

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	
• within the Serviced Village of Norwich, an <i>additional residential unit</i> within the <i>principal dwelling</i> or within a detached <i>accessory building</i> on the <i>lot</i> , in accordance with the provisions of Section 5.6;	
• outside of the Serviced Village of Norwich, an <i>additional residential unit</i> within the <i>principal dwelling</i> , in accordance with the provisions of Section 5.6;	
• an <i>existing converted dwelling</i> , containing up to two <i>dwelling units</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> ;	

(Amended by By-Law 12-2024-Z)

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 a *municipal sewage system* and a *municipal water system* 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 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 or public use
Front Yard, Minimum Depth	7.5 m (29.5 ft)		
Exterior Side Yard: Minimum Width			
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 garage or carport is attached to or is within the main building, or the lot is a corner lot, 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 dwelling, provided that where a garage or carport is attached to or is within the main building, 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 garage or carport is attached to or is within the main building, or the lot is a corner lot, 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 lot area	40% of the lot area	
Landscaped Open Space, Minimum	30% of the lot area		
Gross Floor Area, Minimum	93 m ² (1,001 ft ²)	85 m ² (915 ft ²)	70 m ² (753.5 ft ²) per dwelling unit
Height of Building, Maximum	11 m (36.1 ft)		
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.		

(Amended by By-Law 12-24-Z)

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

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.

- 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)

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: PART LOT 537, JUDGE'S PLAN 745, VILLAGE OF NORWICH R2-5 (KEY MAP 46)**

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:

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)

(Amended by By-Law 21-2024-Z)

12.3.6 **LOCATION: PART OF LOT 10, CONCESSION 4 (NORTH NORWICH) PART 1, 41R-10480 R2-6(H), (KEY MAP 41)**

12.3.6.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R2-6(H) Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following:

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

12.3.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R2-6' Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

12.3.6.2.1 HOLDING PROVISION

12.3.6.2.1.1 Where the symbol “H” appears on a zoning map following the zone symbol R2-6, those lands shall not be developed and no *buildings* or *structures* shall be erected or *altered* unless this By-Law has been amended to remove the “H” symbol.

12.3.6.2.1.2 REMOVAL OF THE HOLDING PROVISION SYMBOL (H)

To ensure the orderly development of lands and the adequate provision of municipal services, the “H” symbol shall not be removed until the County of Oxford has provided written confirmation of water and wastewater allocation. Removal of the “H” symbol shall be consistent with Section 36 of the Planning Act.

12.3.6.3 That all 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 02-2025-Z)