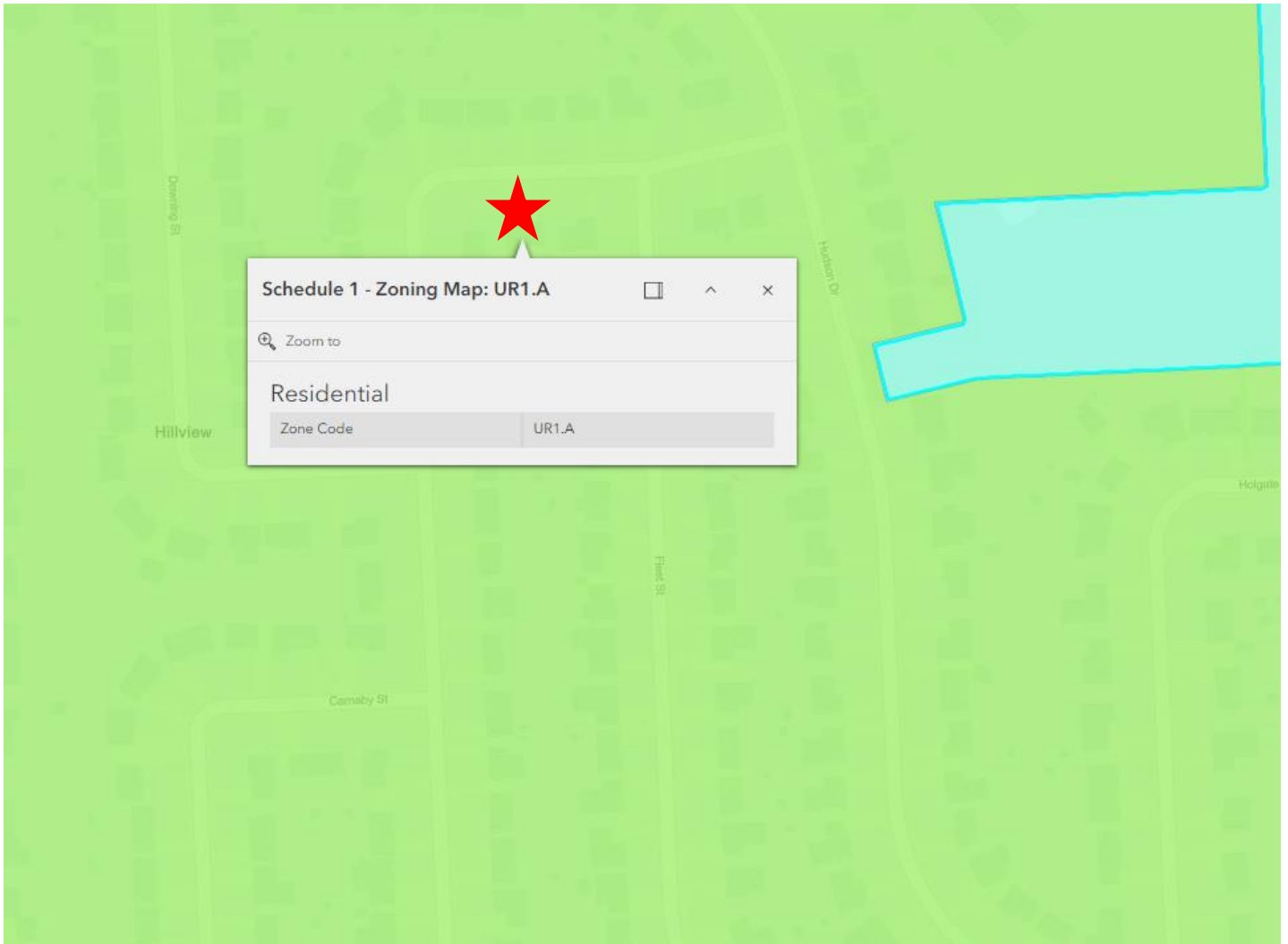


Zoning Information

752 Sussex Blvd Kingston



UR1.A – 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 | ● ¹ | ● ¹ | ● ¹ | ● ¹ | ● ¹ | ● ¹ | ● ¹ | ● ¹ | ● ¹ | ● ¹ | ● ¹ | ● ¹ | ● ¹ |

11.2. Urban Residential Zone 1 (UR1)

11.2.1. The use of any lot or building in the UR1 Zone must comply with the provisions of Table 11.2.1.

Table 11.2.1. – UR1 Provisions

| Zoning Provision | single detached house | non-residential buildings |
|--|--|---|
| 1. Minimum lot area (square metres) | — | — |
| 2. Minimum lot frontage (metres) | 10.0 | 10.0 |
| 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) | 6.75 | equal to the height of the rear wall |
| 6. Minimum exterior setback (metres) | 6.0 | 6.0 |
| 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 |
| 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) | — | — |

11.2.2. The **use** of any **lot** or **building** in the UR1.A Zone must comply with the provisions of Table 11.2.2.

Table 11.2.2. – UR1.A Provisions

| Zoning Provision | single detached house | non-residential buildings |
|---|---|---|
| 1. Minimum lot area (square metres) | — | — |
| 2. Minimum lot frontage (metres) | 12.0 | 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) | 1.2 | 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) | — | — |