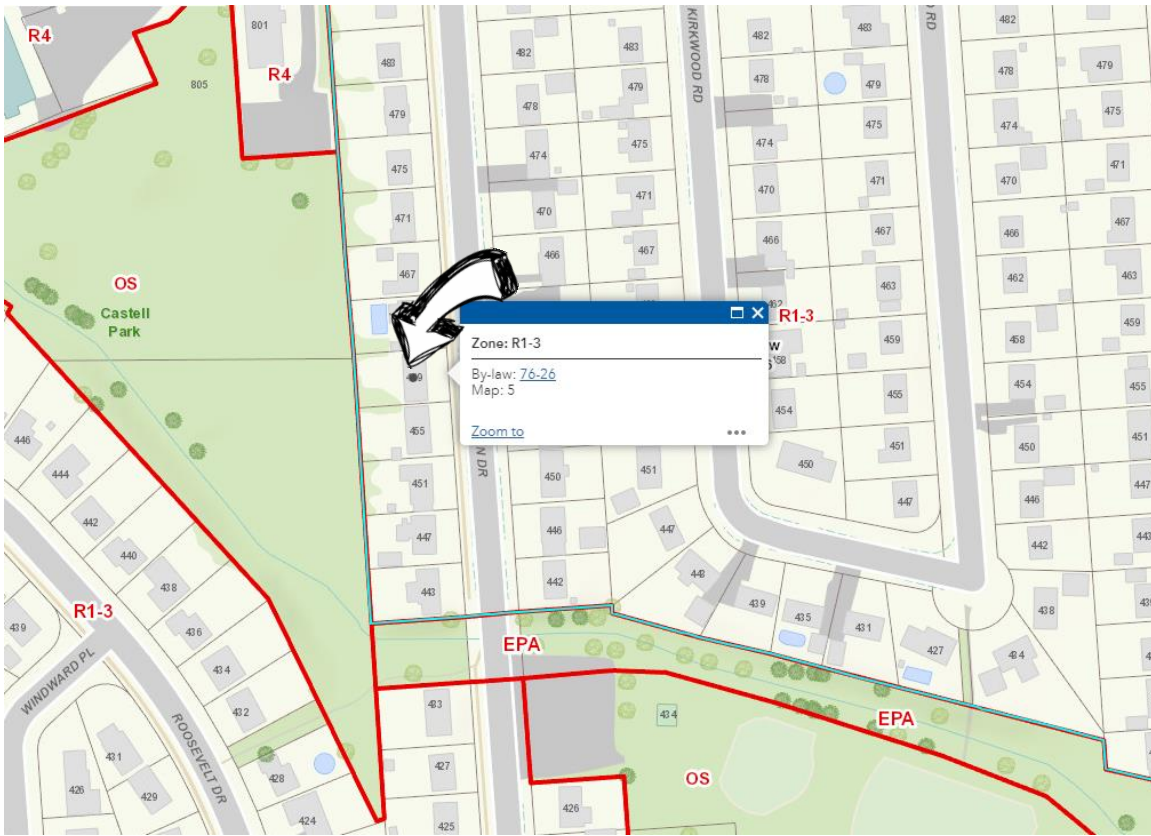


Figure 1- Zoning Map: 459 McEwen Drive Kingston



R1-3 Residential Zone

Township of Kingston Restricted Area [By-Law Zoning By-Law Number 76-26](#)

Section 12

Residential Type 1 Zone (R1)

(1) Uses Permitted

No person shall within any R1 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R1 uses, namely:

(a) Residential Uses:

- a single-family dwelling house;
- a converted dwelling house.

(b) Non-Residential Uses:

- a home occupation;
- a public use in accordance with the provisions of Section 5(18) hereof.

(2) Zone Provisions

No person shall within any R1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(a) Lot Area (minima): Converted Dwelling House Single-Family Dwelling

- (i) Lot served by a public water system and a sanitary sewer system

	7,500 square feet	5,000 square feet
--	-------------------	-------------------

- | | | | |
|-------|---|--------------------|--------------------|
| (ii) | Lot served by only a public water system or a sanitary sewer system | 20,000 square feet | 15,000 square feet |
| (iii) | Other lots | 30,000 square feet | 22,000 square feet |
- (b) **Lot Frontage (minima):**
- | | <u>Corner Lot</u> | <u>Other Lot</u> | |
|----------------------------------|---|------------------|----------|
| (i) Single-family dwelling house | | | |
| (a) | Lot served by a public water system and a sanitary sewer system | 70 feet | 50 feet |
| (b) | Lot served by only a public water system or a sanitary sewer system | 100 feet | 100 feet |
| (c) | Other Lots | 150 feet | 150 feet |
| (ii) Converted dwelling house | | | |
| (a) | Lot served by a public water system and a sanitary sewer system | 80 feet | 60 feet |
| (b) | Lot served by only a public water system or a sanitary sewer system | 95 feet | 75 feet |
| (c) | Other lots | 150 feet | 150 feet |
- (c) **Front Yard Depth (minimum):** 20 feet
- (d) **Exterior Side Yard Width (minimum):** 20 feet
- (e) **Interior Side Yard Width (minima):**
- | | |
|-------|--|
| (i) | Converted dwelling house: 10 feet on one side, 6 feet on other side. |
| (ii) | Single-family dwelling house: 4 feet, provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 8 feet on one side and 4 feet on the other side. |
| (iii) | Other uses: 25 feet |
- (g) **Dwelling Unit Area (minimum):**
- | | |
|------|---|
| (i) | Converted dwelling house: 700 square feet |
| (ii) | Single-family dwelling house: 1,000 square feet |
- (h) **Landscaped Open Space (minimum):** 30 per cent
- (i) **Height of Building (maximum):** 35 feet
- (j) **Dwelling Houses per Lot (maximum):** 1 only
- (k) **Accessory Uses, Parking, etcetera:**

In accordance with the provisions of Section 5 hereof.

(l) **Exceptions:**

- (i) Notwithstanding the provisions of Section 12(2)(b) hereof to the contrary the minimum lot frontage required for Lot 1 and Lot 2 on Registered Plan Number 1719 shall be 35 metres. (86-38).

(m) **Minimum Building Opening Elevations:**

No exterior opening of any building constructed on the lands specified in the following chart, shall be permitted below the corresponding minimum building opening elevation: (88-19).

Property Description		Minimum Building Opening Elevation
Registered Plan Number	Lot / Block Number	Metres
1909	1 and 2	86.3m
	4, 5 and 6	95.6m
	7, 8, 9, 10, 11 and 79	85.3m
	62 and 63	94.9m
	64 and 65	93.9m
1912	21 to 61 inclusive, Blocks 89, 90 and 91	84.7m

(c) **R1-3**

Notwithstanding any provision of Section 12(2)(a) or Section 12(2)(b) hereof to the contrary, the lands designated R1-3 on Schedule "A" hereto shall be developed in accordance with the following provisions: see also (77-20-F).

- (i) Lot Area (minimum): 6,000 square feet
- (ii) Lot Frontage (minimum): 55 feet

(For those lands zoned R1-3 in Part Lot 2, Concession II, please consult By-Law Number 77-20).