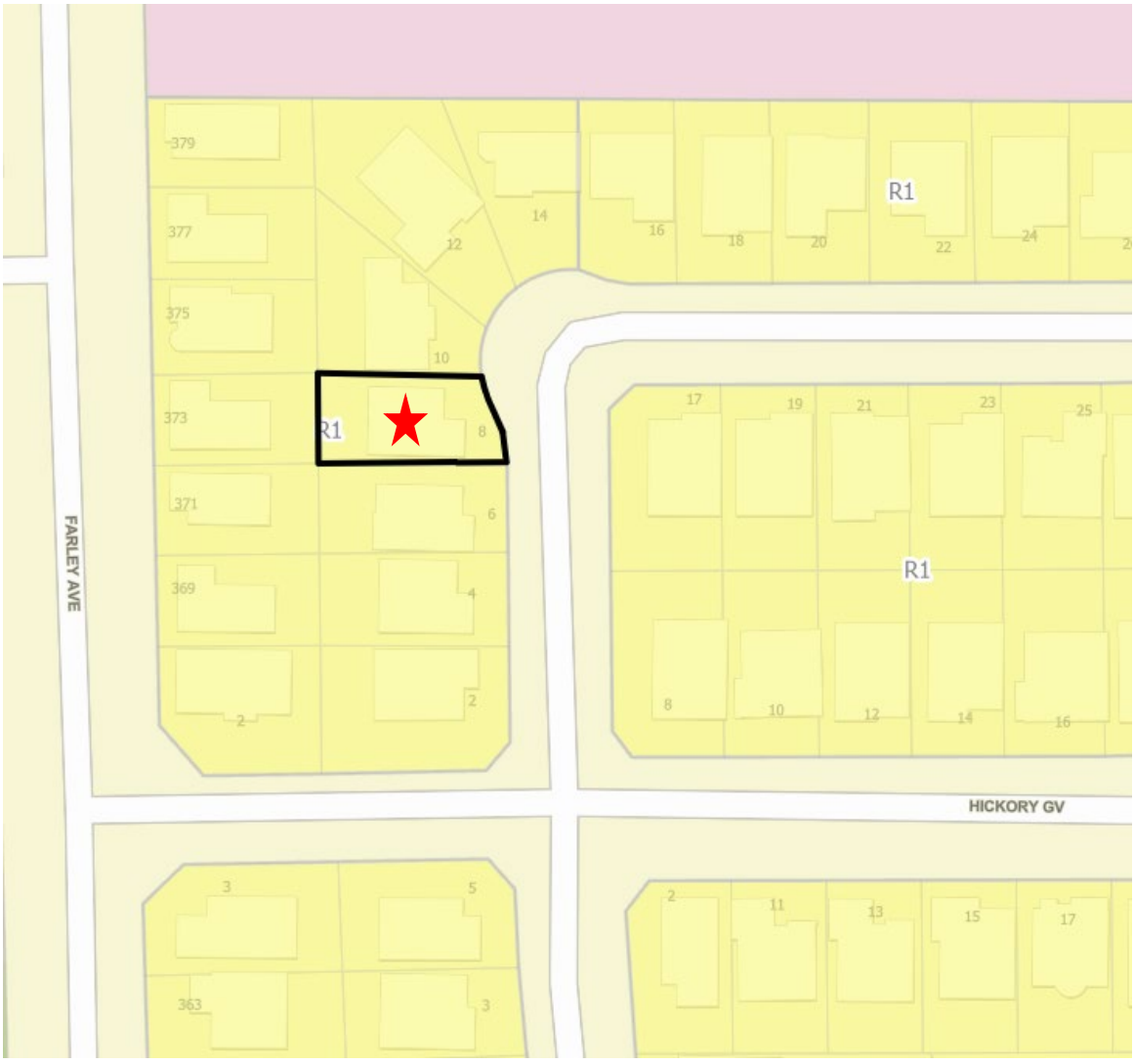
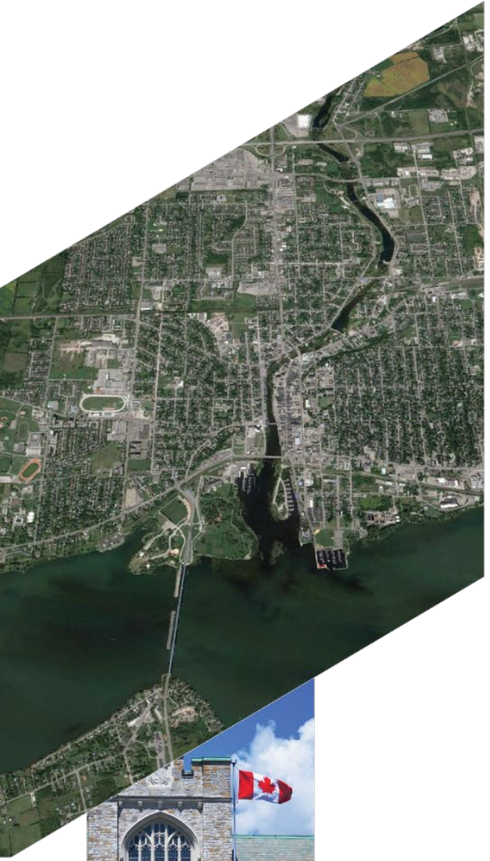
Zoning Map

8 Hemlock Crescent, Belleville



R1 – Residential Type 1









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 16.1.
b) Accessory dwelling unit, see Section 16.13.
c) Urban home occupation accessory to a residential use, see Section 16.9.
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 or a horizontal projection of 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 or a horizontal projection of 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**	**1.5 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**
Three-unit Dwelling	**825.0 square metres**	**18.0 metres**	**11.0 metres**	**35%**	**40%**	**6.0 metres**	**1.5 metres**	**7.5 metres**
Four-unit Dwelling	**900.0 square metres**	**20.0 metres**	**11.0 metres**	**35%**	**40%**	**6.0 metres**	**1.5 metres**	**7.5 metres**
Long-term Care Home/Retirement 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) All main buildings 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

(5) 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 R1-1[2], 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 R1-2[3], 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
d) Lot Coverage (maximum): 45%
e) Interior Side Yard Width (minimum): 1.2 metres on one side and 0.6 metres on the other side. The 0.6 metre setback shall be beside a 1.2 metre setback on the adjacent property.
f) Exterior Side Yard Width (minimum): 2.4 metres

[2] Formerly known as R1-23 in Thurlow Zoning By-law No. 3014.
[3] Formerly known as R1-27 in Thurlow Zoning By-law No. 3014.

(3) For the lands zoned R1-3[4], the following provisions for one-unit semi-detached dwellings shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Area (minimum): 293 square metres
b) Lot Frontage (minimum): 7.8 metres
c) Unenclosed steps, with or without a landing, above or below the surface of the yard, which project no more than 1.0 metre into or over any required side yard

(4) For the lands zoned R1-4[5], the following provisions for a one-unit detached dwelling shall apply despite any provisions of this Zoning By-law to the contrary:

a) Lot Frontage (minimum): 29 metres
b) Front Yard Depth (minimum): 91.4 metres

(5) For the lands zoned R1-5[6], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Lot Coverage (maximum): 40%
b) Interior Side Yard Width (minimum): 1.2 metres

(6) For the lands zoned R1-6[7], the following shall apply for two-unit dwellings despite any provisions of this Zoning By-law to the contrary:

a) Lot Area (minimum): 510 square metres
b) Exterior Side Yard Width (minimum): 3.6 metres

(7) For the lands zoned R1-7[8], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Lot Area (minimum): 360 square metres
b) Front Yard Depth (minimum): 3.4 metres
c) Rear Yard Depth (minimum): 5.7 metres
d) Interior Side Yard Width (minimum): 1.4 metres
e) Unenclosed porches, balconies and porches are permitted to project not more than 1.2 metres in a front yard, or no more than 1.2 metres into a required rear yard

(8) For the lands zoned R1-8[9], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

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[4] Formerly known as R3-6 in Belleville Zoning By-law No. 10245.
[5] Formerly known as R1-13 in Thurlow Zoning By-law No. 3014.
[6] Formerly known as R1-17 in Thurlow Zoning By-law No. 3014.
[7] Formerly known as R4-51 in Belleville Zoning By-law No. 10245.
[8] Formerly known as R4-58 in Belleville Zoning By-law No. 10245.
[9] Formerly known as R4-59 in Belleville Zoning By-law No. 10245.

a) Rear Yard Depth (minimum): 2.5 metres
b) Lot Coverage (maximum): 40%
c) Unenclosed porches, balconies and porches are permitted to project not more than 1.2 metres in a front yard and are prohibited in a required rear yard.
d) Front Yard Depth (minimum): 3.6 metres

(9) For the lands zoned R1-9[10], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Front Yard Depth (minimum): 2.09 metres

(10) For the lands zoned R1-10[11], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) Interior Side Yard Width (minimum): 1.2 metres
b) Exterior Side Yard Width (minimum): 5.0 metres
c) Lot Coverage (maximum): 40%

(11) For the lands zoned R1-11, no development shall be permitted, except for:

a) Dwellings, existing on the day of the passing of this By-law, may be extended or enlarged provided that such extension or enlargement complies with the provisions of Section 3.1.
b) Main uses under the R1 Zone as identified in Table 3-1, provided such use is connected to full municipal services and complies with the provisions of Section 3.1.
c) Any accessory building or structure which is dependent and related to a main residential building may be erected, used, and maintained provided that such building or structure complies with the provisions of Section 16.1 and 16.13, as applicable.

(12) For the lands zoned R1-12[12], the following shall apply for one-unit detached dwellings despite any provisions of this Zoning By-law to the contrary:

a) A one-unit detached dwelling shall be permitted to be developed on private on-site water and sewage service.

[10] Formerly known as R4-60 in Belleville Zoning By-law No. 10245.
[11] Formerly known as R4-41 in Belleville Zoning By-law No. 10245.
[12] Formerly known as R2-31 in Belleville Zoning By-law No. 10245.