



Hamilton

A wireframe illustration of a city skyline with various skyscrapers and buildings, rendered in white and light blue lines against a dark background.

# A GUIDE TO HAMILTON ZONING BY-LAW N<sup>o</sup>. 05-200

This guide will help you to understand the definitions in this By-law

## WHAT IS THE PURPOSE OF THIS DOCUMENT?

The purpose of this guide is to provide descriptive illustrations and simplified language for select definitions that exist within Zoning By-law N<sup>o</sup>. 05-200. It will clarify some of the definitions and make reading the By-law easier for planners and non-planners alike!

However it is important to note that this illustrated guide is for learning purposes only, and does NOT form part of Zoning By-law N<sup>o</sup>. 05-200.

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

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# INTRODUCTION

## WHAT IS A ZONING BY-LAW?

A Zoning By-law is a tool used by municipalities to organize cities by different land uses. This ensures that similar uses are grouped together to minimize potential conflicts. Zoning By-laws define what uses are permitted on a property, where buildings can be located, as well as the height, size, and any other relevant dimension associated with a use or building.

Zoning By-laws implement the policies and goals that the municipality has defined in its Official Plan.

## HAMILTON ZONING BY-LAW N<sup>o</sup>. 05-200

The City of Hamilton’s Comprehensive Zoning By-law N<sup>o</sup>. 05-200 came into effect on May 25, 2005, and is being implemented in stages. Currently the Zoning By-law contains zones for Downtown Hamilton Institutional, Industrial, Parks and Open Space Zones.

## WHAT IS THE STRUCTURE OF ZONING BY-LAW N<sup>o</sup>. 05-200?

Zoning By-law N<sup>o</sup>. 05-200 includes a number of Sections, which include: definitions, general provisions, parking regulations as well as the various Zones noted above.

The Zones are structured to identify permitted and prohibited uses as well as the regulations applicable to a permitted use(s) (i.e. minimum or maximum setbacks, maximum size, etc.)

Definitions, general provisions and parking regulations work in conjunction with the Zones and need to be reviewed for all development applications to determine, for example, if a proposed use meets the definition associated with that use and that the minimum number of parking spaces required for a proposed permitted use are being provided.

<p><b>FROM YOUR TO YOUR TO YOUR</b></p>	<p><b>HOME</b></p>	
	<p><b>PROPERTY</b></p>	
	<p><b>NEIGHBOURHOOD</b></p>	

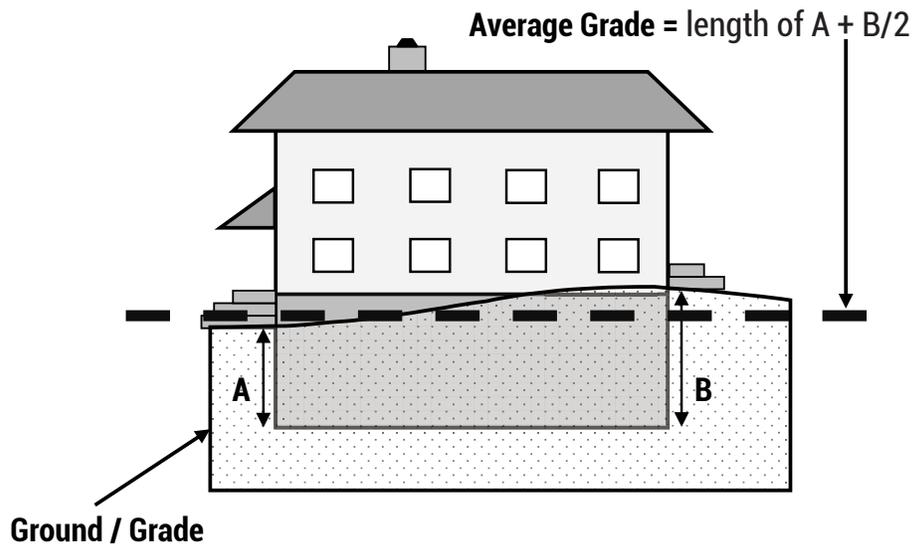


## YOUR HOME

This section will help you understand how the Zoning By-law definitions impact your home.

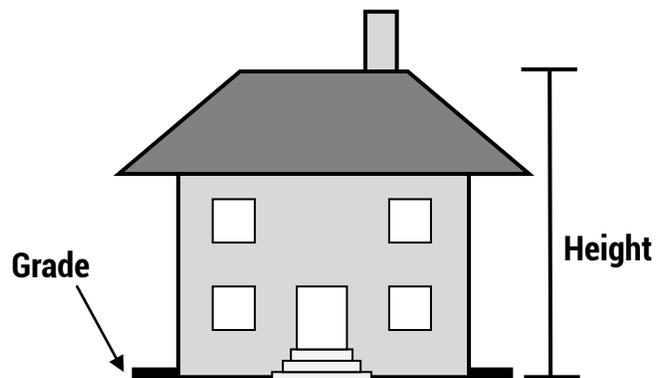
### GRADE:

The average level of the ground along the exterior walls of a building.



### HEIGHT:

The vertical distance from the grade of the building to the uppermost point of the structures roof (not including chimneys, stairwells, mechanical penthouses, or any other similar structure).



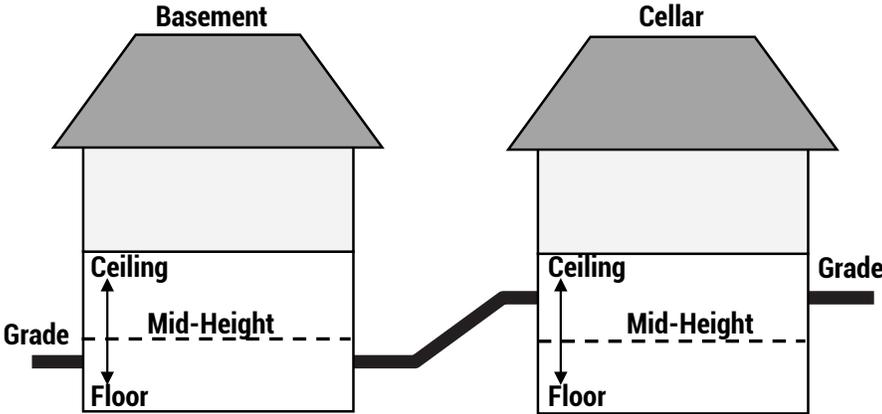


**BASEMENT:**

The portion of a building which is partially below grade but more than half of its height (ceiling to floor) is above.

**CELLAR:**

The portion of a building which has half or more of its height (ceiling to floor) below grade.



More than half of the room's height is above grade which makes this a Basement.

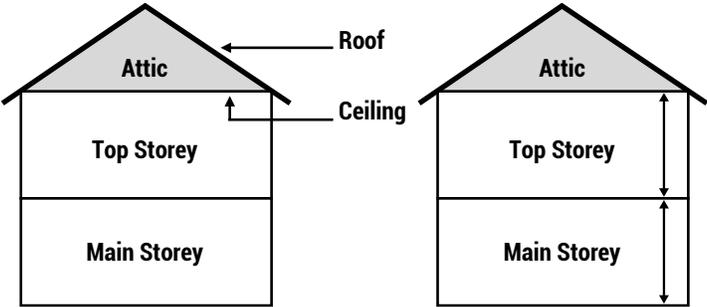
More than half of the room's height is below grade which makes this a Cellar.

**ATTIC:**

The unfinished portion of a building between the roof and the ceiling of the top storey.

**STOREY:**

The portion of a building, other than the cellar, between the surface of the floor and the surface of the above floor, roof deck, or ridge (except an attic storey).



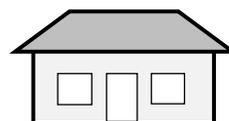


## DWELLING UNIT:

A household where one or more rooms are used for living. Cooking and bathroom facilities are exclusive to the occupants and an independent entrance is provided.

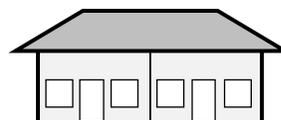
### Single Dwelling:

A building that has only one dwelling unit.



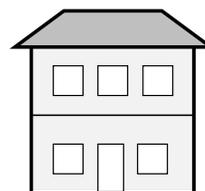
### Semi-Detached Dwelling:

A building divided vertically into two dwelling units by a common wall. There is no access between units.



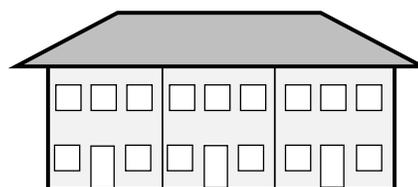
### Duplex Dwelling:

A building with two or more dwelling units, but is not a semi-detached dwelling.



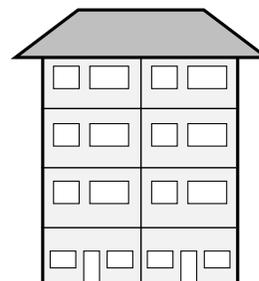
### Townhouse Dwelling:

A building divided vertically into three or more dwelling units, by common walls. There is no internal access between units.



### Multiple Dwelling:

A building with three or more dwelling units, but not a townhouse or semi-detached building.





# YOUR PROPERTY

This section will help you understand how the Zoning By-law impacts your property.

**LOT:**

A parcel of land which can be legally transferred under the provisions of the *Planning Act*.

**Corner Lot:**

A lot at the intersection of two or more roads or a lot located on the curve of a street.

**Flag Lot:**

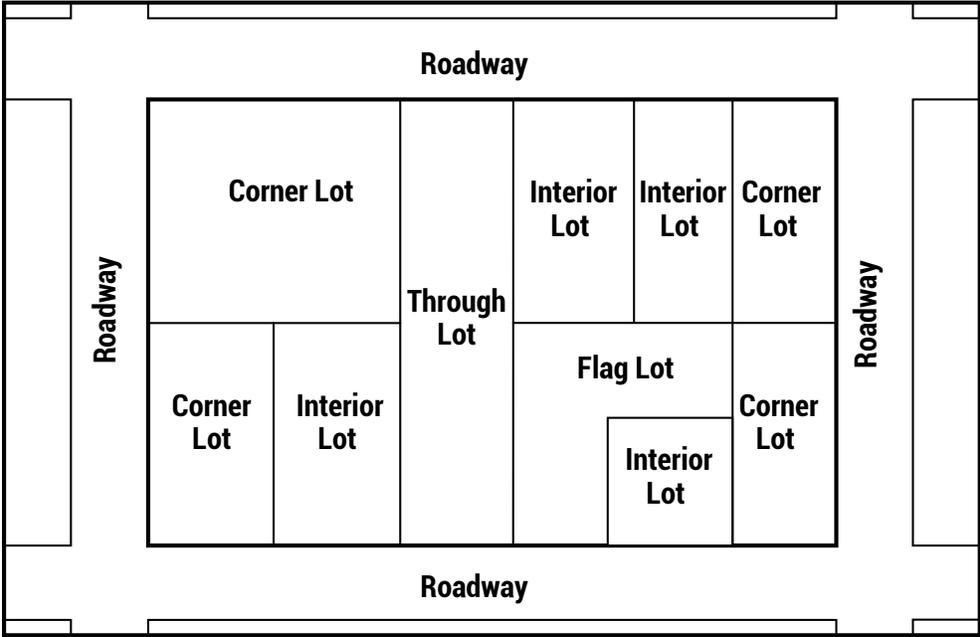
A lot shaped like a flag with a narrow strip that extends down to a roadway. These properties typically have very little of their lots fronting on a road and instead are tucked behind or between other lots.

**Interior Lot:**

A lot with frontage on a street (excluding a corner lot).

**Through Lot:**

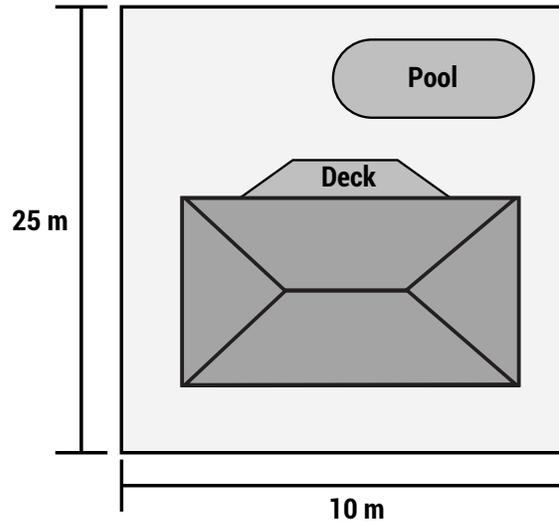
An interior lot with frontage on two streets.





## Lot Area:

The total area of the lot. The lot area is calculated by finding the total area within the lot lines of the property.



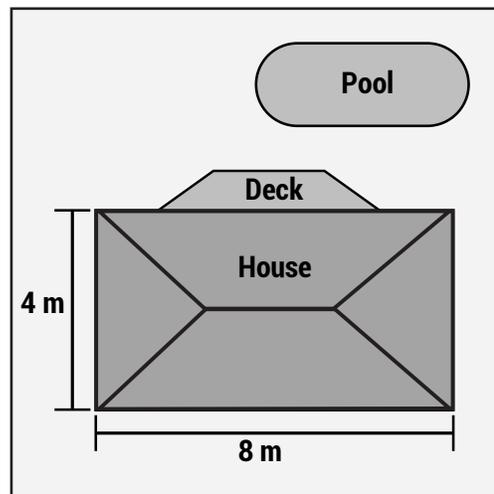
## LOT AREA =

Length of the lot x  
width of the lot

$$10\text{m} \times 25\text{m} = 250\text{m}^2$$

## Building Area:

The total area of the lot that is covered by buildings or structures (not including decks or pools).



## BUILDING AREA =

length x width of  
the building.

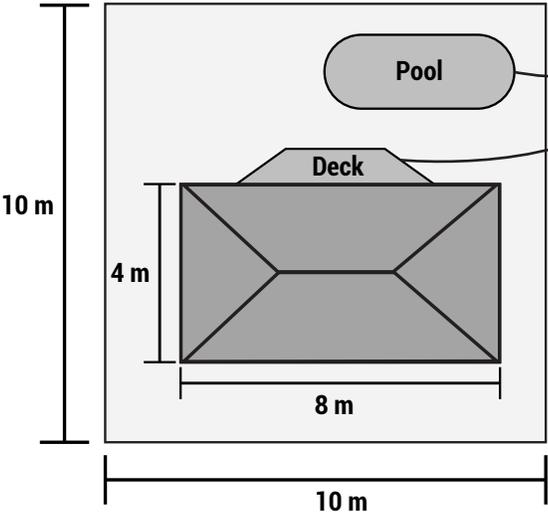
$$4\text{m} \times 8\text{m} = 32\text{m}^2$$

If there are multiple buildings, this calculation is performed for each building. Add up each of the areas to find the total building area.



**Lot Coverage:**

The percentage of the lot covered by all buildings, not including swimming pools and decks.

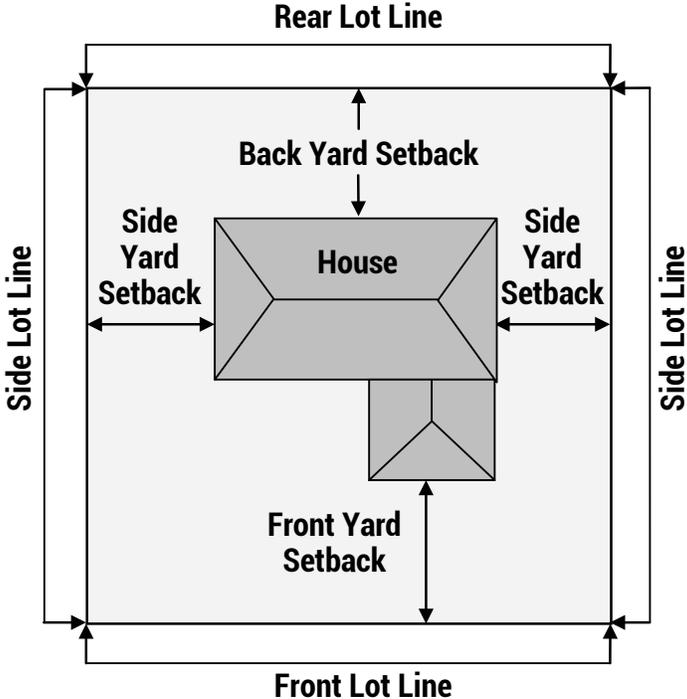


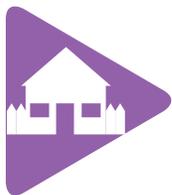
Swimming pools and decks are not included in Lot Coverage Calculations.

**LOT AREA (LA) =**  
10m x 10m = 100m<sup>2</sup>  
**Building Area (BA) = 8m x 4m = 32m<sup>2</sup>**  
**Lot Coverage (LC):** The percentage of the lot covered by all buildings.  
**LC = BA / LA**  
**LC = 32 / 100 x 100%**  
**LC = 0.32%**

**Minimum Setback:**

The minimum distance required between a property line and the nearest structure on the lot.





**YARD:**

An open space between the building on a lot and the lot lines.

**Front Yard:**

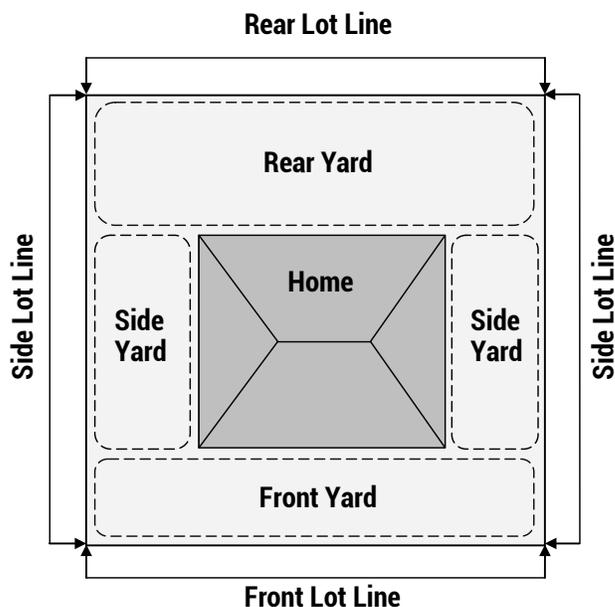
A yard that stretches across the full width of a lot between the front lot line and the nearest part of a building on the lot.

**Rear Yard:**

A yard that stretches across the full width of a lot between the rear lot line and the nearest part of a building on the lot.

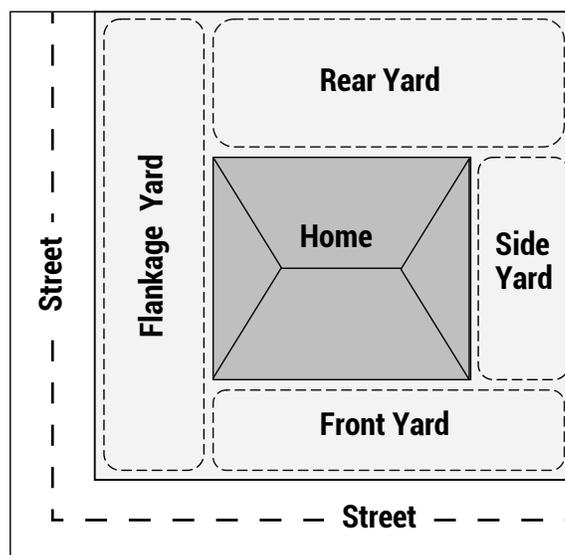
**Side Yard:**

A yard that stretches from the front yard to the rear yard between the side lot line and the nearest part of a building on the lot.



**Flankage Yard:**

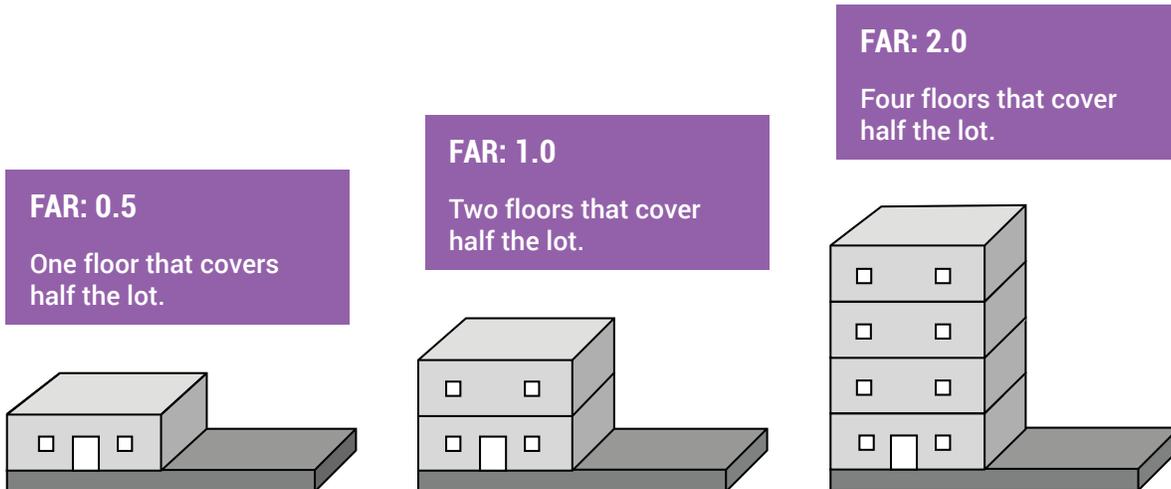
A yard which stretches from the front yard to the rear yard along a lot line that touches a street. The yard then extends to the nearest part of a building on the lot.





## Floor Area Ratio (FAR):

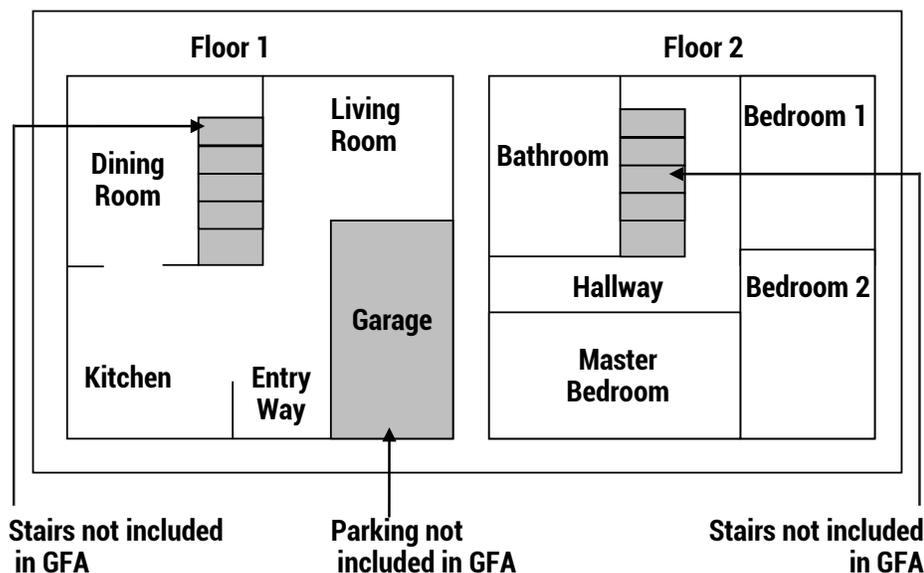
The ratio that is created when the gross floor area of a building is divided by the total lot area.



## Gross Floor Area (GFA):

The total area of all floors of all buildings on a lot measured from the outside walls (not including cellars, parking or areas with a ceiling height under 2 metres).

The GFA calculation would include the areas of all the different rooms added together not including the stairs or the garage.





## YOUR NEIGHBOURHOOD

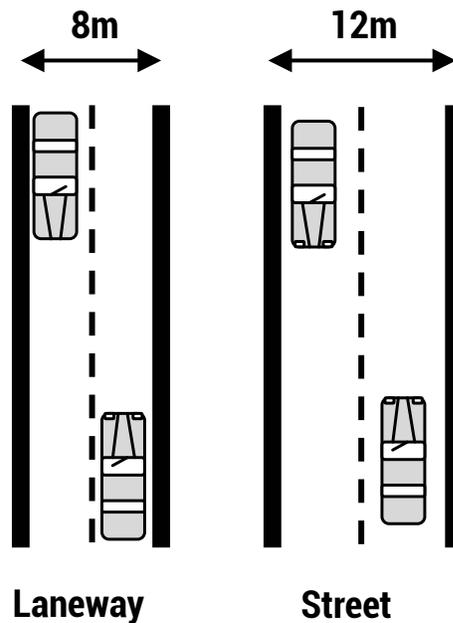
This section will help you understand how the Zoning By-law impacts your neighbourhood.

### LANEWAY:

A public highway or road with a width less than 12.0 metres.

### STREET:

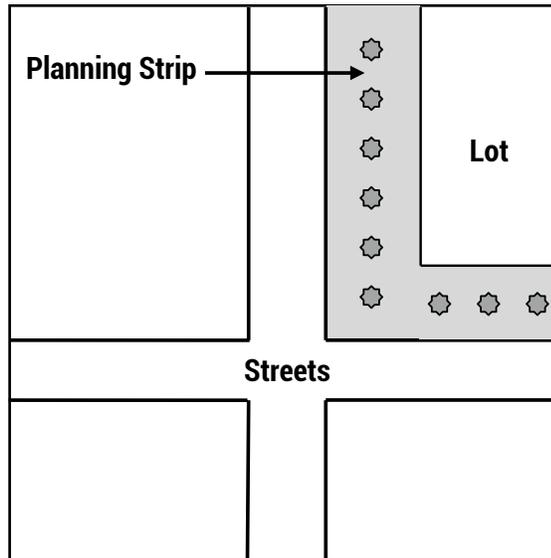
A public highway or road with a minimum width of 12.0 metres.





## PLANTING STRIP:

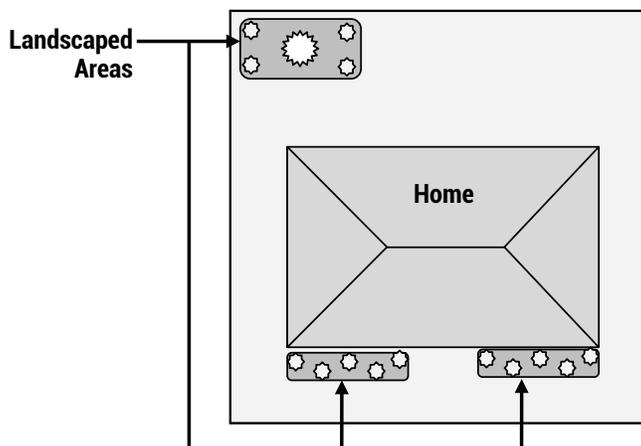
An area of land which grows ornamental shrubs, trees, or both, with the purpose of providing a buffer. Low level architectural walls or features are also included.



## LANDSCAPED AREA:

Any part of a lot which is used to improve the aesthetic appearance of the land through landscaping. A landscaped area does not have a building on it and is not used for parking, parking access, driveways or loading space.

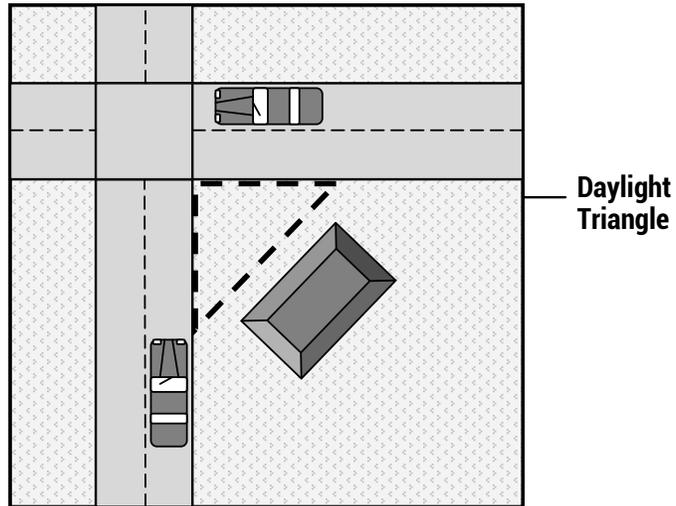
Landscaping: Outdoor space that is used for enjoyment and recreation. These spaces include natural vegetation areas and constructed areas (patios, decks, playgrounds, pathways, fencing, decorative features, and retaining walls).





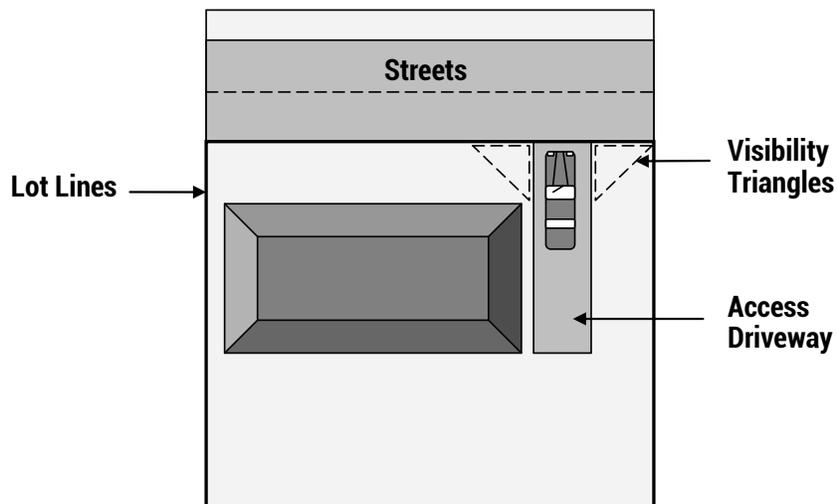
## DAYLIGHT TRIANGLE:

A triangular open area formed at a corner lot where the two streets meet. This open area increases street visibility for pedestrians and traffic.



## VISIBILITY TRIANGLE:

A triangular open area formed when an access driveway meets a lot line along a street. This open area allows for increased street visibility.





**FROM YOUR HOME**



**TO YOUR PROPERTY**



**TO YOUR NEIGHBOURHOOD**



# DO YOU REQUIRE MORE INFORMATION?



## PHONE

905-546-2424

MONDAY - FRIDAY  
8:30 am - 4:30 pm



## WEB

[www.hamilton.ca/  
zoningbylaw05-200](http://www.hamilton.ca/zoningbylaw05-200)