

12.1 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 12.1:

TABLE 12.1: USES PERMITTED
• a <i>converted dwelling</i> ;
• a <i>duplex dwelling</i> ;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.16;
• a <i>public use</i> , in accordance with the provisions of Section 5.23;
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> ;

12.2 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 12.2:

TABLE 12.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Number of Dwellings Per Lot, Maximum	1	2	1
Lot Area, Minimum	450 m ² (4,844 ft ²) or 600 m ² (6,458.6 ft ²) in the case of a <i>corner lot</i>	270 m ² (2,906.3 ft ²) per <i>dwelling</i> , or 450 m ² (4,843.9 ft ²) per <i>dwelling</i> in the case of a <i>corner lot</i>	600 m ² (6,458.5 ft ²)
Lot Frontage, Minimum	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>	9 m (29.5 ft) per <i>dwelling</i> , or 15 m (49.2 ft) per <i>dwelling</i> in the case of a <i>corner lot</i>	18 m (59.1 ft)

TABLE 12.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Front Yard, Minimum Depth Exterior Side Yard: Minimum Width	7.5 m (29.5 ft)		
Lot Depth, Minimum	30 m (98.4 ft)		
Rear Yard: Minimum Depth	7.5 m (24.6 ft)		
Interior Side Yard, Minimum Width	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) .	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 County Road	20.5 m (67.3 ft)		
Lot Coverage, Maximum	30% of the <i>lot area</i>	40% of the <i>lot area</i>	
Landscaped Open Space, Minimum	30% of the <i>lot area</i>		
Gross Floor Area, Minimum	93 m² (1,001 ft²)	85 m² (915 ft²)	70 m² (753.5 ft²) per dwelling unit
Height of Building, Maximum	11 m (36.1 ft)		
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.		

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12.3 SPECIAL PROVISIONS12.3.1 LOCATION: Lot 636, Plan 955 (Norwich Village), R2-1 (Key Map 44)

12.3.1.1 Notwithstanding any provisions 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* for any purpose except the following:

a multiple unit dwelling containing not more than 5 dwelling units;
a home occupation

12.3.1.2 Notwithstanding any provisions 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:

12.3.1.2.1 That all the provisions of the R2 Zone in Section 13.2 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.

12.3.2 LOCATION: Dufferin Street, opposite South Street,
Village of Norwich, R2-2 (Key Map 43)

12.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R2-2 zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all uses permitted in Section 12.1;
street fronting townhouse.

12.3.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R2-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

12.3.2.2.1 SPECIAL PROVISIONS FOR STREET FRONTING TOWNHOUSE

(Added by By-Law 18-2004-Z)

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12.3.2.2.1.1 DENSITY

Maximum 15 units per **hectare** (6 units per acre)

12.3.2.2.1.2 LOT AREA

Minimum **150 m²** (1,614.6 ft²) per *dwelling unit* or **240 m²** (2,583.4 ft²) for an end unit, except in no case shall the *lot area* for an end unit on a *corner lot* be less than **420 m²** (4,521 ft²).

12.3.2.2.1.3 LOT FRONTAGE

Minimum **8 m** (26.2 ft) per *dwelling unit* or **11 m** (36.1 ft) for an end unit, except in no case shall the *lot frontage* for an end unit on a *corner lot* be less than **18 m** (59.1 ft).

12.3.2.2.1.4 INTERIOR SIDE YARD

Minimum **3 m** (9.8 ft) for end *dwelling units*.

12.3.2.2.2 That all the provisions of the R2 Zone in Section 12.2 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 18-2004-Z)

**12.3.3 LOCATION: Part Lot 616, Plan 955, South Side of Front Street,
Village of Norwich, R2-3 (Key Map 43)**

12.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R2-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 12.1 of this Zoning By-Law.

(Added by OMB Order PL110642 April 10, 2013)

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12.3.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

12.3.3.2.1 SPECIAL PROVISION FOR A RESIDENTIAL DWELLING

12.3.3.2.1.1 No portion of the *dwelling unit area*, including a *basement* or cellar in any residential *dwelling* shall be permitted below an elevation of **258** metres G.S.C.

12.3.3.3 That all of the provisions of the R2 Zone in Section 12.2 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 shall continue to apply mutatis mutandis.

(Added by OMB Order PL110642 April 10, 2013)

12.3.4 LOCATION: Lot 561, Plan 955, Village of Norwich, R2-4 (Key Map 43)

12.3.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses* permitted in Section 12.1 of this Zoning By-Law.

12.3.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

12.3.4.2.1 SPECIAL PROVISION FOR A SEMI-DETACHED DWELLING

12.3.4.2.1.1 LOT DEPTH

Minimum **27 m** (88.6 ft)

12.3.4.2.1.2 FRONT YARD

Minimum depth **6m** (19.7 ft)

(Added by By-Law 3-2017-Z)

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12.3.4.2. 1.3 INTERIOR SIDE YARD

Minimum width **1.2 m (3.9 ft)**

That all of the provisions of the R2 Zone in Section 12.2 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 shall continue to apply mutatis mutandis.

(Added by By-Law 3-2017-Z)