

SECTION 23
(By-law 87-67, S.9)

BUSINESS PARK ZONE (B-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 a B-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.12) (City of Kitchener Housekeeping Amendment)

23.1 **PERMITTED USES**

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

Building Material and Decorating Supply Sales

Commercial Parking Facility

Computer, Electronic or Data Processing Business

Day Care Facility

Dwelling Unit

Industrial Administrative Office

Laboratory

Manufacturing

Printing Establishment

Repair Service

Research and Development Establishment

Sale, Rental or Service of Business Machines and Office Supplies

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

Scientific, Technological or Communications Establishment

Security or Janitorial Services

Service, Storage or Repair of Motor Vehicles or Major Recreational Equipment

Surveying, Engineering, Planning or Design Business

Tradesman or Contractor's Establishment

Transportation Depot

Truck Transport Terminal

Veterinary Services

Warehouse

(Amended: By-law 2013-138, S.35)

Wholesaling

23.2 **PROHIBITED USES**

Notwithstanding Section 23.1, no person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a B-1 Zone for any of the following purposes:

Retail accessory to a Warehouse or Wholesaling operation where such an operation has a gross floor area less than 10,000 square metres;

Salvage, Recycling or Scrap Yard.

23.3 **REGULATIONS**

Minimum Lot Area	2,000 square metres
Minimum Lot Width	25.0 metres
Minimum Front Yard	6.0 metres
Minimum Side Yard	1.2 metres on one side and 3.0 metres on the opposite side, except where the side lot line forms part of a boundary between a B-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.
Minimum Side Yard Abutting a Street	6.0 metres
Minimum Rear Yard	7.5 metres, except where the rear lot line forms part of a boundary between a B-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.
Maximum Number and Location of Dwelling Units	A maximum of three dwelling units may be permitted on a lot only as an accessory use within a main building which is used for one or more of the following purposes: Computer, Electronic or Data Processing Business; Industrial Administrative Office;

Maximum Floor Area Devoted to Retail Where Permitted as an Accessory Use	<p>Manufacturing;</p> <p>Research and Development Establishment;</p> <p>Scientific, Technological or Communications Establishment.</p>
	<p>Not more than 25 percent of the amount of gross floor area used for a permitted main use shall be used for accessory retail purposes, except in the case of a warehouse or wholesaling operation in which the gross floor area of the operation is 10,000 square metres or more, in which case the maximum floor area devoted to accessory retail shall not be more than 10 percent of the gross floor area of the operation. Provided, however, that, in the case of the sale or rental of motor vehicles and major recreational equipment as an accessory use to a service or repair business, a maximum of two vehicles or equipment units for each service or repair bay may be displayed for retail purposes on the lot at any one time.</p>
Location of Industrial Administrative Offices	<p>An industrial administrative office within a B-1 Zone shall be located only on the same lot with the manufacturing use associated therewith.</p>
Off-Street Parking	<p>In accordance with Section 6.1 of this By-law.</p>
Off-Street Loading	<p>In accordance with Section 6.2 of this By-law.</p>
Outdoor Storage	<p>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.54)</p>
(Amended: By-law 2013-138, S.36)	