

SECTION 26
(By-law 87-67, S.9)

COMMERCIAL BUSINESS PARK ZONE (B-4)

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-4 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)

26.1 **PERMITTED USES**

Agriculture

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

Building Material and Decorating Supply Sales

Campground

Commercial Entertainment

Commercial Parking Facility

Commercial Recreation

Computer, Electronic or Data Processing Business

Conference or Convention Facility

Convenience Retail

Craftsman Shop

Day Care Facility

Dwelling Unit

Exhibition Facility

Existing Single Detached Dwelling

Health Office

Hotel

Industrial Administrative Office

Laboratory

Manufacturing

Printing Establishment

Private Club or Lodge, Union Hall

Repair Service

Research and Development Establishment

Restaurant

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

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.41)

26.2

PROHIBITED USES

Notwithstanding Section 26.1, 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-4 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

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

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

26.3

REGULATIONS

Minimum Lot Area 4.0 hectares

Minimum Lot Width 150.0 metres

Minimum Front Yard 6.0 metres

Minimum Rear Yard 7.5 metres

- Maximum Number and Location of Dwelling Units
- (I) A maximum of three dwelling units may be permitted on a lot only as an accessory use within a main building and which is used for one or more of the following purposes:
- Computer, Electronic or Data Processing Business;
- Industrial Administrative Office;
- Manufacturing;
- Research and Development Establishment;
- Scientific, Technological or Communications Establishment.
- (II) In addition to the above restriction, only the three single detached dwellings existing as of the date of the passing of By-law Number 87-67 shall be permitted.

Location of Industrial Administrative Offices	An industrial administrative office within a B-4 Zone shall be located only on the same lot with the manufacturing use associated therewith.
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 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 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.
Maximum Number of Outlets and Maximum Gross Leasable Commercial Space for Convenience Retail	Notwithstanding Section 26.1 a maximum of one outlet not exceeding 225.0 square metres of gross leasable commercial space shall be permitted on a lot.
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.
Outdoor Storage	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.60)
Existing Buildings Deemed to Conform with Frontage on a Street and Minimum Lot Width	Until such time as the lands zoned B-4 abut a street, only those buildings existing as of the date of the passing of By-law Number 87-67, shall be deemed to conform to Section 5.2, and the minimum lot width requirement of Section 26.3, of this By-law. (Amended: By-law 2013-138, S.42)