



where history and innovation thrive

**City of Kingston**

216 Ontario Street  
Kingston, Ontario  
Canada K7L 2Z3

Website: [www.cityofkingston.ca](http://www.cityofkingston.ca)  
Hearing Impaired Telephone: 711

## DECKS and PORCHES

For KINGSTON CENTRAL, EAST and WEST RESIDENTIAL ZONES

Areas Regulated by Zoning By-Law Nos. 8499, 32-74 and 76-26

(Excludes Downtown and Harbour Area By-Law No. 96-259 and the Cataraqui North Area By-Law 97-102.

Please review the Zoning By-Law for information in these areas)

The following are general requirements for the location of Decks and Porches in most Residential Zones under By-Law Nos. 8499, 32-74 and 76-26. For further details please refer to Zoning By-Laws.

Unenclosed Decks, Porches, Patios, Balconies, Steps, and Verandas, Covered and Uncovered, In A Residential Zone:

	Height Above Finished Grade Level		
	Finished grade level to 0.6 m	More than 0.6 m and less than 1.2 m	More than 1.2 m
Maximum Area	50% of yard in which it is located.	50% of yard in which it is located.	30m <sup>2</sup>
Minimum Setback from Exterior Side Lot Line	May project 3.5 m out from main building wall, but not closer than 3.5 m to exterior side lot line.	May project 2.5 m out from main building wall, but not closer than 3.5 m to exterior side lot line.	Must meet setback requirement for individual zones.
Minimum Setback from Interior Side Lot Line	0.6 m	<u>Detached Dwelling Houses:</u> Must meet setback requirements for individual zones.  <u>Semi-Detached Dwelling Houses:</u> a) 1.2 m; and, b) on the side with a common party wall: 0.3 m or 0 m if there is a common privacy barrier of a minimum height of 1.5 m.  <u>Rowhouse:</u> 0.3 m or 0 m if there is a common privacy barrier with a minimum height of 1.5 m.	<u>Detached Dwelling Houses:</u> Must meet setback requirements for individual zones.  <u>Semi-Detached Dwelling Houses:</u> a) 1.2 m; and, b) on the side with a common party wall: 0.3 m or 0 m if there is a common privacy barrier of a minimum height of 1.5 m.  <u>Rowhouse:</u> 0.3 m or 0 m if there is a common privacy barrier with a minimum height of 1.5 m.
Minimum Setback from Rear Lot Line	2 m	2 m	4 m
Minimum Setback from Front Lot Line	May project 3.5 m out from main building wall, but not closer than 3.5 m to the front lot line.	May project 2.5 m out from main building wall, but not closer than 3.5 m to the front lot line.	Must meet setback requirements for individual zones.

### EXCEPTION FOR BARRIER-FREE STRUCTURES:

Unenclosed structures necessary to ensure that a building and its facilities can be approached, entered, and used by persons with physical or sensory disabilities in accordance with the Ontario Building Code, may project into any required front, rear or side yard provided that the structure is not closer than 0.3 metres from any side lot line. For clarification, the area of such structures shall not be used in the calculation of lot coverage.

For further information please review the relevant Zoning By-Law at:

<https://www.cityofkingston.ca/business/planning-and-development/zoning>