

SECTION 10**COMMUNITY COMMERCIAL CORE ZONE (C-4)**

No person shall erect, nor use any building in whole or in part, nor use any land, nor permit to use any land, in whole or in part, within a C-4 Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations.

(Amended: By-law 2006-174, S.1) (City of Kitchener Housekeeping Amendment)

10.1 PERMITTED USES

Canine or Feline Grooming (By-law 2003-163, S.32)

Carwash

Commercial Entertainment

Commercial Parking Facility

Commercial Recreation

Craftsman Shop

Day Care Facility

Dwelling Unit

Educational Establishment

Financial Establishment

Funeral Home

Gas Station

Health Clinic

Health Office

Hotel

Lodging Houses (By-law 2024-135, S.12)

Office

Personal Services

Religious Institution

Repair Service

Restaurant

Retail

Sale, Rental, Service, Storage or Repair of Motor Vehicles and Major Recreational Equipment

Studio

Warehouse

Wholesaling

10.2 **REGULATIONS**

Minimum Front Yard
and
Minimum Side Yard
Abutting a Street

3.0 metres; except where a building located on an abutting lot is less than 3.0 metres from either the fronting street line in the case of the minimum front yard, or the flanking street line in the case of the minimum side yard abutting a street. In these cases, the minimum front yard and minimum side yard abutting a street shall be not less than the distance between any such building, located furthest from the street, and the street line.

Minimum Side Yard

Where a side lot line forms part of a boundary between a C-4 Zone and a Residential Zone, a minimum side yard of 3.0 metres shall be provided.

Minimum Rear Yard

Where a rear lot line forms part of a boundary between a C-4 Zone and a Residential Zone, a minimum rear yard of 3.0 metres shall be provided.

Maximum Building Height

12.0 metres, except that the height may be increased beyond the maximum of 12.0 metres provided that the building is so located that its distance from any lot line is equal to or greater than its building height.

Location of Dwelling Units and Lodging Houses
(Amended: By-law 2024-135, S.13)

Shall be located only in the same building as commercial uses, and except for access, shall not be located on the ground floor.
(By-law 98-108, S.7)

Off-Street Parking

In accordance with the requirements of Section 6.1 of this By-law.

Off-Street Loading

In accordance with the requirements of Section 6.2 of this By-law.

Visual Barrier

Where a lot line forms part of a boundary between a C-4 Zone and a Residential Zone, a visual barrier shall be provided along such abutting lot line in accordance with the requirements of Section 5.11 of this By-law.

Gas Station

Notwithstanding the regulations of this Section, the use of any C-4 land for an Gas Station shall be in accordance with Section 13 of this By-law.

Carwash

Notwithstanding the regulations of this Section, the use of any C-4 land for a carwash shall be in accordance with Section 12.2.2 of this By-law.

(Amended: By-law 2006-174, S.1) (City of Kitchener Housekeeping Amendment)