

**SECTION 40**  
(By-law 94-1, S.9)

**RESIDENTIAL SIX ZONE (R-6)**

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-6 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)

40.1 **PERMITTED USES**

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

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

Duplex Dwelling

Home Business

Hospice (By-law 2013-124, S.39)

Lodging House

Multiple Dwelling

Private Home Day Care

Residential Care Facility

Semi-Detached Duplex Dwelling (OMB Order PL140037, By-law 2013-149 (Amended), S.7)

Semi-Detached Dwelling

Single Detached Dwelling

Street Townhouse Dwelling

40.2 **REGULATIONS**

.1 Omitted (By-law 94-183, S.25[a])

.2 **For Single Detached Dwelling and Duplex Dwelling** (By-law 95-106, S.19[a])

Minimum Lot Area	235.0 square metres
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Minimum Lot Width (By-law 2000-86, S.10)	9.0 metres
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Minimum Corner Lot Width (By-law 2000-86, S.9)	15.0 metres
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Minimum Front Yard  
and  
Minimum Side Yard  
Abutting a Street

Minimum Front Yard for lands identified on Appendix 'H', and any principal dwelling constructed after the effective date of this by-law on a lot containing an Additional Dwelling Unit (Detached) (Amended: By-law 2021-040, S.19)

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.

a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:

- i) The average of the front yards of the abutting lots, minus 1.0 metre;
- ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, minus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;
- iii) In the case of a corner lot, the front yard, minus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

b) In all other cases, the minimum front yard shall be 4.5 metres. Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

(By-law 2018-094, S.4)

Maximum Front Yard for lands identified on Appendix 'H', and any principal dwelling constructed after the effective date of this by-law on a lot containing an Additional Dwelling Unit (Detached) (Amended: By-law 2021-040, S.20)

a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:

- i) The average of the front yards of the abutting lots, plus 1.0 metre;

- ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, plus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;
- iii) In the case of a corner lot, the front yard, plus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

- b) In all other cases there is no maximum front yard.  
(By-law 2018-094, S.4)

#### Minimum Side Yard

- a) 1.2 metres, or
- 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 and subject to Section 5.20 of this by-law, or  
Amended: (By-law 2009-105, S.16)
- 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 and subject to Section 5.20 of this by-law.  
Amended: (By-law 2009-105, S.16)
- d) 3.0 metres on one side where a driveway leading to required parking space is situated between the main building and the side lot line.

#### 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.

.3 **For Semi-Detached Dwelling and Semi-Detached Duplex Dwelling**  
(Amended: OMB Order PL140037, By-law 2013-149 (Amended), S.8)

Minimum Lot Area (By-law 94-183, S.22)

235.0 square metres for each semi-detached house.

Minimum Lot Width (By-law 94-183, S.22)

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  
Minimum 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 Front Yard for lands identified on Appendix 'H', any Semi-Detached Duplex Dwelling in a building constructed after the effective date of this by-law, and any principal dwelling constructed after the effective date of this by-law on a lot containing an Additional Dwelling Unit (Detached)  
(Amended: By-law 2021-040, S.24)

a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:

i) The average of the front yards of the abutting lots, minus 1.0 metre;

ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, minus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;

iii) In the case of a corner lot, the front yard, minus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

- b) In all other cases, the minimum front yard shall be 4.5 metres. Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

(By-law 2018-094, S.4)

Maximum Front Yard for lands identified on Appendix 'H', any Semi-Detached Duplex Dwelling in a building constructed after the effective date of this by-law, and any principal dwelling constructed after the effective date of this by-law on a lot containing an Additional Dwelling Unit (Detached) (Amended: By-law 2021-040, S.25)

- a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:

- i) The average of the front yards of the abutting lots, plus 1.0 metre;
- ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, plus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;
- iii) In the case of a corner lot, the front yard, plus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

- b) In all other cases there is no maximum front yard.

(By-law 2018-094, S.4)

Minimum Side Yard	1.2 metres, except in the case of a driveway leading to a required parking space 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, S38)	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.
Pedestrian Entrance (By-law 2021-040, S.26)	A maximum of one pedestrian entrance for each semi-detached house or semi-detached duplex house may be located on each street line façade.

.4 **For Lodging House** (By-law 94-183, S.26)

Minimum Lot Area	495.0 square metres for each dwelling.
Minimum Lot Width	15.0 metres
Minimum Front Yard and Minimum 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 Front Yard for lands identified on Appendix 'H'	<p>a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:</p> <p>i) The average of the front yards of the abutting lots, minus 1.0 metre;</p> <p>ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, minus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;</p>

- iii) In the case of a corner lot, the front yard, minus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

- b) In all other cases, the minimum front yard shall be 4.5 metres. Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

(By-law 2018-094, S.4)

Maximum Front Yard for lands identified on Appendix 'H'

- a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:

- i) The average of the front yards of the abutting lots, plus 1.0 metre;

- ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, plus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;

- iii) In the case of a corner lot, the front yard, plus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

- b) In all other cases there is no maximum front yard.

(By-law 2018-094, S.4)

Minimum Side Yard

- a) 1.2 metres, or

- 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, or
- 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.
- d) 3.0 metres on one side where a driveway leading to a required parking space is situated between the dwelling and the side lot line.  
(By-law 95-106, S.21)

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	8 residents.
Off-Street Parking (By-law 2007-231, S.25)	In accordance with Section 6.1 of this By-law.

**.5 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 (By-law 2005-106, S.23)	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 Front Yard for lands identified on Appendix 'H'
- a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:
- i) The average of the front yards of the abutting lots, minus 1.0 metre;
  - ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, minus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;
  - iii) In the case of a corner lot, the front yard, minus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

- b) In all other cases, the minimum front yard shall be 4.5 metres. Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

(By-law 2018-094, S.4)

- Maximum Front Yard for lands identified on Appendix 'H'
- a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:
- i) The average of the front yards of the abutting lots, plus 1.0 metre;
  - ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, plus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;

- iii) In the case of a corner lot, the front yard, plus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

- b) In all other cases there is no maximum front yard.  
(By-law 2018-094, S.4)

Minimum Side Yard	2.5 metres except in the case of a driveway leading to a required parking space situated between the dwelling and the lot line, in which case the side yard on the minimum side shall be 3.0 metres.
Minimum Side Yard Abutting a Street (By-law 2005-106, S.24)	4.5 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 (By-law 96-185, S.1)	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>a) direct access on the lot without passing through any portion of the dwelling unit; or,</li> <li>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> </ul>

- c) access over adjacent lands which, if the lands are not owned by the City of Kitchener or the Regional Municipality of Waterloo, is secured by a registered easement.

.6 **For Multiple Dwelling and Hospice** (Amended: By-law 2013-124, S.40)

Minimum Lot Width 15.0 metres

Minimum Front Yard 4.5 metres  
And

Minimum Side Yard  
Abutting a Street

Minimum Front Yard for lands identified on Appendix 'H' a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:

i) The average of the front yards of the abutting lots, minus 1.0 metre;

ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, minus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;

iii) In the case of a corner lot, the front yard, minus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

b) In all other cases, the minimum front yard shall be 4.5 metres. Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

(By-law 2018-094, S.4)

- Maximum Front Yard for lands identified on Appendix 'H'
- a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:
- i) The average of the front yards of the abutting lots, plus 1.0 metre;
  - ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, plus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;
  - iii) In the case of a corner lot, the front yard, plus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street.
- Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

- b) In all other cases there is no maximum front yard.  
(By-law 2018-094, S.4)

Minimum Side Yard	2.5 metres
Minimum Rear Yard	7.5 metres
Maximum Building Height	10.5 metres
Maximum Floor Space Ratio (By-law 94-183, S.25[b])	0.6
Minimum Landscaped Area	20 percent of the lot area.
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.
Off-Street Parking	In accordance with Section 6.1 of this By-law.

**.7 For Additional Dwelling Unit (Detached)**

In accordance with regulations set out in Section 5.22 of this By-law.  
(Amended: By-law 2021-040, S.21)

.8 **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.

.9 **For Home Business**

In accordance with regulations set out in Section 5.13 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.