

## PART F - R3 RESIDENTIAL ZONE

The following provisions shall apply to the use of land and the construction of buildings in all R3 Zones subject to the general provisions under Part B and Part c of this By-Law.

### 1. PERMITTED USES

- (1) Any person may use land and erect, occupy and maintain buildings and structure thereon for any of the following purposes:
  - (a) Main Use
    - (i) a horizontal multiple attached dwelling.
    - (ii) public use (2019-64)
  - (b) Accessory Uses, Buildings or Structures
    - (i) Any use, building or structure, which is subordinate and customarily incidental to a main use. (3129-95)

### 2. ZONE REQUIREMENTS

- (1) Lot Frontage (minimum): 75 metres
- (2) Lot Area (whichever is greater):
  - (a) Minimum: 930 square metres
  - (b) Minimum per type of dwelling unit:
    - (i) two bedroom: 185 square metres
    - (ii) three bedroom or more: 230 square metres
- (3) Minimum number of dwelling units in one main building: 3
- (4) Front Yard Depth (minimum): To the closest wall of any building on the lot 7.5 metres
- (5) Interior Side Yard Width and Rear Yard Depth (minimum)
  - (a) to a wall of a building which contains windows to habitable rooms: 3.5 metres

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- (b) to a wall of a building which contains no windows to habitable rooms:  
2.4 metres
- (6) Gross Floor Area (minimum per dwelling unit): as per the Ontario Building Code (3129-95)
- (7) Lot Coverage (maximum): 30 percent
- (8) Landscaped Area (minimum): 40 percent
- (9) Building Height (maximum): 10 metres or 3 storeys whichever is the lesser
- (10) Minimum distance between dwellings on lot
  - (a) Between two exterior walls, one of which contains windows to habitable rooms: 2.4 metres
  - (b) Between two exterior walls, both of which contain windows to habitable rooms: 7.5 metres
- (11) Main Buildings

More than one (1) main building shall be permitted on a lot provided each main building will be in conformity with all other requirements of this By-Law.  
(3129-95)

### 3. MINIMUM PUBLIC UTILITIES

- (1) Any main building shall be serviced by and connected to:
  - (a) an adequate municipal water supply system.
  - (b) an adequate municipal sanitary sewer system.

### 4. FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 7.

### 5. FOR OFF STREET PARKING PROVISIONS

See Part C, Section 15 and 16.

### 6. SPECIAL PROVISIONS

- (1) Notwithstanding the provisions of Section 3 of this Part F, within the area

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zoned R3-1 the provisions of Section 3 of this Part F shall not apply. The maximum number of dwelling units shall not exceed the existing number of dwelling units.

(3129-95)

- (2) Notwithstanding the provisions of Section 1(1) (a), 2 and 3(1)(b) of this Part F, those multiple dwelling unit residential uses existing at the date of the passing of this By-Law in that area zoned R3-2 shall be deemed to be permitted uses.

(2991-93)

2000-137

*B-77-652*

*(Part of Lot 20, Registered Plan No. 198*

*Formerly Township of Sidney, Now City of Belleville, County of Hastings*

- (3) Notwithstanding the provisions of Sub-Sections 2.(1), 2.(2), and 2.(3) of this Part F, within the area zoned R3 - 3 - H, the

Minimum Lot Frontage shall be: 6.0 m.

Minimum Lot Area shall be: 210 sq. m.

Minimum Interior Side Yard Width shall be: 3.0 m. except where adjacent to a common wall of a horizontal multiple attached dwelling where the side yard shall be reduced to nil.

Maximum number of dwelling units in one building shall be: 3

### 7. HOLDING 'H' SYMBOL

2000-137 B-77-652

*Part of Lot 20, Registered Plan No. 198*

*Formerly Township of Sidney, Now City of Belleville, County of Hastings*

- (1) Notwithstanding the requirements of Subsection 1(1) of this Part F, within the area zoned R3 - 3 - H, no person shall erect or occupy any building of structure or use any building, structure or land for any purposes, other than the use existing on the day of passing of this By-Law. The Holding 'H' symbol shall be removed from the lands zoned R3 - 3 - H in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990 provided that the following are addressed:

- (a) that an adequate municipal water system and adequate municipal sanitary sewer system are available to service and connect to the main use on the lot or lots.