

SECTION 42
(By-law 94-1, S.9)

RESIDENTIAL EIGHT ZONE (R-8)

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-8 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)

42.1 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

Home Business

Lodging House

Multiple Dwelling

Private Home Day Care

Residential Care Facility

Semi-Detached Dwelling existing on the date that the R-8 Zone was applied to the land.
(By-law 94-183, S.32)

Single Detached Dwelling existing on the date that the R-8 Zone was applied to the land.
(By-law 94-183, S.32)

Street Townhouse Dwelling

42.2 REGULATIONS

.1 For all Uses

Minimum Floor Space Ratio for Buildings constructed after the date that the R-8 Zone was applied to the land. (By-law 94-183, S.32)	0.6
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Maximum Floor Space Ratio	2.0
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.2 For Single Detached Dwelling Existing On The Date That The R-8 Zone Was Applied To The Land (By-law 94-183, S.32)

Any additions or alterations shall be in accordance with Section 39.2.1.

(By-law 94-183, S.29)

.3 For Semi-Detached Dwelling Existing On The Date That The R-8 Zone Was Applied To The Land (By-law 94-183, S.32)

Any additions or alterations and the creation of additional dwelling units shall be in accordance with Section 39.2.2. (By-law 94-183, S.30)

.4 For Duplex Dwelling

Only within a building existing on the date that the R-8 Zone was applied to the land and any additions or alterations shall be in accordance with Section 39.2.1 of this By-law. (By-law 94-183, S.31 and S.32)

.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	15.0 metres for each dwelling unit, except where a lot has both its front and side lot lines abutting streets having widths of 18.0 metres or less in which case the minimum corner lot width shall be 12.5 metres. (By-law 95-106, S.27)
Minimum Front Yard (By-law 2005-106, S.27)	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	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 that side shall be 3.0 metres.
Minimum Side Yard Abutting a Street (By-law 2005-106, S.28)	4.5 metres
Minimum Rear Yard	7.5 metres
Maximum Lot Coverage	A total of 55 percent, of which the dwelling shall not exceed 40 percent and the accessory buildings shall not exceed 15 percent.
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:

- a) direct access on the lot without passing through any portion of the dwelling unit; or,
- 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,
- 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

Minimum Lot Width	15 metres
Minimum Front Yard and Minimum Side Yard Abutting a Street	4.5 metres for that portion of a dwelling with a building height not exceeding 10.5 metres and an additional setback of 1.5 metres shall be required for every additional portion of 3.0 metres of building height thereafter. (Amended: By-law 2013-124, S.42)
Minimum Side Yard	<ul style="list-style-type: none"> a) 1.5 metres for a Dwelling with a Building Height not exceeding 9.0 metres, <u>or</u> b) 2.5 metres for a Dwelling with a Building Height between 9.0 metres and 10.5 metres, <u>or</u> c) 6.0 metres for a Dwelling with a Building Height exceeding 10.5 metres.
Minimum Rear Yard	7.5 metres
Minimum Landscaped Area	20 percent of the lot area.
Maximum Building Height	24.0 metres
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	Deleted (By-law 2021-040, S.28)	
.8	<u>For Lodging House</u>	
	Lodging House having less than 9 residents	Only within a building existing on the date that the R-8 Zone was applied to the land and in accordance with Section 39.2.4. (By-law 94-183, S.28 and S.32)
	Lodging House having 9 residents or more	In accordance with Section 42.2.6.
.9	<u>For Residential Care Facility</u>	
	Residential Care Facility having less than 9 residents	In accordance with the regulations of the dwelling type in which such facility is located.
	Residential Care Facility having 9 residents or more	In accordance with Section 42.2.6 of this By-law.
	Off-Street Parking (By-law 95-106, S.28)	In accordance with Section 6.1 of this By-law.
.10	<u>For Day Care Facility</u>	
	Location	Only on the same lot as a multiple dwelling containing a minimum of 20 dwelling units.
	Minimum Yards	In accordance with Section 42.2.6 above.
	Off-Street Parking	In accordance with Section 6.1 of this By-law.
.11	<u>For Home Business</u>	
	In accordance with regulations set out in Section 5.13 of this By-law.	
.12	<u>For Additional Dwelling Unit (Detached)</u> (By-law 2023-102, S.17)	
	In accordance with regulations set out in Section 5.22 of this By-law.	
.13	<u>For Additional Dwelling Unit (Attached)</u> (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.	

.14 **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.