

SECTION 25
(By-law 87-67, S.9)

BUSINESS PARK SERVICE CENTRE ZONE (B-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 a B-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)

25.1 **PERMITTED USES**

Beverage and Beverage-Making Equipment Sales

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

Building Material and Decorating Supply Sales

Carwash

Commercial Parking Facility

Commercial Recreation

Commercial Weighing

Computer, Electronic or Data Processing Business

Convenience Retail

Craftsman Shop

Day Care Facility

Dwelling Unit

Exhibition Facility

Financial Establishment

Funeral Home

Garden Centre and Nursery

Gas Station

Health Clinic

Health Office

Hotel

Industrial Administrative Office

Laboratory

Manufacturing

Office

Personal Services

Printing Establishment

Private Club or Lodge and 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.39)

25.2 **PROHIBITED USES**

Notwithstanding Section 25.1, 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-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

25.3 **REGULATIONS**

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

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:

	<ul style="list-style-type: none"> a) the side lot line forms part of a boundary between a B-3 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 6.0 metres from a building wall constructed without a door or window, or 14.0 metres from a wall constructed with a door or window. b) the side lot line forms part of a boundary between a B-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: <ul style="list-style-type: none"> a) the rear lot line forms part of a boundary between a B-3 Zone and a Residential Zone, in which case a minimum 14.0 metre rear yard 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 a B-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 Building Height Adjacent to Residential Zones	10.5 metres, only in the case of a building located on a lot within a B-3 Zone, which zone boundary abuts a Residential or Agricultural Zone. This regulation shall not, however, apply to an industrial administrative office located on a lot separate from the permitted manufacturing use associated therewith.
Maximum Number and Location of Dwelling Units	<p>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:</p> <p>Computer, Electronic or Data Processing Business;</p>

	Industrial Administrative Office;
	Manufacturing;
	Research and Development Establishment;
	Scientific, Technological or Communications Establishment.
Maximum Floor Area Devoted to Retail As An Accessory Use	<p>(I) 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 25.1 of this By-law.</p> <p>(II) Not more than 15 percent of the amount of gross floor area occupied by any permitted B-3 retail use shall be used for accessory sales of goods or equipment not listed as a specific retail use permitted by Section 25.1 of this By-law.</p>
Maximum Gross Leasable Commercial Space for Convenience Retail	No single convenience retail outlet shall exceed 225.0 square metres.
Location and Maximum Floor Space Ratio for Industrial Administrative Office	An industrial administrative office within the B-3 Zone may be located in a building on a lot separate from the lot upon which is located the associated manufacturing use if the industrial administrative office occupies the whole of the building and does not exceed a floor space ratio of 0.4. (By-law 87-270, S.5)
Location and Gross Floor Area for Office Use	Office use, excluding accessory office and industrial administrative office purposes, shall only be located within a building used for other permitted B-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, and with the following:

No parking spaces shall be permitted to locate within 7.0 metres of that part of a side lot line or rear lot line which forms part of a boundary between a B-3 Zone and a Residential Zone.

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 a B-3 Zone and a Residential Zone.

Visual Barrier

Where a lot line forms part of a boundary between a B-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.58)

(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 a B-3 Zone and a Residential Zone.

(Amended: By-law 2013-138, S.40)

.2 **Regulations for Gas Station**

The use of any B-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 B-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)