

SECTION 31
(By-law 92-58, S.6)

NEIGHBOURHOOD INSTITUTIONAL ZONE (I-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 I-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)

31.1 PERMITTED USES

Additional Dwelling Unit (Attached) (By-law 2023-102, S.15)

Additional Dwelling Unit (Detached) (By-law 2023-102, S.15)

Day Care Facility

Duplex Dwelling

Dwelling Unit (By-law 98-108, S.5)

Educational Establishment

Home Business (By-law 94-1, S.8)

Hospice (By-law 2013-124, S.33)

Private Home Day Care

Religious Institution

Residential Care Facility

Semi-Detached Dwelling

Single-Detached Dwelling

31.2 PROHIBITED USES

Notwithstanding Section 31.1, no person shall erect, nor use any building in whole or in part, nor use any land in whole or in part within an I-1 Zone for any of the following purposes even as an accessory use:

Commercial school which provides overnight accommodation or outdoor training requiring the use of vehicles or construction materials

Secondary Schools with more than 300 students

(Amended: By-law 2012-034, S. 62)

31.3 **REGULATIONS**

.1 Omitted (By-law 94-183, S.18)

.2 For Semi-Detached Dwelling

Minimum Lot Area	235.0 square metres for each semi-detached house
Minimum Lot Width	7.5 metres for each semi-detached house
Minimum Corner Lot Width (By-law 2000-86, S.11)	a) 20 metres for each dwelling; and b) 12.5 metres for each dwelling unit.
Minimum Front Yard and Side Yard Abutting a Street	4.5 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.
Minimum Side Yard	1.2 metres, except where a driveway leading to a required parking space is situated between the main building and the side lot line, in which case the minimum side yard shall be 3.0 metres.
Minimum Rear Yard	7.5 metres
Maximum Building Height	10.5 metres
Maximum Lot Coverage (By-law 2003-163, S.38)	A total of 55 percent, of which the habitable portion of the dwelling shall not exceed 45 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent. (By-law 2003-163, S.38)
Off-street Parking (By-law 98-108, S.11[a])	In accordance with Section 6.1 of this By-law.

.3 For Single Detached Dwelling, Duplex Dwelling and Residential Care Facility

Minimum Lot Area	235.0 square metres
Minimum Lot Width (By-law 2000-86, S.10)	9.0 metres
Minimum Corner Lot Width (By-law 2000-86, S.9)	15.0 metres

Minimum Front Yard and Side Yard Abutting a Street	4.5 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.
Minimum Side Yard	<p>a) 1.2 metres, <u>or</u></p> <p>b) 0 metres to a maximum of 0.2 metres on one side, and a minimum of 1.5 metres on the other side for a dwelling with a building height not exceeding 9.0 metres;</p> <p>c) 0 metres to a maximum of 0.2 metres on one side, and a minimum of 2.5 metres on the other side for a dwelling with a building height exceeding 9.0 metres;</p> <p>d) 3.0 metres on one side where the driveway leading to a required parking space is situated between the dwelling and the lot line.</p>
Minimum Rear Yard	7.5 metres
Maximum Building Height	10.5 metres
Maximum Lot Coverage (By-law 2003-163, S.38)	A total of 55 percent, of which the habitable portion of the dwelling shall not exceed 45 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent. (By-law 2003-163, S.38)
Maximum Size of Residential Care Facility	8 residents
Off-Street Parking (By-law 98-108, S.11[b])	In accordance with Section 6.1 of this By-law.
.4	<u>For Educational Establishment, Religious Institution, Day Care Facility, Hospice and Dwelling Unit</u> (By-law 98-108, S.11[c]) (Amended: By-law 2013-124, S.34)
Minimum Lot Width	15.0 metres
Minimum Front Yard	6.0 metres

Minimum Side Yard	6.0 metres or one half the building height, whichever is greater.
Minimum Side Yard Abutting a Street	6.0 metres
Minimum Rear Yard	7.5 metres
Maximum Number and Location of Dwelling Units	A maximum of 2 dwelling units, only within a building containing institutional uses. (By-law 98-108, S.11[d])
Off-Street Parking	In accordance with Section 6.1 of this By-law.
Outdoor Storage	No outdoor storage of goods, materials or equipment shall be permitted.

.5 **For Home Business** (By-law 94-1, S.8)

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

.6 **For Additional Dwelling Unit (Detached)** (By-law 2023-102, S.17)

In accordance with regulations set out in Section 5.22 of this By-law.

.7 **For Additional Dwelling Unit (Attached)** (By-law 2023-102, S.18)

One Additional Dwelling Unit (Attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.

Two Additional Dwelling Units (Attached) may be permitted in accordance with regulations set out in Section 5.22.1 of this By-law.