

SECTION 13**GAS STATION ZONE (C-7)**

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-7 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)

13.1 **PERMITTED USES**

Carwash

Gas Station

13.2 Omitted

13.3 **REGULATIONS**

Minimum Lot Width

For a Lot Abutting Only One Street, where such street is 25.6 metres or more in width or for a Corner Lot having its front lot line abutting a street having 25.6 metres or more in width. Provided that for determining the lot width requirements for a corner lot, the lot shall be deemed to have its front lot line abutting the wider of the two streets.

60.0 metres, except for:

- a) a lot containing a gas bar facility only, or
- b) a gas bar developed in conjunction with other permitted uses or under any other Commercial Zone or any Industrial Zone.
(By-law 87-67, S.8)

In the case of either a) or b) a minimum lot width of 16.0 metres shall be required.

For Lots Abutting Only One Street, where such street is less than 25.6 metres in width or for a Corner Lot having its front lot line abutting a street with less than 25.6 metres in width. Provided that for determining the lot width requirements for a corner lot, the lot shall be deemed to have its front lot line abutting the wider of the two streets.

38.0 metres, except for:

- a) a lot containing a gas bar facility only, or
- b) a gas bar developed in conjunction with other permitted uses or under any other Commercial Zone or any Industrial Zone.
(By-law 87-67, S.8)

In the case of either a) or b), a minimum lot width of 16.0 metres shall be required.

Minimum Lot Area

For a Lot Abutting Only One Street or a Corner Lot with at least one of the adjoining streets having a width of less than 25.6 metres

1,400.0 square metres

For a Corner Lot with both adjoining streets having a width of 25.6 or more

2,250.0 square metres, except for a lot containing a gas bar facility only, in which case a minimum lot area of metres 1,400.0 square metres shall be required.

Minimum Front Yard
and
Minimum Side Yard
Abutting a Street

6.0 metres

Minimum Side Yard

1.5 metres, except where:

- a) the side lot line forms part of a boundary with a Residential Zone, in which case a minimum side yard of 3.0 metres or one-half the building height, whichever is the greater, shall be required, subject to (b) below.
- b) a carwash is located on a lot abutting a Residential Zone in which case any building used for such purpose shall have a minimum side yard of 30.0 metres.

Minimum Rear Yard

1.5 metres, except where:

- a) the rear lot line forms part of a boundary with a Residential Zone, in which case a minimum rear yard of 3.0 metres or one-half the building height, whichever is the greater, shall be required, subject to (b) below.
- b) a carwash is located on a lot abutting a Residential Zone in which case any building used for such purpose shall have a minimum rear yard of 30.0 metres.

Use of Yards Abutting Residential Zones

A side yard or rear yard abutting a Residential Zone shall be maintained free of driveways, parking and loading spaces, and storage of equipment and materials.

Visual Barrier	Where a lot line forms part of a boundary between a lot containing a Gas Station or carwash and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with Section 5.11 of this By-law.
Setback of Fuel Pump Island	6.0 metres, except that a canopy structure above a pump island shall be permitted to within 3.0 metres of a street line.
Location of Fuel Storage Tank	No underground or above-ground fuel storage tank shall be located within 3.0 metres of a street line.
Off-Street Parking for Gas Station	In accordance with the requirements of Section 6.1 of this By-law.
Vehicle Waiting Area	
Provision of Vehicle Waiting Spaces for Gas Station	A minimum of 2 vehicle waiting spaces shall be provided for each fuel dispensing nozzle.
Provision of Vehicle Waiting Spaces for Carwash	<p data-bbox="1000 970 1325 999"><u>For Self Service Carwash</u></p> <p data-bbox="1000 1037 1576 1234">A minimum of 4 vehicle waiting spaces in sequence on the lot for each cleaning/washing bay plus a designated area accommodating a minimum 3 additional waiting spaces for each bay for customer dry-off, wiping and vacuum area.</p>
	<p data-bbox="1000 1272 1300 1302"><u>For Automatic Carwash</u></p> <p data-bbox="1000 1339 1576 1537">A minimum of 10 vehicle waiting spaces in sequence on the lot for entrance into each automatic carwash unit plus a designated area accommodating a minimum 10 additional waiting spaces for employee vehicle storage and customer cleaning and vacuum area.</p>
Size of Vehicle Waiting Space	Each vehicle waiting space shall have a minimum width of 2.58 metres and a minimum length of 5.49 metres.
Location of Vehicle Waiting Spaces	

All required vehicle waiting spaces shall be located a minimum distance of 3.0 metres from a street line and shall not be located in a manner which may obstruct traffic flow on internal driveways which provide shared access to other uses on a lot.

Vehicle Sales or Rentals as an Accessory Use
(By-law 90-180, S.9)

For Vehicle Sales

In the case of the sale or rental of motor vehicles or major recreational equipment as an accessory use to a gas station or repair business, a maximum of two vehicles or major recreational equipment units for each service or repair bay may be displayed for retail purposes on the lot at any one time.

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