

SECTION 32
(By-law 92-58, S.6)

COMMUNITY INSTITUTIONAL ZONE (I-2)

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-2 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)

32.1 **PERMITTED USES**

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

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

Artisan's Establishment

Convenience Retail

Day Care Facility

Duplex Dwelling

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

Educational Establishment

Financial Establishment

Health Office

Health Clinic

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

Hospice (By-law 2013-124, S.35)

Multiple Dwelling

Personal Services

Private Home Day Care

Religious Institution

Residential Care Facility

Semi-Detached Dwelling

Single-Detached Dwelling

Social Service Establishment

Street Townhouse Dwelling

Veterinary Services

32.2

PROHIBITED USES

Notwithstanding Section 32.1, 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-2 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.

Retail from an Artisan's Establishment

Secondary Schools with more than 300 students

(Amended: By-law 2012-034, S. 63)

32.3

REGULATIONS

.1 For Street Townhouse Dwelling

Minimum Lot Area	148.0 square metres for each dwelling unit
Minimum Lot Width	5.5 metres for each dwelling unit
Minimum Corner Lot Width (By-law 2000-86, S.12)	12.5 metres
Minimum Front Yard and Minimum Side Yard Abutting a Street	4.5 metres
Minimum Side Yard	2.5 metres except where a driveway leading to a required parking space is situated between the dwelling and the lot line, in which case the side yard on the minimum side 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	In accordance with Section 6.1 of this By-law.
Rear Yard Access	Each dwelling unit shall have an unobstructed access at grade or ground floor level, having a minimum width of 0.9 metres, from the front yard to the rear yard of the lot either by: <ul style="list-style-type: none"> <li data-bbox="982 705 1542 800">a) direct access on the lot without passing through any portion of the dwelling unit; or, <li data-bbox="982 840 1542 1035">b) direct access through the dwelling unit without passing through a living or family room, dining room, kitchen, bathroom, bedroom, or recreation room or any hallway that is not separated by a door to any such room; or, <li data-bbox="982 1075 1542 1236">c) access over adjacent land which, if the lands are not owned by the City of Kitchener or the Regional Municipality of Waterloo, is secured by a registered easement.
(By-law 98-108, S.12[a])	
.2 Omitted (By-law 94-183, S.18)	
.3 <u>For Semi-Detached Dwelling</u>	
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.12[b]) (Amended: 2007-231, S.23)	In accordance with Section 6.1 of this By-law.

.4 **For Single Detached Dwelling and Duplex Dwelling and Residential Care Facility with less than 9 Residents**
(Amended: By-law 2006-174, S.19)

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	a) 1.2 metres, <u>or</u>
Minimum Side Yard	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.
	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.
Minimum Side Yard (Cont'd)	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.

Minimum Rear Yard	7.5 metres
Maximum Building Height (By-law 2007-231, S.24)	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.12[c])	In accordance with Section 6.1 of this By-law.

.5 **For Artisan's Establishment, Day Care Facility, Educational Establishment, Health Office, Health Clinic, Hospice, Religious Institution, Residential Care Facility with 9 Residents or more, Social Service Establishment, Multiple Dwelling and Veterinary Services**

(Amended: By-law 2006-174, S.20) (Amended: By-law 2013-124, S.36)

Maximum Floor Space Ratio	i) for free-standing multiple dwelling	0.6
	ii) for all other uses (By-law 98-108, S.12[d])	1.0
Minimum Lot Width	15.0 metres	
Minimum Front Yard	6.0 metres	
Minimum Side Yard	6.0 metres, or one half of the building height, whichever is greater.	
Minimum Side Yard Abutting a Street	6.0 metres	
Minimum Rear Yard	7.5 metres	

Maximum Building Height	i) for free-standing multiple dwelling ii) for all other uses (By-law 98-108, S.12[e])	10.5 metres 15.3 metres
Maximum Density for Multiple Dwelling	100 units for each hectare of lot area.	
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. (By-law 2016-138, S.16)	
Private Patio Area	For each dwelling unit located at ground floor level, an exclusive use patio area adjacent to the unit with direct access to such unit shall be provided. (By-law 2012-034, S.64)	

.6 For Convenience Retail, Financial Establishment, Personal Services

Size and location of Convenience Retail, Financial Establishment, Personal Services	Only within a building used for a health clinic, multiple dwelling or residential care facility having more than 8 residents; and in total, not in excess of 20% of the gross floor area, nor more than 550.0 square metres of gross leasable commercial space.	
Maximum Gross Leasable Commercial Space for Convenience Retail	No single convenience retail outlet shall exceed 225.0 square metres.	

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

In accordance with regulations set out in Section 5.13 of this By-law.
(By-law 2003-163, S.39)

.8 For Dwelling Unit (By-law 2012-034, S.65)

Location	Shall not be located on the ground floor unless located within a building used only as a multiple dwelling.
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.9 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.

.10 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.

.11 **For Lots with Four to Ten Dwelling Units** (By-law 2023-102, S.20)

4 to 10 dwelling units on a lot provided without any non-residential use except permitted home business uses shall be permitted in accordance with the regulations in this Section as applicable and Section 5.33.