

SECTION 16A
(By-law 92-232, S.6)

COMMERCIAL RESIDENTIAL ZONE (D-5)

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 D-5 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)

16A.1 **PERMITTED USES**

- Commercial Parking Facility
- Convenience Retail
- Day Care Facility
- Dwelling Unit
- Educational Establishment
- Financial Establishment
- Funeral Home
- Health Clinic
- Health Office
- Home Business (By-law 94-1, S.8)
- Laboratory
- Lodging House
- Multiple Dwelling
- Office
- Personal Services
- Private Club or Lodge and Union Hall
- Private Home Day Care
- Religious Institution
- Residential Care Facility
- Restaurant

Security or Janitorial Services

Studio

Tourist Home

16A.2

REGULATIONS

Minimum Yard abutting a street other than Charles Street or Duke Street 3.0 metres

Minimum Side Yard 1.2 metres

Minimum Rear Yard 3.0 metres

Maximum Floor Space Ratio:

- i) For Residential 3.0
- ii) For Office, Financial Establishment 0.5, except where located in a building with greater than 50 per cent of its building floor area used for Residential, in which case 25% of the total building floor area may be used for Office or Financial Establishment.
- iii) For All Other Uses 1.5

Heritage Bonus Value:

- i) For Buildings 2, in accordance with the provisions of Section 5.19 of this by-law, provided, however, that the maximum floor space ratio for office does not exceed 0.75.
- ii) For Facades 7, in accordance with the provisions of Section 5.19 of this by-law, provided, however, that the maximum floor space ratio for office does not exceed 0.75.

Location and Maximum Gross Leasable Commercial Space for Convenience Retail other than a retail outlet primarily involved in food sales

Only at ground floor within a multiple dwelling containing a minimum of 50 dwelling units; no single outlet shall exceed 100.0 square metres and the total for all outlets on a lot shall not exceed 500.0 square metres.

Off-Street Loading

In accordance with Section 6.2 of this by-law.

Off-Street Parking
(By-law 96-36, S.7)

- (I) In accordance with the requirements of Section 6.1 of this By-law, when such uses are located within a building or part thereof constructed after the day of the passing of By-law 92-232.

- (II) If such uses are located within a building or part thereof existing on the day of the passing of By-law 92-232, the parking requirement shall be in accordance with the requirements of Section 6.1 of this By-law, or the number of parking spaces existing on the day of the passing of By-law 92-232, whichever is the lesser.