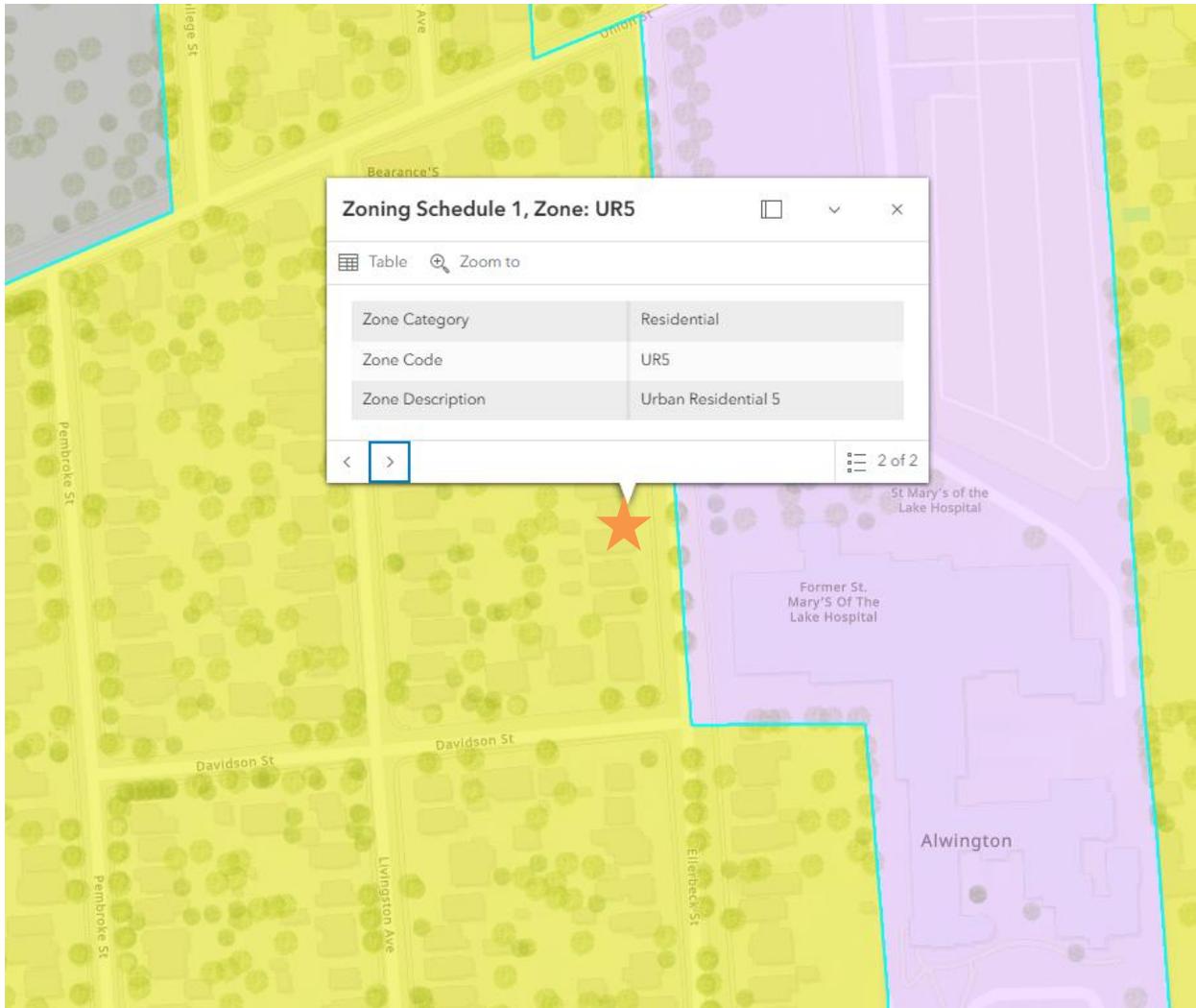


Zoning Map

58 Ellerbeck Street



UR5 – Urban Residential Zone



Kingston Zoning By-law Number 2022-62



Part 1 of 5: Sections 1 to 19

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), and Urban Residential Zone 9 (UR9).

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.

(By-Law Number 2022-62; 2024-332)

Table 11.1.2. – Permitted Uses in the Urban Residential Zones

Use	UR1	UR2	UR3	UR4	UR5	UR6	UR7	UR8	UR9
Residential house	●	●	●	●	●	●	●	●	●
semi-detached house	●	●	●	●	●	●	●	●	●
townhouse	●	●	●	●	●	●	●	●	●
Non-Residential community centre	●	●	●	●	●	●	●	●	●
elementary school	●	●	●	●	●	●	●	●	●
library	●	●	●	●	●	●	●	●	●
museum	●	●	●	●	●	●	●	●	●
place of worship	●	●	●	●	●	●	●	●	●
secondary school	● ¹								

(By-Law Number 2022-62; 2024-332)

11.6. Urban Residential Zone 5 (UR5)

11.6.1. The use of any **lot** or **building** in the UR5 Zone must comply with the provisions of Table 11.6.1.

Table 11.6.1. – UR5 Provisions

Zoning Provision	house, semi-detached house and townhouse	non-residential uses
1. Minimum lot area (square metres)	(a) house : 370.0 (b) semi-detached house : 330.0 per lot (c) townhouse : 295.0 per lot	370.0
2. Minimum lot frontage (metres)	(a) house : 10.0 (b) semi-detached house : 9.0 per lot (c) townhouse : 8.0 per lot	10.0
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) Where 2 adjacent buildings have a front lot line on the same street : the lesser of 4.5 metres or the average front setbacks of adjacent buildings (b) Where 1 adjacent building has a front lot line on the same street : the lesser of 4.5 metres or the average of 4.5 metres and the front setback of adjacent building (c) Where no adjacent buildings have a front lot line on the same street : 4.5 metres (d) Despite (a), (b) and (c), where a building existed as of the date of passing of this By-law and the front setback is less than required, the minimum front setback for the existing building and any further development that enlarges or alters the building is the existing front setback	(a) 4.5 (b) Despite (a), where a building existed as of the date of passing of this By-law and the front setback is less than 4.5 metres, the minimum front setback for the existing building and any further development that enlarges or alters the building is the existing front setback

Zoning Provision	house, semi-detached house and townhouse	non-residential uses
5. Minimum rear setback (metres)	—	equal to the height of the rear wall
6. Minimum exterior setback (metres)	<p>(a) Where 1 adjacent building has a front lot line on the same street: the lesser of 4.5 metres or the average of 4.5 metres and the front setback of adjacent building</p> <p>(b) Where no adjacent buildings have a front lot line on the same street: 4.5 metres</p> <p>(c) Despite (a) and (b), where a building existed as of the date of passing of this By-law and the exterior setback is less than required, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the existing exterior setback</p>	<p>(a) 4.5</p> <p>(b) Despite (a), where a building existed as of the date of passing of this By-law and the exterior setback is less than 4.5 metres, the minimum exterior setback for the existing building and any further development that enlarges or alters the building is the existing exterior setback</p>
7. Minimum interior setback (metres)	<p>(a) house: 0.6</p> <p>(b) semi-detached house and townhouse: where a common party wall is located along a lot line: 0 metres from the lot line with the common party wall and 1.2 metres from the other interior lot line</p>	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	<p>(a) house: 3.2</p> <p>(b) semi-detached house and townhouse: —</p>	—
9. Minimum landscaped open space	30%	30%
10. Maximum lot coverage	—	—
11. Maximum number of principal buildings per lot	1.0	—

Zoning Provision	house, semi-detached house and townhouse	non-residential uses
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	—
13. Maximum number of dwelling units per lot including accessory houses	4.0	—

(By-Law Number 2022-62; 2024-332; 2024-333)