

**SECTION 21**  
**(By-law 87-67, S.9)**

**SERVICE INDUSTRIAL ZONE (M-3)**

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-3 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)

21.1 **PERMITTED USES**

Beverage and Beverage-Making Equipment Sales

Biotechnological Establishment (By-law 2000-114, S.2)

Building Material and Decorating Supply Sales

Canine or Feline Grooming or Training (By-law 93-129, S.11)

Carwash

Commercial Parking Facility

Commercial Recreation

Commercial Weighing

Computer, Electronic and Data Processing Business

Convenience Retail (By-law 92-132, S.1)

Craftsman Shop

Day Care Facility

Dwelling Unit

Exhibition Facility

Financial Establishment

Funeral Home

Garden Centre and Nursery

Gas Station

Health Clinic

Health Office

Laboratory

Manufacturing

Office

Personal Services (By-law 92-132, S.1)

Printing Establishment

Private Club or Lodge, Union Hall

Repair Service

Research and Development Establishment

Restaurant

Sale and Storage of Heating Fuel

Sale of Monuments

Sale, Rental or Service of Business Machines and Office Supplies

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

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

Sale of Pets and Pet Supplies (By-law 98-108, S.9)

Sale of Sporting Goods (By-law 98-136, S.1)

Scientific, Technological or Communications Establishment

Security or Janitorial Services

Studio

Surveying, Engineering, Planning or Design Business

Tradesman or Contractor's Establishment

Transportation Depot

Truck Transport Terminal

Veterinary Services

Warehouse

Wholesaling

(Amended: By-law 2013-138, S.31)

## 21.2 **PROHIBITED USES**

Notwithstanding Section 21.1, 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-3 Zone for any of the following purposes, nor, with the exception of the primary production of Chemicals, Synthetic Rubber or Plastic, for an accessory use:

Beverage Distillation

Manufacturing of Asbestos, Phosphate or Sulphur Products

Primary production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement, not including mixing, blending, treatment or similar processes

Processing or Refining of Petroleum or Coal

Processing, Milling or Packaging of Animal Feed

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 or Punch-Pressing of Metal, not including Fineblanking

Tanning or Chemical processing of Pelts or Leather

Vulcanizing of Rubber or Rubber Products

## 21.3 **REGULATIONS**

### .1 **For All Permitted Uses Except Gas Station and Carwash**

Minimum Lot Width	16.0 metres
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Minimum Front Yard	6.0 metres
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Minimum Side Yard	3.0 metres, except where:
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- a) The side lot line forms part of a boundary between an M-3 Zone and a Residential Zone, in which case a side yard equal to one-half the building height or 6.0 metres, whichever is greater, shall be required along that portion of the lot line which abuts the

	Residential Zone. Provided however that, if a building on a lot abutting a Residential Zone is used for manufacturing purposes and the building wall adjacent to such Residential Zone contains a door or window, a minimum side yard of 14.0 metres shall be required.
	b) The side lot line forms part of a boundary between an M-3 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.
Minimum Side Yard Abutting a Street	6.0 metres
Minimum Rear Yard	7.5 metres, except where:
	a) The rear lot line forms part of a boundary between an M-3 Zone and a Residential Zone, in which case a minimum rear yard of 14.0 metres shall be required along that portion of the lot line which abuts the Residential Zone.
	b) The rear lot line forms part of a boundary between an M-3 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.
Maximum Lot Coverage	50 percent, excluding from such calculation any building used entirely for manufacturing or uses accessory to manufacturing purposes.
Maximum Number and Use of Dwelling Units (By-law 95-106, S.12)	A maximum of one dwelling unit shall be permitted on a lot containing another permitted M-3 use, only as an accessory use thereto, and for the exclusive use of the owner of the lot or a caretaker or security guard, whose presence on the premises is necessary for the protection and maintenance thereof.
Maximum Floor Area Devoted to Retail As An Accessory Use	(l) Not more than 25 percent of the amount of gross floor area occupied by a repair

service, manufacturing, warehouse or wholesaling use shall be used for accessory retail purposes, unless the goods or equipment being repaired, manufactured, stored or wholesaled is a specific retail use permitted by Section 21.1 of this By-law.

- (II) Not more than 15 percent of the amount of gross floor area occupied by any permitted M-3 retail use shall be used for accessory sales of goods or equipment not listed as a specific retail use permitted by Section 21.1 of this By-law.

Maximum Gross Leasable  
Commercial Space for Convenience  
Retail  
(By-law 92-132, S.2)

No single convenience retail outlet shall exceed 225.0 square metres.

Location and Gross Floor Area for  
Office Use

Office use, excluding accessory office use, shall only be located within a building used for other permitted M-3 uses and shall not exceed 25 percent of the gross floor area.

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-3 Zone and a Residential Zone.

Visual Barrier

Where a lot line forms part of a boundary between an M-3 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.50)

- (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-3 Zone and a Residential Zone.

(Amended: By-law 2013-138, S.32)

.2 **Regulations for Gas Station**

The use of any M-3 land for a Gas Station shall be in accordance with the requirements of Section 13 of this By-law.

.3 **Regulations for Carwash**

The use of any M-3 land for a carwash shall be in accordance with the requirements of Section 12.2.2 of this By-law.

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