

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW****15.1 LOW DENSITY RESIDENTIAL (R1) ZONE**

Explanatory Note: The R1 Zone applies to low density residential areas. It represents the predominant residential lot size in the City of Hamilton. The intent of the R1 Zone is to permit a range of low density residential housing types to meet the needs of the residents of the city.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Low Density Residential (R1) Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

15.1.1 PERMITTED USES

Child Care Centre
Community Garden
Duplex Dwelling
Educational Establishment
Fourplex Dwelling
Lodging House
Residential Care Facility
Retirement Home
Semi-Detached Dwelling
Single Detached Dwelling
Street Townhouse Dwelling
Triplex Dwelling
Urban Farm

(By-law No. 24-051, April 10, 2024)

(By-law No. 25-155, August 06, 2025)

(By-law No. 25-229, December 10, 2025)

15.1.1.1 RESTRICTED USES

In addition to Subsection 15.1.1, the following uses shall be permitted in accordance with the following restrictions:

(NOT FINAL AND BINDING,
By-law No. 26-152, September
09, 2026)

i) Residential Care Facility:

1. Within the area identified on Figure 55 of Schedule "F" – Special Figures of this By-law, every Residential Care Facility shall be situated on a lot having a minimum radial separation distance of 300 metres from any lot line of such lot, measured to the lot line of any other lot occupied by a Residential

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Care Facility.

15.1.1.2 PROHIBITED USES

Educational Establishment consisting of a College or University

(By-law No. 25-229, December 10, 2025)

(NOT FINAL AND BINDING, By-law No. 26-152, September 09, 2026)

15.1.2 REGULATIONS**15.1.2.1 SINGLE DETACHED, DUPLEX DWELLING, TRIPLEX DWELLING, CHILD CARE CENTRE, EDUCATIONAL ESTABLISHMENT, LODGING HOUSE, RESIDENTIAL CARE FACILITY AND RETIREMENT HOME REGULATIONS**

(By-law No. 25-155, August 06, 2025)

(By-law No. 25-229, December 10, 2025)

- a) Minimum Lot Area 360.0 square metres;
- b) Minimum Lot Width 12.0 metres;
- c) Minimum Setback from the Front Lot Line
 - i) 4.0 metres;
 - ii) Notwithstanding Section 15.1.2.1 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:
 - 1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the

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average setback from the front lot line or flankage lot line of the two adjacent dwellings;

2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling;

3. In no cases shall the setback from the front lot line be less than 0.5 metres.

(By-law No. 24-051, April 10, 2024)

d) Minimum Setback from a Side Lot Line

i) 1.2 metres;

ii) Notwithstanding Section 15.1.2.1 d) i), 6.0 metres for an Educational Establishment.

(By-law No. 25-229, December 10, 2025)

e) Minimum Setback from a Flankage Lot Line

3.0 metres;

f) Minimum Setback from the Rear Lot Line

7.5 metres;

g) Maximum Building Height

10.5 metres;

h) Minimum Landscaped Area

i) 30%

ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.

(By-law No. 24-051, April 10, 2024)

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DWELLING REGULATIONS**

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|---|--|
| a) Minimum Lot Area for each Dwelling Unit | 270.0 square metres; |
| b) Minimum Lot Width for each Dwelling Unit | 9.0 metres; |
| c) Minimum Setback from the Front Lot Line | i) 4.0 metres;

ii) Notwithstanding Section 15.1.2.2 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front line in accordance with the following: <ol style="list-style-type: none"> 1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings; 2. Where one adjacent lot has a front lot line on the same street, within 10 percent of the setback from the front lot line of the one adjacent dwelling; 3. In no cases shall the setback from the front lot line be less than 0.5 metres. |

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(By-law No. 24-051, April 10, 2024)

- | | |
|---|---|
| d) Minimum Setback from a Side Lot Line | 1.2 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted. |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Minimum Landscaped Area | i) 30%
ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply. |

(By-law No. 24-051, April 10, 2024)

15.1.2.3 STREET TOWNHOUSE DWELLING REGULATIONS

- | | |
|--|---|
| a) Minimum Lot Area for each Dwelling Unit | 180.0 square metres for each dwelling unit. |
| b) Minimum Unit Width for each Dwelling Unit | 6.0 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |
| d) Minimum Setback from a Side Lot Line | 1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted. |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |

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|---|--|
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Landscaped Area | In accordance with the requirements of Section 4.35 a) and b) of this By-law.
(By-law No. 24-051, April 10, 2024) |

15.1.2.4 FOURPLEX DWELLING REGULATIONS

- | | |
|--|---|
| a) Minimum Lot Area | 360.0 square metres; |
| b) Minimum Lot Width | 12.0 metres; |
| c) Minimum Setback from the Front Lot Line | <p>i) 4.0 metres;</p> <p>ii) Notwithstanding Section 15.1.2.4 c) i), for lots identified on Figure 36 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the front lot line in accordance with the following:</p> <ol style="list-style-type: none"> 1. Where two adjacent lots have a front lot line or flankage lot line on the same street, within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings; 2. Where one adjacent lot has a front lot line on the same street, |

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within 10 percent of the setback from the front lot line of the one adjacent dwelling;

3. In no cases shall the setback from the front lot line be less than 0.5 metres.

(By-law No. 24-051, April 10, 2024)

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|---|--|
| d) Minimum Setback from a Side Lot Line | 1.2 metres, and a minimum aggregate of 3.5 metres; |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Maximum Lot Coverage | 40%; |
| i) Minimum Landscaped Area | i) 30% |
| | ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply. |
| j) Visual Barrier | ual barrier shall be required along lot lines and the rear lot line in rdance with the requirements of ion 4.19 of this by-law.

ithstanding Section 15.1.2.4 j) i), yard parking shall comply with the irements of Section 4.35 d). |
| k) Amenity Area | Amenity areas shall not be permitted in the side yard or on the rooftop of the dwelling. |
| l) Waste Storage | Outdoor waste storage shall be |

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fully enclosed and shall not be
located in the front yard.

(By-law No. 24-051, April 10, 2024)