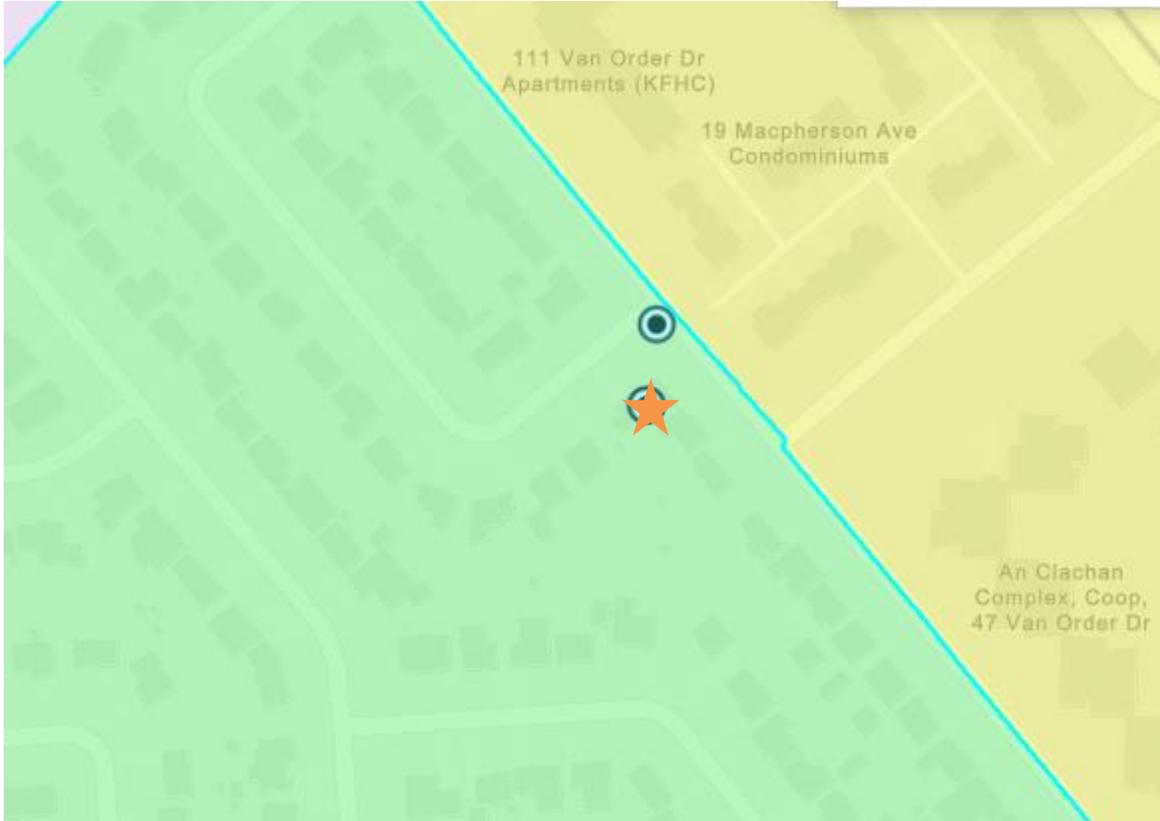


# Zoning Map

6 Metcalfe Avenue



UR7 – Urban Residential Zone



## **Kingston Zoning By-law Number 2022-62**



**Part 1 of 5: Sections 1 to 19**

<b>Zoning Provision</b>	<b>House, semi-detached house and townhouse</b>	<b>non-residential uses</b>
	wall and 1.2 metres from the other <b>interior lot line</b>	
8. Minimum aggregate of <b>interior setbacks</b>	(a) <b>house</b> : 3.0 (b) <b>semi-detached house and townhouse</b> : —	—
9. Minimum <b>landscaped open space</b>	30%	30%
10. Maximum <b>lot coverage</b>	—	—
11. Maximum number of <b>principal buildings per lot</b>	1.0	—
12. Maximum <b>building depth</b> (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 <b>dwelling units</b> per lot including <b>accessory houses</b>	4.0	—

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

## 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**

<b>Zoning Provision</b>	<b>house, semi-detached house and townhouse</b>	<b>non-residential uses</b>
1. Minimum <b>lot area</b> (square metres)	(a) <b>house</b> : 555.0 (b) <b>semi-detached house</b> : 330.0 per <b>lot</b> (c) <b>townhouse</b> : 295.0 per <b>lot</b>	555.0

<b>Zoning Provision</b>	<b>house, semi-detached house and townhouse</b>	<b>non-residential uses</b>
2. Minimum <b>lot frontage</b> (metres)	(a) <b>house</b> : 15.0 (b) <b>semi-detached house</b> : 9.0 per lot (c) <b>townhouse</b> : 8.0 per lot	(a) <b>corner lot</b> : 16.5 (b) all other <b>lots</b> : 15.0
3. Maximum <b>height</b>	(a) <b>flat roof</b> : lesser of 9.0 metres or 3 <b>storeys</b> (b) all other: lesser of 10.7 metres or 3 <b>storeys</b>	(a) <b>flat roof</b> : lesser of 9.0 metres or 3 <b>storeys</b> (b) all other: lesser of 10.7 metres or 3 <b>storeys</b>
4. Minimum <b>front setback</b> (metres)	(a) 7.5 (b) Despite (a), where a <b>building</b> existed as of the date of passing of this By-law and the <b>front setback</b> is less than 7.5 metres, the minimum <b>front setback</b> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the existing <b>front setback</b>	(a) 7.5 (b) Despite (a), where a <b>building</b> existed as of the date of passing of this By-law and the <b>front setback</b> is less than 7.5 metres, the minimum <b>front setback</b> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the existing <b>front setback</b>
5. Minimum <b>rear setback</b> (metres)	—	equal to the <b>height</b> of the <b>rear wall</b>
6. Minimum <b>exterior setback</b> (metres)	(a) 7.5 (b) Despite (a), where a <b>building</b> existed as of the date of passing of this By-law and the <b>exterior setback</b> is less than 7.5 metres, the minimum <b>exterior setback</b> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the existing <b>exterior setback</b>	(a) 7.5 (b) Despite (a), where a <b>building</b> existed as of the date of passing of this By-law and the <b>exterior setback</b> is less than 7.5 metres, the minimum <b>exterior setback</b> for the existing <b>building</b> and any further <b>development</b> that enlarges or alters the <b>building</b> is the

<b>Zoning Provision</b>	<b>house, semi-detached house and townhouse</b>	<b>non-residential uses</b>
		existing <b>exterior setback</b>
7. Minimum <b>interior setback</b> (metres)	(a) <b>house</b> : 1.2 (b) <b>semi-detached house and townhouse</b> : where a common party wall is located along a <b>lot line</b> : 0 metres from the <b>lot line</b> with the common party wall and 1.2 metres from the other <b>interior lot line</b>	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>	(a) <b>house</b> : 3.0 (b) <b>semi-detached house and townhouse</b> : —	—
9. Minimum <b>landscaped open space</b>	30%	30%
10. Maximum <b>lot coverage</b>	—	—
11. Maximum number of <b>principal buildings</b> per <b>lot</b>	1.0	—
12. Maximum <b>building depth</b> (metres)	(a) 18.0 (b) Despite (a), the <b>rear wall</b> of the <b>principal building</b> must not be closer than 7.5 metres to the <b>rear lot line</b>	—
13. Maximum number of <b>dwelling units</b> per <b>lot</b> including <b>accessory houses</b>	4.0	—

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