SECTION 6 – ZONE PROVISIONS

6.3 – Medium Density Residential (R3) Zone

6.3 MEDIUM DENSITY RESIDENTIAL (R3) ZONE

6.3.1 PERMITTED USES

No person shall within a Medium Density Residential (R3) Zone use any land or erect, alter or use any building or structure except as permitted hereunder:

6.3.1.1 Residential uses

6.3.1.1.1 All uses permitted in the Low Density Residential Type 2 (R2) Zone
6.3.1.1.2 Triplex dwelling house
6.3.1.1.3 Fourplex dwelling house
6.3.1.1.4 Converted dwelling house
6.3.1.1.5 Boarding, lodging or rooming house

6.3.1.2 Non-residential uses

Public uses or utilities in accordance with the provisions of this By-law.

6.3.1.3 Accessory uses

Uses, buildings or structures accessory to any of the permitted uses and in accordance with the provisions in this By-law.

6.3.2 REGULATIONS FOR RESIDENTIAL USES PERMITTED IN THE LOW DENSITY RESIDENTIAL TYPE 2 (R2) ZONE

All regulations for residential uses permitted in the Low Density Residential Type 2 (R2) Zone as set out in 6.2 of this By-law shall also apply to these uses within the Medium Density Residential (R3) Zone.

6.3.3 REGULATIONS FOR TRIPLEX, FOURPLEX, AND CONVERTED DWELLING HOUSES AND FOR BOARDING, LODGING OR ROOMING HOUSES

6.3.3.1 Minimum lot area

6.3.3.1.1 Triplex or converted dwelling house with 3 units: 836 sq. metres
6.3.3.1.2 Fourplex or converted dwelling house with 4 units: 1114 sq. metres
6.3.3.1.3 Boarding, lodging or rooming house: 925 sq. metres

6.3.3.2 Minimum lot frontage

6.3.3.2.1 Triplex or converted dwelling with 3 units: 24 metres
6.3.3.2.2 Fourplex, converted dwelling house, boarding, lodging or rooming house: 30 metres
6.3.3.3  Minimum guest room area

6.3.3.3.1  Triplex or fourplex dwelling house: 83 sq. metres per unit

6.3.3.3.2  Converted dwelling house

6.3.3.3.2.1  Bachelor unit: 42 sq. metres

6.3.3.3.2.2  One bedroom unit: 55 sq. metres

6.3.3.3.2.3  Two bedroom unit: 70 sq. metres

6.3.3.3.2.4  Three bedroom unit: 83 sq. metres

6.3.3.4  Minimum guest room area

6.3.3.4.1  Boarding, lodging or rooming house: 14.0 sq. metres

6.3.3.5  Maximum lot coverage (all buildings): 35 percent

6.3.3.6  Maximum height of building: 11 metres

6.3.3.7  Minimum landscaped open space: 30 percent

6.3.3.8  Maximum number of dwelling houses per lot: 1

6.3.3.9  Maximum number of dwelling units or guestrooms per dwelling house

6.3.3.9.1  Triplex: 3 dwelling units

6.3.3.9.2  Fourplex: 4 dwelling units

6.3.3.9.3  Converted: 4 dwelling units

6.3.3.9.4  Boarding, lodging or rooming: 4 dwelling units

6.3.3.10  Density

In areas designated residential in the Official Plan, not more than 5 percent of the dwelling units shall be in the form of triplex or fourplex dwelling units or boarding, lodging or rooming house.

6.3.3.11  Minimum yards

6.3.3.11.1  Front or rear yard: 7.6 metres

6.3.3.11.2  Exterior side yard: 3.0 metres

6.3.3.11.3  Interior side yard: 4.0 metres

6.3.3.12  MINIMUM SET BACK FROM CENTRE LINE OF STREET
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6.3.3.12.1 Provincial highway: 26 metres
6.3.3.12.2 County or collector road: 21 metres
6.3.3.12.3 Township road: 17.7 metres

6.3.3.13 Regulations for non-residential uses

Regulations for residential uses as set out in 6.3.3 shall apply, where applicable, to non-residential uses.

6.3.3.14 Regulations for detached accessory buildings

6.3.3.14.1 Exterior side width: 4.0 metres
6.3.3.14.2 Interior side yard width: 1.0 metres
6.3.3.14.3 Rear yard depth: 1.0 metres

6.3.3.15 Minimum services all permitted uses (excluding existing uses)

6.3.3.15.1 An adequate municipal water supply
6.3.3.15.2 An adequate municipal sewer service

6.3.3.16 Regulations for home occupations

Refer to Section 4.8

6.3.3.17 Regulations for off-street parking

Refer to Section 4.15

6.3.4 SPECIAL PROVISIONS

R3-1
(2020-07) File No.: B-77-1096
Part of Lots 8 & 9, Plan No. 124 and Part of Lot 8, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(6.3.4.1) Notwithstanding the provisions of Sections 4.7.1, 6.2.3.9, 6.3.1, 6.3.2, and 6.3.3 of By-law 3014, within the lands zoned R3-1, the following provisions shall apply to the use of land and the construction and use of buildings in this zone:

a. Permitted Uses

i) Residential uses:
   aa. Single detached dwelling
   ab. Semi-detached dwelling
   ac. Townhouse with frontage on a public road
ii) Non-residential uses:
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aa. Public uses
   iii) Accessory uses:
      aa. Uses, buildings or structure accessory to any of the permitted
         uses in accordance with the provisions of this By-law

b. Minimum lot area:
   i) 270 m² for a single detached dwelling and semi-detached dwelling
   ii) 210 m² for a townhouse

c. Minimum lot frontage:
   i) 8.5 m for a single detached dwelling and a semi-detached dwelling and
      9.7 m for a single detached dwelling and semi-detached dwelling on a
      corner lot.
   ii) 6.7 m for a townhouse and 9.1 m for a townhouse on a corner lot.

d. Minimum front yard depth: 3.0 m

e. Minimum rear yard depth: 6.7 m

f. Minimum interior side yard width:
   i) Single detached dwelling: 1.2 m on one side and 0.6 m on the other side.
   ii) Semi-detached dwelling: 1.2 m except where the interior side yard is
       adjacent to a common wall of a semi-detached dwelling where the
       minimum width shall be 0 m.
   iii) Townhouse: 1.2 m except where the interior side yard is adjacent to a
       common wall of a townhouse where the minimum width shall be 0 m.

g. Minimum exterior side yard width: 2.4 m

h. Maximum height of building: 11 m.

i. Maximum lot coverage:
   i) 65 percent for a single detached dwelling and semi-detached dwelling.
   ii) 75 percent for a townhouse.

j. Minimum number of parking spaces: 1 per dwelling unit.

k. Notwithstanding the provisions of Section 4.1, the following regulations shall
   apply to an accessory building to be used as a private garage with rear lane
   access:
      i) Minimum distance to rear of dwelling: 4.6 m.
      ii) Minimum distance from interior side lot line: 0.6 m on one side and 2.1 m
          on the other side. Notwithstanding, if the dwelling is a semi-detached or
          townhouse with a common wall between the private garages then the
          setback is 0 m.
      iii) Minimum distance from exterior side lot line: 2.4 m.
      iv) Minimum distance to the rear lot line: 0.6 m.
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l. Notwithstanding the definition of Accessory Building or Structure in section 7.2, an accessory building to be used as a private garage may be attached to the dwelling through an enclosed walkway subject to the following regulations:

i) Maximum width of the enclosed walkway at point of attachment to private garage and within the required rear yard setback of the dwelling: 3.5 m.
ii) Maximum height of the enclosed walkway at point of attachment to private garage and within the required rear yard setback: 1 storey.
iii) Maximum height of accessory building: 7.5 m.

m. Pursuant to Section 4.25, for a coach house dwelling located above a private garage accessed by a lane, the calculation of the width for the required additional parking space may include contiguous land on an adjacent lot that is secured by an easement which is registered on title.

n. Notwithstanding Section 4.25 ix), for a coach house dwelling located on the same lot as a townhouse dwelling, access may be from a private road.

o. Notwithstanding Section 4.25 x), for a coach house dwelling located above a private garage, the rear and interior side yard setbacks shall be 0.6 m. Notwithstanding, if the dwelling is a semi-detached or townhouse with a common wall between the private garages then the setback for the coach house dwelling is 0 m from interior side lot line.

p. All residential lots shall have rear lane vehicular access only.

q. The maximum number of townhouses in one block shall be 6.

r. Within a condominium development dwellings shall be permitted to front on to a private road.

R3-2
(2020-07) File No.: B-77-1096
Part of Lots 8 & 9, Plan No. 124 and Part of Lot 8, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(6.3.4.2) Notwithstanding the provisions of Sections 4.7.1, 6.2.3.9, 6.3.1, and 6.3.3 of By-law 3014, within the lands zoned R3-2, the following provisions shall apply to the use of land and the construction and use of buildings in this zone:

a. In addition to the permitted residential uses in section 6.3.1.1, a semi-detached dwelling, and a townhouse shall be permitted.

b. Minimum lot area:

i) 340 m² for a single detached dwelling.
ii) 230 m² for a semi-detached dwelling.
iii) 180 m² for a multi-storey townhouse.
iv) 230 m² for a single storey townhouse.
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c. Minimum lot frontage:
   i) 11.0 m for a single detached dwelling and 12.2 m for single detached dwelling on a corner lot.
   ii) 7.5 m for a semi-detached dwelling and 8.7 m for semi-detached dwelling on a corner lot.
   iii) 6.0 m for a multi-storey townhouse and 8.4 m for a multi-storey townhouse on a corner lot.
   iv) 7.5 m for a single storey townhouse and 9.9 m for a single storey townhouse on a corner lot.

d. Minimum front yard depth: 6.0 m.

e. Minimum interior side yard width:
   i) Single detached dwelling: 1.2 m on one side and 0.6 m on the other side.
   ii) Semi-detached dwelling: 1.2 m except where the interior side yard is adjacent to a common wall of a semi-detached dwelling where the minimum width shall be 0 m.
   iii) Townhouse: 1.2 m except where the interior side yard is adjacent to a common wall of a townhouse where the minimum width shall be 0 m.

f. Minimum exterior side yard depth: 2.4 m.

g. Minimum rear yard depth: 7.0 m.

h. Maximum height of building: 11 m.

i. Maximum lot coverage:
   i) Single detached dwelling: 45 percent.
   ii) Semi-detached dwelling: 48 percent.
   iii) Multi-storey townhouse: 48 percent.
   iv) Single storey townhouse: 56 percent.

j. Within a condominium development dwellings shall be permitted to front on to a private road.

R3-3
(2020-07) File No.: B-77-1096
Part of Lots 8 & 9, Plan No. 124 and Part of Lot 8, Concession 3, formerly in the Township of Thurlow, now in the City of Belleville, County of Hastings

(6.3.4.3) Notwithstanding the provisions of Sections 4.7.1, 6.2.3.9, 6.3.1, and 6.3.3 of By-law 3014, within the lands zoned R3-3, the following provisions shall apply to the use of land and the construction and use of buildings in this zone:

a. Permitted uses shall be limited to semi-detached and townhouse dwellings.

b. Minimum lot area for shall be the sum of the areas for each dwelling unit as follows:
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i) Dwelling unit with one wall attached: 232 m².
ii) Dwelling unit with more than one wall attached: 105 sq. m.

c. Minimum lot frontage: 15 m.

d. Minimum front yard depth: 6.0 m.

e. Minimum interior side yard width: 1.2 m except where the interior side yard is adjacent to a common wall where the minimum width shall be 0 m.

f. Minimum exterior side yard depth: 2.4 m.

g. Minimum rear yard depth: 6.0 m.

h. Maximum height of building: 11 m.

i. Minimum landscaped open space: 30 percent.

j. Maximum lot coverage: 45 percent.

k. For the purposes of calculating lot coverage, a lot shall be deemed to be all of the lands within the total block of land on the plan of subdivision, irrespective of whether a condominium corporation is created.

l. Within a condominium development dwellings shall be permitted to front on to a private road.