> (metres)	6.0	6.0	6.0
5. Minimum <b>rear setback</b> (metres)	6.75	6.75	equal to the <b>height</b> of the <b>rear wall</b>
6. Minimum <b>exterior setback</b> (metres)	6.0	6.0	6.0
7. Minimum <b>interior setback</b> (metres)	1.2	(a) 1.2 metres (b) where a common party wall is located along a <b>lot line:</b> 0	3.0 metres plus 0.3 metres for each additional 0.6 metres in <b>height</b> above 4.6
8. Minimum aggregate of <b>interior setbacks</b>	—	—	—
9. Minimum <b>landscaped open space</b>	30%	30%	30%
10. Maximum <b>lot coverage</b>	—	—	—
11. Maximum number of <b>principal buildings</b> per lot	1.0	1.0	—
12. Maximum <b>building depth</b> (metres)	—	—	—

**11.3.2.** The **use** of any **lot** or **building** in the UR2.A Zone must comply with the provisions of Table 11.3.2.

**Table 11.3.2. – UR2.A Provisions**

<b>Zoning Provision</b>	<b>single detached house, duplex</b>	<b>semi-detached house</b>	<b>non-residential building</b>
1. Minimum <b>lot area</b> (square metres)	—	—	—
2. Minimum <b>lot frontage</b> (metres)	12.0	9.0 per <b>dwelling unit</b>	12.0
3. Maximum <b>height</b> (metres)	(a) <b>flat roof:</b> 9.0 (b) all other: 10.7	(a) <b>flat roof:</b> 9.0 (b) all other: 10.7	(a) <b>flat roof:</b> 9.0 (b) all other: 10.7
4. Minimum <b>front setback</b> (metres)	6.0	6.0	6.0
5. Minimum <b>rear setback</b> (metres)	7.5	7.5	equal to the <b>height</b> of the <b>rear wall</b>
6. Minimum <b>exterior setback</b> (metres)	6.0	6.0	6.0
7. Minimum <b>interior setback</b> (metres)	1.2	(a) 1.2 metres (b) where a common party wall is located along a <b>lot line:</b> 0 metres	3.0 metres plus 0.3 metres for each additional 0.6 metres in <b>height</b> above 4.6 metres
8. Minimum aggregate of <b>interior setbacks</b>	—	—	—
9. Minimum <b>landscaped open space</b>	30%	30%	30%
10. Maximum <b>lot coverage</b>	—	—	—
11. Maximum number of <b>principal buildings per lot</b>	1.0	1.0	—
12. Maximum <b>building depth</b> (metres)	—	—	—

**11.3.3.** The **use** of any **lot** or **building** in the UR2.B Zone must comply with the provisions of Table 11.3.3.

**Table 11.3.3. – UR2.B Provisions**

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

Zoning Provision	single detached house, duplex	semi-detached house	non-residential building
		along a lot line: 0 metres	metres in height above 4.6 metres
8. Minimum aggregate of interior setbacks	—	—	—
9. Minimum landscaped open space	30%	30%	30%
10. Maximum lot coverage	—	—	—
11. Maximum number of principal buildings per lot	1.0	1.0	—
12. Maximum building depth (metres)	—	—	—

**Additional Provisions for Lots Zoned UR2.B**

**11.3.4.** In addition to the provisions of Table 11.3.3., the **use** of any **lot** or **building** in the UR2.B Zone must comply with the following provisions:

- 1.** Where a **lot** 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 11.3.3., the minimum **front setback** is 3.0 metres; and
  - (b)** Despite the minimum **lot frontage** listed in Table 11.3.3., the minimum **lot frontage** for a **corner lot** is:
    - (i)** 10.3 metres for a **single detached house** or **duplex**; and
    - (ii)** 8.8 metres per **dwelling unit** for a **semi-detached house**.