

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:

<b>TABLE 12.1: USES PERMITTED</b>
• 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:

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

<b>Front Yard, Minimum Depth</b>	<b>7.5 m (29.5 ft)</b>		
<b>Exterior Side Yard: Minimum Width</b>			
<b>Lot Depth, Minimum</b>	<b>30 m (98.4 ft)</b>		
<b>Rear Yard: Minimum Depth</b>	<b>7.5 m (24.6 ft)</b>		
<b>Interior Side Yard, Minimum Width</b>	<b>3 m (9.8 ft)</b> on one side and <b>1.5 m (4.9 ft)</b> 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 <b>1.5 m (4.9 ft)</b> .	<b>2.5 m (8.2 ft)</b> 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 <b>1.5 m (4.9 ft)</b> .	<b>3 m (9.8 ft)</b> on one side and <b>1.5 m (4.9 ft)</b> 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 <b>1.5 m (4.9 ft)</b> .
<b>Setback, Minimum distance from the centreline of a County Road</b>	<b>20.5 m (67.3 ft)</b>		
<b>Lot Coverage, Maximum</b>	30% of the <i>lot area</i>	40% of the <i>lot area</i>	
<b>Landscaped Open Space, Minimum</b>	30% of the <i>lot area</i>		
<b>Gross Floor Area, Minimum</b>	<b>93 m<sup>2</sup> (1,001 ft<sup>2</sup>)</b>	<b>85 m<sup>2</sup> (915 ft<sup>2</sup>)</b>	<b>70 m<sup>2</sup> (753.5 ft<sup>2</sup>) per dwelling unit</b>
<b>Height of Building, Maximum</b>	<b>11 m (36.1 ft)</b>		
<b>Parking, Accessory Uses, Etc.</b>	In accordance with the provisions of Section 5.		

June 30/14

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

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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)

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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

## 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 m<sup>2</sup>** (1,614.6 ft<sup>2</sup>) per *dwelling unit* or **240 m<sup>2</sup>** (2,583.4 ft<sup>2</sup>) for an end unit, except in no case shall the *lot area* for an end unit on a *corner lot* be less than **420 m<sup>2</sup>** (4,521 ft<sup>2</sup>).

Dec 30/19

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

## 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)**

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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.

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)**

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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)

12.3.4.2.1.3 INTERIOR SIDE YARD

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

12.3.4.3 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 By-Law 3-2017-Z)

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

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12.3.5.1 Notwithstanding any provisions of this Zoning By-Law, no *person* shall within any R2-5 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 By-Law.

12.3.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose, except in accordance with the following provisions:

March/19

(Added by By-Law 04-2019-Z)

12.3.5.2.1 LOT COVERAGE

Minimum **45%**

12.3.5.2.2 FRONT YARD DEPTH

Minimum **6.5 m (21.3 ft)**

12.3.5.3 That all of the provisions of the R2 Zone in Section 12.2 to the 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 04-2019-Z)