

**SECTION 19**  
**(By-law 87-67, S.9)**

**INDUSTRIAL RESIDENTIAL ZONE (M-1)**

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 an M-1 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)

**19.1        PERMITTED USES**

Additional Dwelling Unit (Attached)

Additional Dwelling Unit (Detached)

Audio-Visual or Medical Laboratory

Commercial Parking Facility

Craftsman Shop

Day Care Facility

Duplex Dwelling

Health Office

Home Business (By-law 2016-138, S.14)

Manufacturing

Multiple Dwelling

Office

Printing Establishment

Private Club or Lodge, Union Hall

Repair Service

Residential Care Facility (By-law 2012-140, S.5)

Sale, Rental or Service of Business Machines and Office Supplies

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

Security or Janitorial Services

Single Detached Dwelling

Studio

Surveying, Engineering, Planning or Design Business

Tradesman or Contractor's Establishment

Warehouse

Wholesaling

(Amended: By-law 2024-073, S.16))

## 19.2

### **PROHIBITED USES**

Notwithstanding Section 19.1, no person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within an M-1 Zone for any of the following purposes, even as an accessory use:

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 contained completely within a building within the area bounded by the Conestoga Parkway, Westmount Road and the northerly boundary of the City of Kitchener (By-law 2001-161, S.6)

Retail Accessory to a Warehouse or Wholesaling

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

Vulcanizing of Rubber or Rubber Products

Warehousing of hazardous, toxic or contaminated materials within the area bounded by the Conestoga Parkway, Westmount Road and the northerly boundary of the City of Kitchener, except as an accessory use (By-law 2001-161, S.6)

19.3 **REGULATIONS**

Minimum Lot Width	12.0 metres
Minimum Front Yard	6.0 metres
Minimum Side Yard	1.2 metres, except where: <ul style="list-style-type: none"> <li>a) the side lot line forms part of a boundary between an M-1 Zone and a Residential Zone, in which case the minimum side yard along that portion of the lot line which abuts the Residential Zone shall be equal to one-half the building height or 3.0 metres, whichever is greater.</li> <li>a) the side lot line forms part of a boundary between an M-1 Zone and a railway right-of-way or Ontario Hydro right-of-way, in which case no side yard shall be required along that portion of the lot line.</li> </ul>
Minimum Side Yard Abutting a Street	6.0 metres
Minimum Rear Yard	1.0 metres, except where: <ul style="list-style-type: none"> <li>a) the rear lot line forms part of a boundary between an M-1 Zone and a Residential Zone, in which case a minimum rear yard of 7.5 metres shall be required along that portion of the lot line which abuts the Residential Zone.</li> <li>b) the rear lot line forms part of a boundary between an M-1 Zone and a railway right-of-way or Ontario Hydro right-of-way, in which case no rear yard shall be required along that portion of the lot line.</li> </ul>
Maximum Lot Coverage	60 percent
Maximum Building Height	9.0 metres
Maximum Number of Dwellings and Dwelling Units on a Lot	A maximum of one dwelling shall be permitted on a lot having a maximum of three dwelling units.
Maximum Floor Area Devoted to Retail Where Permitted as an Accessory Use	Not more than 25 percent of the amount of gross floor area used for a permitted non-residential use shall be used for accessory retail purposes.

Maximum Amount and Maximum Floor Space Ratio for Office Use

0.2 Floor Space Ratio and not exceeding 90.0 square metres of building floor area. Such restrictions shall not include in the calculation any building floor area used for accessory office or residential purposes.

Off-Street Parking

In accordance with Section 6.1 of this By-law.

Off-Street Loading

In accordance with Section 6.2 of this By-law, and with the following:

No loading space shall be permitted to locate within 7.0 metres of that part of a side lot line or rear lot line which forms a boundary between an M-1 Zone and a Residential Zone.

Visual Barrier

Where a lot line forms part of a boundary between an M-1 Zone and a Residential Zone, a visual barrier shall be provided and maintained along that portion of the lot line which abuts the Residential Zone in accordance with Section 5.11 of this By-law.

Outdoor Storage

(I) No outdoor storage shall be permitted in a front yard, in a side yard abutting a street or within 6.0 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.46)

(II) No outdoor storage shall be permitted within 7.0 metres of that part of a side lot line or rear lot line which forms a boundary between an M-1 Zone and a Residential Zone.

(Amended: By-law 2013-138, S.28)

#### 19.4

#### **FOR RESIDENTIAL CARE FACILITY**

Maximum Size

8 residents

Other Regulations

In accordance with the regulations of the dwelling type in which such facility is located.

Off-Street Parking

In accordance with Section 6.1 of this By-law.

(By-law 2012-140, S.6)

#### 19.5

#### **FOR HOME BUSINESS**

In accordance with regulations set out in Section 5.13 of this By-law.

19.6 **FOR ADDITIONAL DWELLING UNIT (ATTACHED)**

In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.

(By-law 2024-073, S.17)

19.7 **FOR ADDITIONAL DWELLING UNIT (DETACHED)**

In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law.

(By-law 2024-073, S.17)

19.8 **FOR LOTS WITH FIVE TO TEN DWELLING UNITS**

Five (5) to Ten (10) dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33.

(By-law 2024-073, S.17)