

13.1 USES PERMITTED

No *By-Law* shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R3 *uses* presented in Table 13.1:

TABLE 13.1: USES PERMITTED
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing not more than 4 units;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.16;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with the provisions of Section 5.23;
• a <i>street fronting townhouse</i> .

13.2 ZONE PROVISIONS

No *By-Law* shall within any R3 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:

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 dwelling units per <i>dwelling</i>	1 <i>dwelling</i> per <i>lot</i>	no provision	
Lot Area, Minimum	150 m ² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m ² (2,583.4 ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 420 m ²	600 m ² (6,458.6 ft ²)	150m ² (1,614.6 ft ²) per <i>dwelling unit</i>	for units with an individual <i>garage</i> or <i>driveway</i> 280 m ² (3,014 ft ²) per <i>dwelling unit</i> , with communal parking

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
	(4,521 ft ²)			185 m² (1,991.4 ft ²) per <i>dwelling unit</i>
Lot Frontage, Minimum	8 m (26.2 ft) per <i>dwelling unit</i> or 11 m (36.1 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 18 m (59.1 ft)	20 m (65.5 ft)	30 m (98.4 ft)	20 m (65. ft)
Lot Depth, Minimum	30 m (98.4 ft)			
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	7.5 m (24.6 ft)			
Rear Yard, Minimum Depth	7.5 m (24.6 ft)		10 m (32.8 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	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 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).	6 m (19.7 ft), provided that an interior side yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft).	

TABLE 13.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Setback , Minimum Distance from the Centreline of a County Road	20.5 m (67.3 ft)			
Lot Coverage , Maximum	35% of <i>lot area</i>			
Landscaped Open Space , Minimum	30% of <i>lot area</i>			
Gross Floor Area , Minimum	70 m² (753.5ft ²) per <i>dwelling unit</i>	70 m² (753.5 ft ²) for each unit in a <i>converted dwelling</i> or 18.5 m² (199.1 ft ²) for each roomer or boarder in <i>boarding or lodging house</i> .	55 m² (592 ft ²) per <i>dwelling unit</i>	
Height of Building , Maximum	11 m (36.1 ft)		4 <i>storeys</i>	
Amenity Area , Minimum	no provision		40 m² (430.6 ft ²) per <i>dwelling unit</i>	
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.			

13.2.1 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

Where more than one residential *building* is *erected* on a *lot*, a minimum *landscaped open space* of **6 m (19.7 ft)** shall be provided adjacent to the front of any exterior wall of the *building* containing a window to a habitable room. A *landscaped open space* of **3 m (9.8 ft)** shall be provided adjacent to a blank wall.

June 30/14

Township of Norwich Zoning By-Law Number 07-2003-Z

13.3 SPECIAL PROVISIONS

13.3.1 LOCATION: Lot 677, Plan 955 (Norwich Village) Dufferin Street, R3-1 (Key Map 43)

13.3.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-1 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

a multiple unit dwelling.

13.3.1.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-1 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except in accordance with the following provisions:

13.3.1.2.1 that a privacy fence is located wholly within the area designated "Privacy Fence" on Schedule "B-5", For the purpose of this Zoning By-Law, a privacy fence must be a minimum of **1.8 m** (5.9 ft) in *height* and be constructed so as to obstruct the view of adjacent properties.

13.3.1.2.2 HEIGHT OF BUILDING

Maximum *2 storeys*

13.3.1.2.3 NUMBER OF DWELLING UNITS

Part 1 as shown on Schedule "B-5" 30
Part 2 as shown on Schedule "B-5" 23

13.3.1.2.4 That all the provisions of the R3 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*.

June 30/14

13.3.2 LOCATION: Part Lot 631, Plan 955 (Norwich Village) Tidey Street, R3-2 (Key Map 44)

13.3.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-2 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

a street fronting townhouse;
a home occupation.

13.3.2.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *By-Law* shall within any R3-2 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* except in accordance with the following provisions:

INTERIOR SIDE YARD

Minimum width for
end *dwelling units*

1.5 m (4.9 ft), where an end *dwelling unit* abuts another end *dwelling unit* on a separate *lot*.

13.3.2.2.2 That all the provisions of the R3 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*.

**13.3.3 LOCATION: Lots 518 & 519, Part of Lot 517, Plan 745,
north west corner of Elgin Street East and Cook Street,
Village of Norwich, R3-3 (Key Map 46)**

13.3.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-3 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except the following:

an apartment dwelling.

13.3.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R3-3 Zone use any *lot*, or *erect*, alter or use any *building* or *structure* for any purpose except in accordance with the following provisions:

(Added by By-Law 01-2012-Z)

June 30/14

13.3.3.2.1 OFF STREET PARKING REQUIRED

Minimum 15 *parking spaces*

13.3.3.2.2 MINIMUM WIDTH OF A PARKING SPACE WITH A WALL OR FENCE ADJACENT

Minimum width 2.7 m (8.9 ft)

13.3.3.2.3 LOCATION AND SETBACK REQUIREMENTS FOR PARKING AREAS

Notwithstanding any other provision of this Zoning By-Law:

- i) A maximum of 2 *parking spaces* may be permitted in an *exterior side yard*.
- ii) Setback of a *parking area* from a *side or rear lot* line nil

13.3.3.2.4 LOT AREA FOR AN APARTMENT DWELLING

Minimum 146 m² (1,572 ft²) per *dwelling unit*

13.3.3.2.5 NUMBER OF DWELLING UNITS

Maximum 11

13.3.3.3 That all of the provisions of the R3 Zone in Section 13.2 of 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 01-2012-Z)

June 30/14

**13.3.4 LOCATION: Southwest Portion of Lots 552, 554 & 555, Part Lots 537 & 551
Plan 745, Part Lot 6, Concession 4 Main Street East
(North Norwich), R3-4 (Key Map 46)**

13.3.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

a multiple unit dwelling;
a semi-detached dwelling.

13.3.4.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

13.3.4.2.1 LOTS WITH MORE THAN ONE ZONE

Notwithstanding any provisions of this Zoning By-Law to the contrary, that with respect to this subsection, the provisions of Section 2.3 of this Zoning By-Law shall not apply.

13.3.4.2.2 MORE THAN ONE RESIDENTIAL BUILDING ON A LOT

Minimum Landscaped Open Space
provided adjacent to any exterior wall nil

13.3.4.3 That all the provisions of the R3 Zone in Section 13.2 of 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 05-2015-Z)

13.3.5 LOCATION: Lot 561, Plan 955, Village of Norwich, R3-5 (Key Map 43)

13.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-4 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 13.1 of this Zoning By-Law.

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

13.3.5.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any R3-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

13.3.5.2.1 SPECIAL PROVISION FOR APARTMENT DWELLING

13.3.5.2.1.1 REAR YARD

Minimum depth **7.5 m** (24.6 ft)

13.3.5.3 That all the provisions of the R3 Zone in Section 13.2 of 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)