

13.1 USES PERMITTED

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R2 uses presented in Table 13.1:

TABLE 13.1: USES PERMITTED	
•	a converted dwelling, containing not more than 2 units;
•	a duplex dwelling;
•	a home occupation, in accordance with the provisions of Section 6.14 of this Zoning By-Law;
•	a public use in accordance with the provisions of Section 6.22 of this Zoning By-Law;
•	a semi detached dwelling.

13.2 ZONE PROVISIONS

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure unless the lot is served by sanitary sewers and a public water supply and is in accordance with the provisions presented in Table 13.2:

(Amended by By-law 67-99)

TABLE 13.2: ZONE PROVISIONS		
Zone Provision	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Number of Dwellings Per Lot, Maximum	2 dwellings	
Lot Area, Minimum	270 m ² (2,906.3 ft ²) or 450 m ² (4,843.9 ft ²) in the case of a corner lot	600 m ² (6,458.5 ft ²)
Lot Frontage, Minimum	12 m (39.4 ft.) or 20 m (65.6 ft) in the case of a corner lot.	185 m (59.1 ft)
Lot Depth, Minimum	30 m (98.4 ft) per dwelling	30 m (94.4 ft)
Front Yard, Minimum Depth	10 m (32.8 ft)	
Exterior Side Yard, Minimum Width		

TABLE 13.2: ZONE PROVISIONS		
Zone Provision	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	
Interior Side Yard, Minimum Width	2.5 m (8.2 ft) for the side not attached to the other <i>dwelling</i> , provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , the minimum width shall be 1.5 m (4.9 ft).	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).
Setback, Minimum Distance from the Centreline of a Provincial Highway or a County Road	23 m (75.5 ft)	
Lot Coverage, Maximum	30% of the <i>lot area</i>	
Landscaped Open Space, Minimum	30% of the <i>lot area</i>	
Gross Floor Area, Minimum	85 m ² (915 ft ²)	140 m ² (1,508 ft ²)
Height of Building, Maximum	11 m (36.1 ft)	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 6 of this Zoning By-Law.	
Special Provisions - Lands in the Vicinity of the Tillsonburg Regional Airport	In accordance with the provisions of Section 6.13 of this Zoning By-Law.	

(Amended by By-Law 67-99)

March 31/14

13.3 SPECIAL PROVISIONS

13.3.1 LOCATION: 434804 ZORRA LINE, BEACHVILLE, (R2-1)

13.3.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-1 Zone *use any lot, or erect, alter* or use any *building* or *structure* except for the following:

All uses permitted in Section 13.1 to this Zoning By-Law.

13.3.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-1 Zone *use any lot, or erect, alter* or use any *building* or *structure* except in accordance with the following provisions:

13.3.1.3 HEIGHT OF BUILDING (C. 1913)

As existing on February 4, 2014.

13.3.1.4 All other provisions of the R2 Zone in Section 13.1 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 12-2014)

February/14