

SECTION 17
(By-law 92-232, S.6)

WAREHOUSE DISTRICT ZONE (D-6)

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-6 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)

17.1 **PERMITTED USES**

Beverage and Beverage-Making Equipment Sales

Building Material and Decorating Supply Sales

Carwash

Commercial Parking Facility

Commercial Recreation

Conference or Convention Facility

Convenience Retail

Craftsman Shop

Day Care Facility

Educational Establishment

Exhibition Facility

Financial Establishment

Funeral Home

Garden Centre and Nursery

Gas Station

Health Clinic

Health Office

Hotel

Laboratory

Manufacturing

Museum

Office

Personal Services

Printing Establishment

Private Club or Lodge and Union Hall

Religious Institution

Repair Service

Restaurant

Sale and Storage of Heating Fuel

Sale of Monuments

Sale or Rental of Furniture and Electric or Electronic Appliances or Electric or Electronic Equipment

Sale, Rental or Service of Business Machines and Office Supplies

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

Sale, Rental, Storage or Service of Tools and Industrial, Farm or Catering Equipment

Security or Janitorial Services

Social Service Establishment

Studio

Surveying, Planning, Engineering or Design Business

Tradesman or Contractor's Establishment

Transportation Depot

Veterinary Services

Warehouse

Wholesaling

17.2

PROHIBITED USES

Notwithstanding Section 17.1, no person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, even as an accessory use, within a D-6 Zone for any of the following purposes:

Beverage Distillation

Manufacturing of Asbestos, Phosphate or Sulphur Products

Primary production of Chemicals, Synthetic Rubber, Plastic, Asphalt, Cement or Concrete

Processing or Refining of Petroleum or Coal

Processing, Milling or Packaging of Animal Feed

Recycling of hazardous, toxic or contaminated materials whether or not completely contained within a building (By-law 2001-161, S.5)

Salvage, Recycling or Scrap Yard

Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof

Smelting, Refining, Rolling, Forging, or Extruding of Ore or Metal

Stamping, Blanking, Punch-Pressing, Pressing, Cutting, Drawing, Machining and Fabricating of Metal

Tanning or Chemical processing of Pelts or Leather

Transportation Depot for hazardous, toxic or contaminated materials (By-law 2001-161, S.5)

Vulcanizing of Rubber or Rubber Products

Warehousing of hazardous, toxic or contaminated materials, except as an accessory use (By-law 2001-161, S.5)

17.3

REGULATIONS

Minimum Lot Width	16.0 metres
Maximum Yard abutting a Street other than Francis Street	Any setback of the ground floor facade of a building shall be not more than 2.0 metres from a street line.
Minimum Side Yard	3.0 metres, except where the side lot line abuts a railway right-of-way, in which case no side yard shall be required along the length of such abutting side.
Minimum Rear Yard	7.5 metres, except where the rear lot line abuts a railway right-of-way, in which case no rear yard shall be required along the length of such abutting side.
Maximum Floor Space Ratio	2.0

Minimum Facade Height	6.0 metres
Maximum Gross Leasable Commercial Space for Convenience Retail	No single outlet shall exceed 225.0 square metres.
Heritage Bonus Value:	
i) For Buildings	2, in accordance with the provisions of Section 5.19 of this by-law.
ii) For Facades	7, in accordance with the provisions of Section 5.19 of this by-law.
Maximum Gross Floor Area for Brewery	450.0 square metres
Maximum Floor Area Devoted to Retail as an Accessory Use	<p>I) Not more than 40 per cent of that part of a building's gross floor area occupied by manufacturing, warehouse or wholesaling, and not more than 25 per cent of such part occupied by repair service, shall be used for accessory retail purposes, unless the good being retailed is a specific retail use permitted by Section 17.1 of this by-law.</p> <p>II) Not more than 15 per cent of that part of a building's gross floor area occupied by any permitted retail use shall be used for accessory sales of goods or equipment not listed as a specific retail use permitted by Section 17.1 of this by-law.</p>
Off-Street Parking for Hotel (By-law 96-36, S.6)	In accordance with the requirements of Section 6.1 of this By-law.
Off-Street Parking for All Uses Other Than Hotel (By-law 96-36, S.6)	(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.
Off-Street Parking for All Uses Other Than Hotel (Cont'd) (By-law 96-36, S.6)	(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.
Off-Street Loading	In accordance with Section 6.2 of this by-law.

Outdoor Storage

No outdoor storage of goods, materials or equipment shall be permitted in any front yard or in a side yard abutting a street or within 6 metres of any other lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.
(Amended: By-law 2012-034, S.44)

Amended: (By-law 2006-174, S.1) (Housekeeping Amendment)
Amended: (By-law 2009-105, S.12) (Housekeeping Amendment)