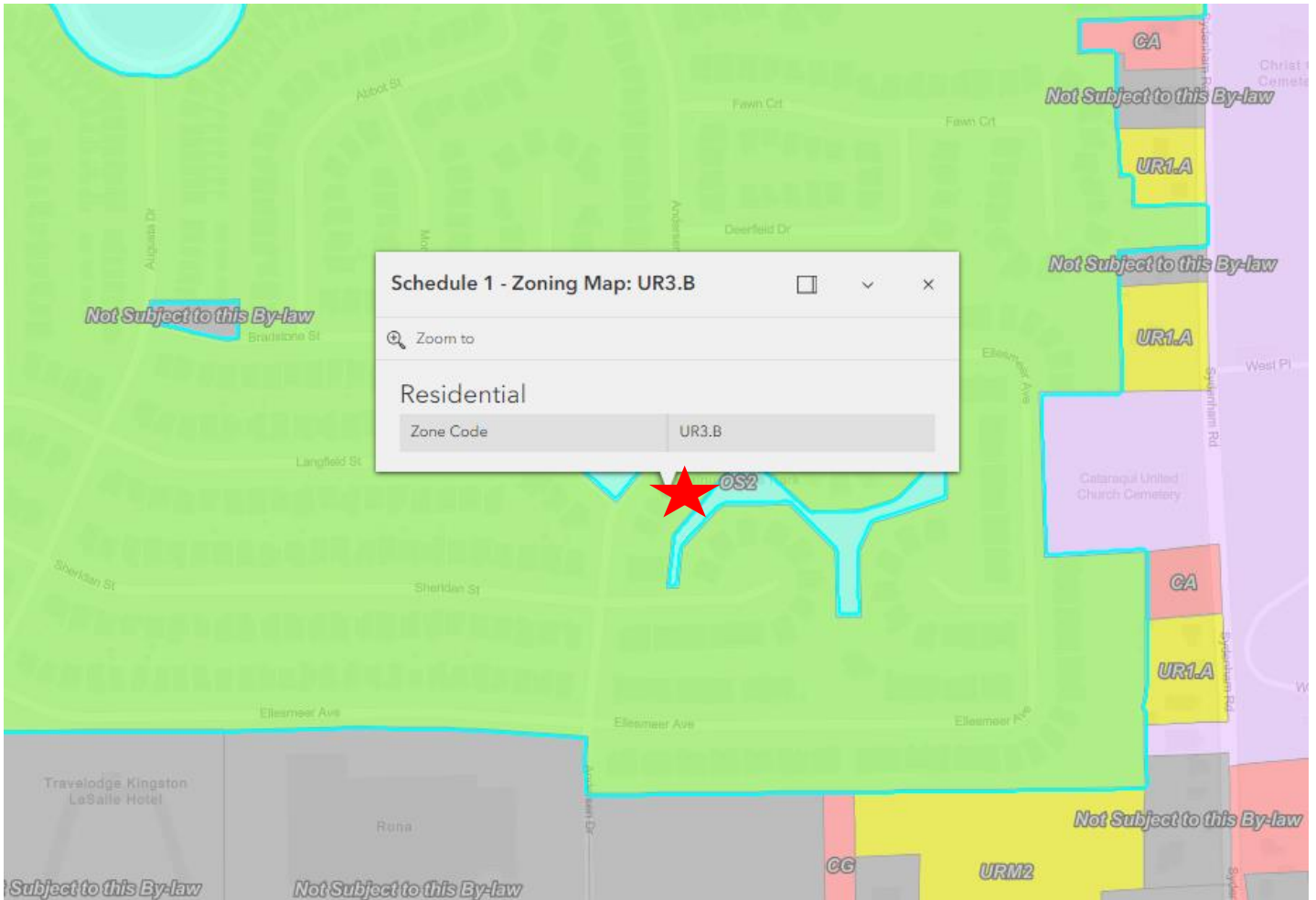


Zoning Information

1170 Anderson Drive Kingston



UR3.B – 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

11.4. Urban Residential Zone 3 (UR3)

11.4.1. The use of any lot or building in the UR3 Zone must comply with the provisions of Table 11.4.1.

Table 11.4.1. – UR3 Provisions

Zoning Provision	single detached house, duplex	semi-detached house	townhouse	non-residential buildings
1. Minimum lot area (square metres)	—	—	—	—
2. Minimum lot frontage (metres)	10.0	9.0 per dwelling unit	6.0 per dwelling unit	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	(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	6.0	6.0
5. Minimum rear setback (metres)	6.75	6.75	6.75	equal to the height of the rear wall
6. Minimum exterior setback (metres)	6.0	6.0	6.0	6.0
7. Minimum interior setback (metres)	1.2	(a) 1.2 metres (b) where a common party wall is located along a lot line: 0 metres	(a) 1.2 metres (b) 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%	30%	30%

Zoning Provision	single detached house, duplex	semi-detached house	townhouse	non-residential buildings
10. Maximum lot coverage	—	—	—	—
11. Maximum number of principal buildings per lot	1.0	1.0	1.0	—
12. Maximum building depth (metres)	—	—	—	—

11.4.2. The **use** of any **lot** or **building** in the UR3.A Zone must comply with the provisions of Table 11.4.2.

Table 11.4.2. – UR3.A Provisions

Zoning Provision	single detached house, duplex	semi-detached house	townhouse	non-residential building
1. Minimum lot area (square metres)	—	—	—	—
2. Minimum lot frontage (metres)	12.0	9.0 per dwelling unit	6.0 per dwelling unit	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	(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	6.0	6.0
5. Minimum rear setback (metres)	7.5	7.5	7.5	equal to the height of the rear wall
6. Minimum exterior setback (metres)	6.0	6.0	6.0	6.0
7. Minimum interior setback (metres)	1.2	(a) 1.2 metres (b) where a common party wall is located along a lot line: 0 metres	(a) 1.2 metres (b) 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%	30%	30%
10. Maximum lot coverage	—	—	—	—

Zoning Provision	single detached house, duplex	semi-detached house	townhouse	non-residential building
11. Maximum number of principal buildings per lot	1.0	1.0	1.0	—
12. Maximum building depth (metres)	—	—	—	—

11.4.3. The **use** of any **lot** or **building** in the UR3.B Zone must comply with the provisions of Table 11.4.3.

Table 11.4.3. – UR3.B Provisions

Zoning Provision	single detached house, duplex	semi-detached house	townhouse	non-residential building
1. Minimum lot area (square metres)	—	—	—	—
2. Minimum lot frontage (metres)	9.0	7.5 per dwelling unit	6.0 per dwelling unit	9.0
3. Maximum height (metres)	(a) flat roof: 9.0 (b) all other: 10.7	(a) flat roof: 9.0 (b) all other: 10.7	(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)	(a) Where 2 adjacent buildings have a front lot line on the same street: the greater of 3.0 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street: the greater of 3.0 metres or the front setback of adjacent building (c) Where no adjacent	(a) Where 2 adjacent buildings have a front lot line on the same street: the greater of 3.0 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street: the greater of 3.0 metres or the front setback of adjacent building (c) Where no adjacent	(a) Where 2 adjacent buildings have a front lot line on the same street: the greater of 3.0 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street: the greater of 3.0 metres or the front setback of adjacent building (c) Where no adjacent	6.0

Zoning Provision	single detached house, duplex	semi-detached house	townhouse	non-residential building
	buildings have a front lot line on the same street : 3.0 metres	buildings have a front lot line on the same street : 3.0 metres	buildings have a front lot line on the same street : 3.0 metres	
5. Minimum rear setback (metres)	6.0	6.0	6.0	equal to the height of the rear wall
6. Minimum exterior setback (metres)	2.4	2.4	2.4	2.4
7. Minimum interior setback (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 along a lot line : 0 metres	(a) 1.2 metres (b) 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%	30%	30%
10. Maximum lot coverage	—	—	—	—
11. Maximum number of principal buildings per lot	1.0	1.0	1.0	—
12. Maximum building depth	—	—	—	—

Additional Provisions for Lots Zoned UR3.B

- 11.4.4.** In addition to the provisions of Table 11.4.3., the **use** of any **lot** or **building** in the UR3.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 11.4.3., the minimum **front setback** is 3.0 metres; and
 - (b)** Despite the minimum **lot frontage** listed in Table 11.4.3., the minimum **lot frontage** for a **corner lot** is:
 - (i)** 10.3 metres for a **single detached house** or **duplex**;
 - (ii)** 8.8 metres per **dwelling unit** for a **semi-detached house**; and
 - (iii)** 8.6 metres per **dwelling unit** for a **townhouse**.