

SECTION 35
(By-law 92-58, S.6)

RESIDENTIAL ONE ZONE (R-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 R-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)

35.1 PERMITTED USES

Additional Dwelling Unit (Attached) (By-law 2023-102, S.16)

Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)

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

Private Home Day Care

Residential Care Facility (By-law 2012-140, S.7)

Single Detached Dwelling

35.2 REGULATIONS

Minimum Lot Area	0.4 hectares
Minimum Lot Width	30.0 metres
Minimum Front Yard and Minimum Side Yard Abutting a Street (By-law 2003-163, S.42)	7.5 metres (By-law 2003-163, S.42)
Minimum Side Yard	3.0 metres
Minimum Rear Yard	10.0 metres
Off-Street Parking	In accordance with the requirements of Section 6.1 of this By-law.
Home Business (By-law 94-1, S.8)	In accordance with the requirements of Section 5.13 of this By-law.
Maximum Building Height (By-law 2003-163, S.41)	10.5 metres (By-law 2003-163, S.41)

Maximum Lot Coverage
(By-law 2003-163, S.41)

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.41)

35.3 **FOR RESIDENTIAL CARE FACILITY**

Maximum Size

8 residents

Other Regulations

In accordance with the regulations of the dwelling type in which such facility is located.

Off-Street Parking

In accordance with Section 6.1 of this By-law.

(By-law 2012-140, S.8)

35.4 **FOR ADDITIONAL DWELLING UNIT (DETACHED)**

In accordance with regulations set out in Section 5.22 of this By-law.
(By-law 2021-040, S.17)

35.5 **For Additional Dwelling Unit (Attached)** (By-law 2023-102, S.19)

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.