

ZONING INFORMATION

ZONING DISTRICT: SINGLE RESIDENTIAL (R-1B)

TABLE OF DIMENSIONAL REGULATIONS (SECTION 4.1.2 HAMILTON ZONING BYLAW)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA PER DWELLING	40,000 SF	N/A	50,500 SF
MIN. LOT FRONTAGE (FT)	175 FT	2,303 FT	2,303 FT
MIN. LOT WIDTH & DEPTH	100 FT	1,415 FT	1,415 FT
MIN. FRONT SETBACK (FT)	25 FT*	N/A	146.4 FT
MIN. SIDE SETBACK (FT)	15 FT	N/A	53.2 FT
MIN. REAR SETBACK (FT)	15 FT	N/A	37.4 FT
MAX. STORIES	3	N/A	2
MAX. BUILDING HEIGHT (FT)	35 FT	N/A	26.46'
MAX. LOT COVERAGE	NONE	N/A	9.1%
MAX. BLDG. COVERAGE	25%	N/A	4.7%
FLOOR AREA RATIO	NONE	N/A	0.07