

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	
•	an <i>additional residential unit</i> in accordance with the provisions of Section 6.4;
•	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 6.14;
•	a <i>public use</i> in accordance with the provisions of Section 6.22;
•	a <i>semi detached dwelling</i> .

(Amended by By-Law 43-2023)

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 both a *municipal sewage system* and *municipal waer system* and is in accordance with the provisions presented in Table 13.2:

TABLE 13.2: ZONE PROVISIONS		
Zone Provision	Semi-detached Dwelling	Duplex Dwelling or Public Use
Number of Dwellings Per Lot, Maximum	2 <i>dwellings</i>	
Lot Area, Minimum	270 m ² (2,906.3 ft ²) or 450 m ² (4,843.9 ft ²) in the case of a <i>corner lot</i>	600 m ² (6,458.5 ft ²)
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>dwelling</i>	30 m (94.4 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	10 m (32.8 ft)	

TABLE 13.2: ZONE PROVISIONS		
Zone Provision	Semi-detached Dwelling	Duplex Dwelling or Public Use
Rear Yard , Minimum Depth	7.5 m (24.6 ft)	
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>	
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)
 (Amended by By-Law 43-2023)
 (Amended by By-Law 45-2025)
 (Amended by By-Law 12-2026)

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:

- 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)