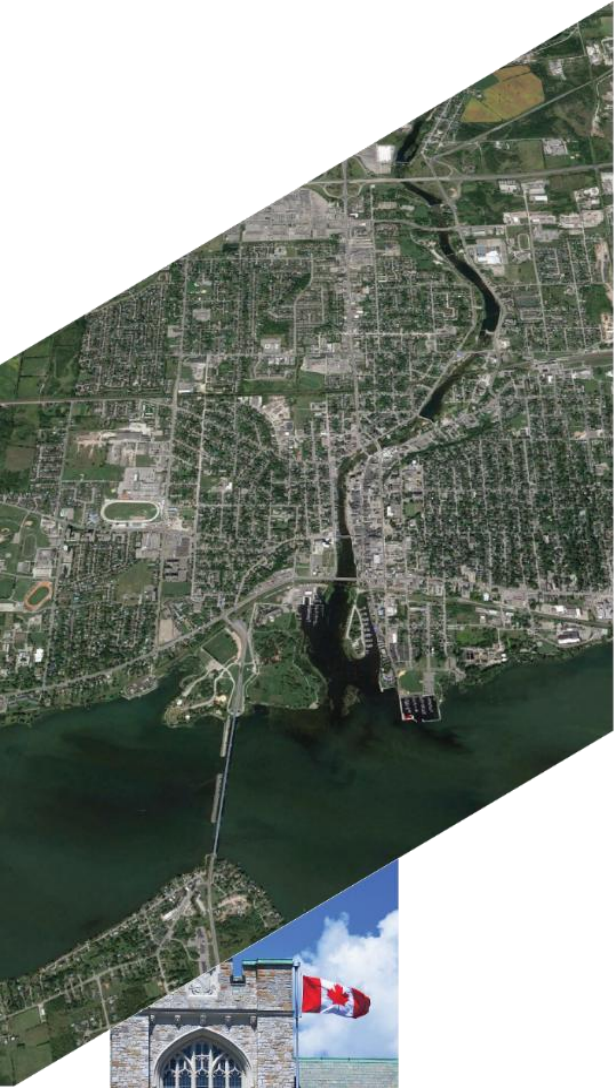


Zoning Map

11 Porter Avenue, Belleville



R1 - Residential Zone



City of Belleville

Zoning By-law

By-law 2024-100

March 11, 2024

3.1 Residential Type 1 – R1

The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the R1 Zone subject to the provisions of Sections 14, 15, 16, 17, and 18 of this By-law.

Permitted Uses

- (1) Main uses are those uses identified in Table 3-1.
- (2) Accessory uses, buildings, or structures:
 - a) Any use and accessory building or structure, which is dependent and related to the permitted main use, see Section 15.1.
 - b) Accessory dwelling unit, see Section 15.13.
 - c) Urban home occupation accessory to a residential use, see Section 15.9.
 - d) Home-based childcare.

Provisions for Main Uses

- (3) The following requirements shall apply to the main uses in the R1 Zone:

Table 3-2 Requirements for Main Uses in the R1 Zone

Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
One-unit Detached Dwelling	450 square metres	12.0 metres	11.0 metres	35%	40%	6.0 metres	1.2 metres	7.5 metres
One-unit Semi-detached Dwelling	300.0 square metres	9.0 metres	11.0 metres	45%	40%	6.0 metres	1.2 metres, except where abutting a shared common wall	7.5 metres

Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
One-unit Townhouse Dwelling	230.0 square metres per townhouse dwelling	7.0 metres per townhouse dwelling Within a condominium development, 24.0 metres is required along a municipal street but vehicular access shall only be permitted via a private street	11.0 metres	50%	35%	6.0 metres	1.2 metres, except where abutting a shared common wall	7.5 metres
Two-unit Dwelling	660.0 square metres	15.0 metres	11.0 metres	45%	40%	6.0 metres	1.8 metres	7.5 metres
Two-unit Semi-detached Dwelling	600.0 square metres	18.0 metres	11.0 metres	45%	40%	6.0 metres	1.2 metres	7.5 metres
Long-term Care Home	161.5 square metres per unit	24.0 metres	11.0 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres, when abutting a one-unit detached dwelling	7.5 metres

Supplementary Provisions

- (4) Main buildings must not contain more than one doorway entrance on the front wall of the building.
- (5) Subsection (4) does not:

- a) Prohibit an internal lobby or vestibule with a common doorway entrance on the front wall.
 - b) Prohibit the addition of one doorway entrance along the front wall of a building on a corner lot where there is no doorway entrance along that front wall, but where there is one along the corner side wall of the building.
 - c) Prohibit doorways to one-unit townhouse dwellings within a condominium development (a maximum one (1) doorway entrance is permitted on the front wall of the building per unit).
 - d) Prohibit two doorway entrances on the front wall of a two-unit semi-detached dwelling.
- (6) All one-unit or two-unit dwellings with an attached garage or carport facing the front lot line or exterior side lot line are subject to the following:
- a) The entrance to any garage doors and carports shall be set back a minimum of 6.0 metres from a front lot line or exterior side lot line.
 - b) The entrance to any garage doors and carports shall not project more than 1.8 metres from either:
 - i) the principal entrance; or
 - ii) the front edge of a landing or porch, giving access to the principal entrance, or the portion of a projecting landing or porch that does not fall within a required yard.
 - c) A maximum of 60 percent of the width of an exterior façade may contain one or more garage doors. This calculation shall be based on the entire building in the case of semi-detached or townhouse dwellings.

Residential Care Facilities

- (7) The following provisions apply to Residential Care Facilities:
- a) A residential care facility shall be located within a detached dwelling type permitted in the R1 Zone.
 - b) Accessory counselling services associated with a residential care facility are not permitted.

3.1.1 R1 Exception Zones

- (1) For the lands zoned R1-1¹, the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:
- a) Lot Area (minimum): 408.0 square metres
 - b) Lot Coverage (maximum): 40%
- (2) For the lands zoned R1-2², the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:
- a) Lot Area (minimum): 340.0 square metres
 - b) Lot Frontage (minimum): 11.0 metres
 - c) Lot Frontage for a Corner Lot (minimum): 12.0 metres

¹ Formerly known as R1-23 in Thurlow Zoning By-law No. 3014.

² Formerly known as R1-27 in Thurlow Zoning By-law No. 3014.