

**SECTION 47**  
(By-law 94-1, S.9)

**COMMERCIAL RESIDENTIAL FOUR ZONE (CR-4)**

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 a CR-4 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)

47.1 **PERMITTED USES**

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

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

Audio-Visual or Medical Laboratory

Beverage and Beverage Making Equipment Sales

Building Material and Decorating Supply Sales

Carwash

Commercial Parking Facility

Commercial Recreation

Convenience Retail

Craftsman Shop

Day Care Facility

Dwelling Unit (By-law 95-106, S.33)

Educational Establishment

Financial Establishment

Funeral Home

Garden Centre and Nursery

Gas Station

Health Clinic

Health Office

Home Business

Hospice (By-law 2013-124, S.49)

Hotel

Lodging House

Multiple Dwelling

Office

Personal Services

Printing Establishment

Private Club or Lodge and Union Hall

Private Home Day Care

Religious Institution

Repair Service

Residential Care Facility

Restaurant

Sale of Pets and Pet Supplies (By-law 98-108, S.9)

Sale, Rental or Service of Business Machines and Office Supplies

Sale or Rental of Furniture and Electric or Electronic Appliances or Electric or Electronic Equipment

Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment

Sale, Rental, Storage or Service of Tools and Industrial or Farm Equipment

Sale of Sporting Goods (By-law 98-136, S.1)

Street Townhouse Dwelling

Studio

Tourist Home

Tradesman or Contractor's Establishment

Veterinary Services

Wholesaling

## 47.2

**REGULATIONS****.1 For all Uses** (By-law 2000-80, S.6) (Drive-through Facilities)

Minimum Floor Space Ratio for Buildings constructed after the date that the CR-4 Zone was applied to the land, except for additions to buildings existing on the date that the CR-4 Zone was applied to the land.	1.0 from Cedar Street to Stirling Avenue 0.4 from Stirling Avenue to Sydney Street
Maximum Floor Space Ratio	4.0
Maximum Yard Abutting King Street	Any setback of the ground floor façade of a building, except for recessed entrances, shall be not more than 4.0 metres from the street line. (By-law 2003-163, S.44, [a])

**.2 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	3.0 metres
Minimum Side Yard	1.2 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 minimum side yard on that side shall be 3.0 metres.
Minimum Rear Yard	7.5 metres
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.

**.3 For All Permitted Uses Except Street Townhouse Dwelling, Gas Station and Car Wash**

Minimum Lot Width	16.0 metres
Minimum Front Yard and Minimum Side Yard Abutting a Street	3.0 metres
Minimum Side Yard	a) 1.2 metres for a building with a building height not exceeding 10.5 metres, or  b) 3.0 metres for a building with a building height exceeding 10.5 metres.
Minimum Rear Yard	7.5 metres, or one half the building height, whichever is greater shall be required.
Minimum Landscaped Area	10 percent of the lot area.
Location of Dwelling Unit (By-law 95-106, S.34)	Shall not be located on the ground floor unless located within a building used only as a multiple dwelling.
Residential Care Facility having less than 9 residents	Only within a multiple dwelling.
Lodging House having less than 9 residents	Only within a building existing on the date that the CR-4 Zone was applied to the land. (By-law 94-183, S.37)

Maximum Gross Leasable Commercial Space for Convenience Retail except Video Film Outlet

No single convenience retail outlet shall exceed 225.0 square metres.

Maximum Floor Area Devoted to Non-Permitted Retail as an Accessory Use

- a) Not more than 25 percent of that part of a building's gross floor area occupied by a repair service or wholesaling shall be used for accessory retail purposes, unless the goods or equipment being repaired or wholesaled is a specific retail use permitted by Section 47.1 of this By-law, and
- b) Not more than 15 percent of that part of a building's gross floor area occupied by any permitted retail use shall be used for accessory sales of goods or equipment not listed as a specific retail use permitted by Section 47.1 of this By-law.

Off-Street Parking

In accordance with Section 6.1 of this By-law.

Off-Street Loading

In accordance with Section 6.2 of this By-law.

Visual Barrier

Where a lot line forms part of a boundary between a CR-4 Zone and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with Section 5.11 of this By-law.

Outdoor Storage

No outdoor storage of goods, materials, or equipment shall be permitted. This shall not, however, prevent the display of goods or material for retail purposes.

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.69)

**.4 For Carwash**

Only in accordance with Section 12.2.2 of this By-law.

**.5 For Gas Station**

Only in accordance with Section 13.3 of this By-law.

.6 **For Home Business** (Amended: By-law 2006-174, S.1)

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

.7 **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.

.8 **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.

.9 **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.