

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 <i>converted dwelling</i> , containing not more than 2 units;
•	a <i>duplex dwelling</i> ;
•	a <i>home occupation</i> , in accordance with the provisions of Section 6.14 of this Zoning By-Law;
•	a <i>public use</i> in accordance with the provisions of Section 6.22 of this Zoning By-Law;
•	a <i>semi detached dwelling</i> .

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 <sup>2</sup> (2,906.3 ft <sup>2</sup> ) or 450 m <sup>2</sup> (4,843.9 ft <sup>2</sup> ) in the case of a <i>corner lot</i>	600 m <sup>2</sup> (6,458.5 ft <sup>2</sup> )
Lot Frontage, Minimum	12 m (39.4 ft.) or 20 m (65.6 ft) in the case of a <i>corner lot</i> .	185 m (59.1 ft)
Lot Depth, Minimum	30 m (98.4 ft) per <i>dwellng</i>	30 m (94.4 ft)
Front Yard, Minimum Depth	10 m (32.8 ft)	
Exterior Side Yard, Minimum Width		
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	

TABLE 13.2: ZONE PROVISIONS		
Zone Provision	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
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	50 m <sup>2</sup> (538 ft <sup>2</sup> )	50 m <sup>2</sup> (538 ft <sup>2</sup> )
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)

(Deleted and Replaced by By-Law 39-2022)

### 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:

June/22

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)

Sept 30/22