

SECTION 6**OFF-STREET PARKING AND OFF-STREET LOADING****6.1 OFF-STREET PARKING**

Where this By-law requires the provision of off-street parking facilities, no lands shall be used and no building shall be used or erected in any zone unless there are provided and maintained facilities for off-street parking in accordance with the following regulations and Parking Schedule, or as otherwise specifically provided in this By-law.

.1 REGULATIONS**.1 Location (By-law 94-1, S.7[a])****a) All Uses**

- i) Off-street parking facilities shall be located on the same lot as the use requiring the parking.
- ii) Notwithstanding Subsection i) above, where the provision of off-street parking on the same lot as the use requiring such off-street parking is not possible, or not practical, such off-street parking facilities may be located on another lot within 400 metres of the lot containing the use requiring the parking, but such alternate parking shall only be situate in a Commercial, commercial-residential, industrial, mixed-use corridor or downtown zone, or outside the extent of the floodline in an Existing Use zone, or within the same zone as the use requiring such parking, or within a Hydro Electric Power Corridor and shall be subject to Subsection iii) herein.
(By-law 2005-106, S.6) (Amended: By-law 2010-097, S.15) (Amended: By-law 2012-034, S.22)
- iii) Where the required off-street parking is provided in accordance with Subsection ii) above, the owner of both lots shall enter into an agreement with the City to be registered against the title of both the lot upon which parking is to be provided and the lot containing the use for which the parking is required. The agreement required by this Section shall guarantee that the land required for parking by this By-law shall continue to be so used only for such purpose until the owner provides alternate parking space in conformity with the regulations of this By-law. Where the required off-street parking is to be provided within a Hydro Electric Power Corridor the agreement shall be registered on title of only the lot containing the use for which the parking is required.
(By-law 2005-106, S.7) (Housekeeping Amendment)
- iv) Unless otherwise regulated herein, a 3-metre landscape strip is required adjacent to a street line and the following shall not be located within 3.0 metres of a street line:

parking spaces;

loading spaces;

motor vehicles or major recreational equipment displayed for sale or lease;
 drive-through stacking lanes; or
 aisles giving direct access to abutting parking spaces.

This regulation shall exclude driveways or portions thereof extending directly from the street.

(By-law 2007-231, S.9) (Amended: By-law 2016-138, S.10)

- v) Notwithstanding Subsection iv) above, in any Mixed Use Corridor Zone, parking spaces; loading spaces; drive-through stacking lanes; or aisles giving direct access to abutting parking spaces shall not be located within 4.5 metres of a street line.
 (By-law 2009-105, S.9)
- vi) Notwithstanding Subsections iv) and v) above, in any Downtown Zone, parking spaces; loading spaces; drive-through stacking lanes; or aisles giving direct access to abutting parking spaces may be located a minimum of 1.0 metre of a street line provided that a structure, such as a landscaped wall, is constructed. Such structure shall have a minimum height of 0.9 metres and a maximum height of 1.2 metres and shall be approved by the Planning Division.
 (By-law 2009-105, S.9) (Amended: By-law 2015-068, S.6)
- vii) Notwithstanding subsections iv) and v) above, parking spaces, loading spaces, drive-through stacking lanes and aisles giving direct access to abutting parking spaces that are located interior to a building shall be exempted from the setback requirements noted in subsections iv) and v).
 (By-law 2012-034, S.23)

- b) **Single Detached Dwellings with or without Additional Dwelling Unit(s), Semi-Detached Dwellings with or without Additional Dwelling Unit(s), and Duplex Dwellings with or without one Additional Dwelling Unit (Attached) or an Additional Unit (Detached); Residential Care Facility having less than 9 residents; and a Lodging House having less than 9 residents** (Amended: By-law 2023-102, S.11)

On a lot containing a Single Detached Dwelling with or without Additional Dwelling Unit(s), Semi-Detached Dwelling with or without Additional Dwelling Unit(s), or Duplex Dwelling with or without one Additional Dwelling Unit (Attached) or an Additional Dwelling Unit (Detached); Residential Care Facility having less than 9 residents; or a Lodging House having less than 9 residents: (Amended: By-law 2023-102, S.11)

- i) The off-street parking required for such dwellings shall be located a minimum distance of 6 metres from the street line.

Notwithstanding the above, where two or three parking spaces are required, one of the required parking spaces shall be permitted to locate on the driveway less than 6 metres from the street line and up to three parking spaces may be arranged in tandem. (Amended: By-law 2023-102, S.11)

- ii) The following provisions shall apply to driveways and driveway widenings:
(Amended: By-law 2007-231, S.11)
- a) A driveway shall be located so as to lead directly from a street or lane to a required parking space, either within a garage or outside;
 - b) A driveway shall have a minimum width of 2.6 metres;
 - c) Deleted (By-law 2018-125, S.10)
 - d) On a lot with a width of 10.4 metres or less, a driveway may extend beyond the width of the attached garage to a maximum width of 5.2 metres and shall be located no closer than 0.6 metres to a side lot line;
 - e) On a lot with a width greater than 10.4 metres, the driveway may extend beyond the width of the attached garage to a maximum total width of 50% of the lot width or 8 metres, whichever is less; and shall be located no closer than 0.6 metres to the side lot line; (Amended: By-law 2013-124, S.21)
 - i) In the case of a semi-detached dwelling with an attached garage the driveway may extend beyond the width of the attached garage to a maximum width of 5.2 metres and shall be located no closer than 0.6 metres to the side lot line which is not located along the common wall of the same dwelling;
 - ii) In the case of a dwelling without an attached garage, the driveway width shall not exceed 5.2 metres within the front yard, side yard, or side yard abutting a street;
 - h) Notwithstanding clause g) above, in the case of a dwelling without an attached garage and located on a lot with a width greater than 10.4 metres, the driveway width shall not exceed 50% of the lot width or 8 metres, whichever is less, within the front yard, side yard or side yard abutting a street.
(Amended: By-law 2007-231, S.12)
 - i) Notwithstanding Clauses d) through f) above, a driveway may be as wide as the attached garage. (By-law 2018-125, S.11)
- iii) A maximum of one driveway with one access point shall be permitted for each dwelling, except in the case of: (Amended: By-law 2013-124, S.22)
- a) a corner lot where a maximum of one driveway may be permitted from each street; or
 - b) on a lot having a minimum lot width of 30.0 metres, where a maximum of two driveways may be permitted.
 - c) a semi-detached dwelling, where each semi-detached house may have one driveway.

(By-law 2003-163, S.25)

- d) a lot which abuts a street and a lane, in which case one driveway is permitted from each street and lane.
(By-law 2007-231, S.13)
- iv) Notwithstanding clauses ii) and iii) above, on a corner lot an access driveway shall not be located closer than 9.0 metres to the intersection of the street lines abutting the lot. For the purposes of this subsection iv), where one or more parking spaces are provided with a setback of less than 12 metres, the driveway including any widening shall be deemed to be at least the same width as the parking spaces, for a minimum distance of 12 metres from the parking space, measured perpendicular to the end of the parking space closest to the street.
(By-law 2007-231, S.14)
- v) Within a front yard, side yard or side yard abutting a street, motor vehicles shall only be parked on a driveway conforming with Section 6.1.1.1.
(By-law 2007-231, S.15)
- vi) The driveway shall be comprised of a material that is consistent throughout the driveway and that is distinguishable from all other ground cover or surfacing, including landscaping or walkways, within the front yard, side yard, or side yard abutting a street.
(By-law 2007-231, S.15) (Amended: By-law 2012-034, S.25)
- vii) A driveway and widening thereof may be used for the parking of vehicles provided that a parking space on the driveway or the widening meets the minimum length requirements of Section 6.1.1.2 d). (By-law 2012-034, S.26) (Amended: By-law 2018-125, S.12)
- c) **Street Townhouse Dwellings with or without Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit (Detached)** (Amended: By-law 2023-102, S.12)
- On a lot containing a Street Townhouse Dwelling with or without Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit (Detached): (Amended: By-law 2023-102, S.12)
- i) The off-street parking required for such dwelling shall not be located within the minimum front yard or the minimum side yard abutting a street, except in the case of a Street Townhouse Dwelling containing Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit (Detached), in which case one required off-street parking space may be located in a driveway within the minimum front yard or minimum side yard abutting a street. (Amended: By-law 2023-102, S.12)
- ii) a) A driveway shall be located leading directly from a street or lane to a parking space located a minimum distance of 6.0 metres from the street line and shall have a minimum width of 2.6 metres.
(By-law 2005-106, S.12) (Housekeeping Amendment)

- b) A driveway may be widened to a maximum of 65% of the lot width or 6 metres, whichever is the lesser.
- c) A driveway and widening thereof may be used for the parking of vehicles provided that a parking space on the driveway or the widening meets the minimum length requirements of Section 6.1.1.2 d). (Amended: By-law 2018-125, S.13)
- iii) Notwithstanding clause ii) above, on a corner lot an access driveway shall not be located closer than 9 metres to the intersection of the street lines abutting the lot. For the purpose of this subsection iii), where one or more parking spaces are provided with a setback of less than 12 metres, the driveway including any widening shall be deemed to be at least the same width as the parking spaces, for a minimum distance of 12 metres from the parking space, measured perpendicular to the end of the parking space closest to the street. (By-law 2012-034, S.28)
- iv) In the case of a Street Townhouse Dwelling containing Additional Dwelling Unit(s) (Attached) or Additional Dwelling Unit (Detached), each additional required parking space may be arranged in tandem behind the first required space. (Amended: By-law 2023-102, S.12)
- v) Within a front yard, side yard or side yard abutting a street, motor vehicles shall only be parked on a driveway conforming with Section 6.1.1.1. (By-law 2007-231, S.16)
- vi) The driveway shall be comprised of a material that is consistent throughout the driveway and that is distinguishable from all other ground cover or surfacing, including landscaping or walkways, within the front yard, side yard or side yard abutting a street. (By-law 2007-231, S.16) (Amended: By-law 2012-034, S.29)
- d) **Multiple Dwellings, Cluster Townhouse Dwellings, Residential Care Facilities having 9 residents or more and Lodging Houses having 9 residents or more**
(By-law 2003-163, S.26)

On a lot containing a multiple dwelling, cluster townhouse dwelling, Residential Care Facility having 9 residents or more or a Lodging House having 9 residents or more:
(By-law 2003-163, S.26)

- i) With the exception of visitors' parking required by Section 6.1.2 b) vi), the off-street parking required for such dwelling shall not be located between the facade and the front lot line or between the facade and a side lot line abutting a street. In no case shall any parking be located within the minimum front yard or minimum side yard abutting a street or within 3.0 metres of the street line.
(By-law 95-106, S.6[a])
- ii) Visitors parking required by Section 6.1.2 b) vi) may be permitted between a facade and a street provided that: (By-law 95-106, S.6[b])

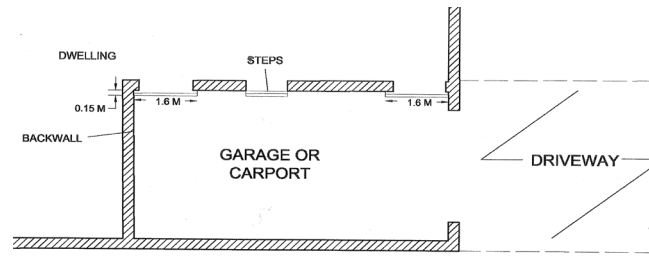
1. it is not located within the minimum front yard or the minimum side yard abutting a street and in no case closer than 3.0 metres to the street line;
 2. no more than 50 percent of the front yard may be used for visitors' parking and access to parking.
- iii) In the case of a townhouse containing two dwelling units the required off-street parking may be arranged in tandem.
(By-law 94-183, S.15[c])

.2 **Design Standards**

- a) Where a parking lot is situate on a lot which abuts 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.
- b) All off-street parking facilities shall be provided with adequate means of ingress and egress to and from a street or lane and shall be arranged so as not to interfere with the normal public use of a street or lane. Any parking lot shall provide for ingress and egress of vehicles to and from a street or lane in a forward motion only.
(Amended: By-law 2012-034, S.30)
- c) In the case of parallel parking:
 - i) Each parallel parking space shall have a minimum width of 2.4 metres and a minimum length of 6.7 metres, except for the end spaces which have a clear, unobstructed approach, which shall have a minimum length of 5.5 metres.
 - ii) The aisle giving access to a parallel parking space shall have a minimum width of 3.6 metres for one-way traffic and a minimum width of 6.1 metres for two-way traffic.
- d) In the case of angle parking, including parking at a 90-degree angle, each space shall have a minimum width of 2.6 metres and a minimum length of 5.5 metres. (By-law 2013-124, S.23)
- e) Where a required parking space is to be provided within a building, with direct access from a driveway, it shall have a minimum width of 3.04 metres and a minimum length of 5.49 metres.

Notwithstanding the above:

- a) A maximum of two steps without handrails may project 0.46 m into the width (side) of the required parking space; and,
- b) a maximum of two walls may project 0.15 m into the width (side) of the required parking space with a maximum length of 1.6 metres for each wall, provided that the walls do not obstruct access to the driver's door (see illustration below).
(By-law 2012-034, S.32)



- f) Parking spaces, driveways, parking lots and any widenings thereof shall be provided and maintained with stable surfaces such as asphalt, concrete or other hard-surfaced material, or crushed stone or gravel, maintained in a dust free condition.
(By-law 95-106, S.7) (Amended: By-law 2012-034, S.33)
- g) No person shall use or permit to use an area other than a driveway to access an off-street parking space.
(By-law 2010-097, S.16)
- h) Where a parking lot is provided for a development that does not require site plan approval pursuant to Section 41 of the Planning Act, the following regulations shall apply:
 - i) The parking lot shall be setback a minimum of 1.5 metres from side lot line and rear lot line; and,
 - ii) The minimum drive aisle width shall be 6 metres.
 (By-law 2023-102, S.13)

6.1 .2 **OFF-STREET PARKING SCHEDULES** (By-law 92-232, S.5[b])

a) **Off-Street Parking Schedule for All Zones Except Downtown Zones**
(By-law 92-232, S.5[c])

Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1, subject to Subsection b) hereof.

<u>Column 1</u>	<u>Column 2</u>
Additional Dwelling Unit (Attached) (By-law 2023-102, S.14)	1 for each dwelling unit
Additional Dwelling Unit (Detached) (By-law 2021-065, S.2)	1 for each dwelling unit, or 0 where the lot is located within 800 metres of a Light Rail Transit (LRT) station as shown on Appendix I.
Arena	1 for each 7 fixed seats <u>or</u> 1 for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.

Art Gallery (By-law 2003-163, S.27)	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Artisan's Establishment (By-law 2003-163, S.27)	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Audio-Visual or Medical Laboratory	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Auditorium	1 for each 7 fixed seats <u>or</u> 1 for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.
Beverage and Beverage-making Equipment Sales	1 for each 20.0 square metres of the gross floor area which accommodates such use.
Biotechnological Establishment (By-law 2003-163, S.27)	1 for each 28.0 square metres of the gross floor area which accommodates such use
Building Material and Decorating Supply Sales	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Canine or Feline Boarding, Breeding, Grooming or Training (By-law 2003-163, S.27)	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Cluster Townhouse Dwelling (By-law 94-183, S.17[a])	See Multiple Dwelling.
Commercial Entertainment	1 for each 7 fixed seats <u>or</u> 1 for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.
Commercial Recreation	1 for each 23.0 square metres of the gross floor area which accommodates such use, except in the case of: i) a golf course which shall require 7 for each hole; and, ii) a golf driving range or miniature golf course which shall require 3 for each 2 tees or holes.
Commercial Weighing	1 for each two employees of the combined total of the two greatest successive shifts of employees.

Community Centre		1 for each 7 fixed seats <u>or</u> 1 for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.
Computer, Electric or Data Processing Business		1 for each 28.0 square metres of the gross floor area which accommodates such use.
Conference or Convention Facility		1 for each 23.0 square metres of the gross floor area which accommodates such use.
Convenience Retail		1 for each 20.0 square metres of the gross floor area which accommodates such use.
Craftsman Shop		1 for each 40.0 square metres of the gross floor area which accommodates such use.
Day Care Facility		1 for each 10 persons accommodated at any one time; including staff, plus 1 for the facility.
Duplex Dwelling		1 for each dwelling unit.
Dwelling Unit (By-law 2003-163, S.28, [a])		1 for each unit.
<u>Educational Establishment</u>		
Commercial	School	1 for each 27.5 square metres of the gross floor area which accommodates such use.
Commercial School (By-law 95-106,S.8)		
Elementary School		1 for every classroom.
Secondary School		3 for every classroom plus 1 for each 7 seat capacity in an auditorium, theatre or stadium.
University/College		5 for every classroom plus 1 for each 7 seat capacity in an auditorium, theatre or stadium <u>or</u> 5 for every classroom plus 1 for each 23.0 square metres of the gross floor area which accommodates the auditorium, theatre or stadium, whichever results in a greater requirement.
Exhibition or Display Facility		1 for each 23.0 square metres of the gross floor area which accommodates such use.
Financial Establishment		1 for each 28.0 square metres of the gross floor area which accommodates such use.

Funeral Home	1 for each 7 seats plus 1 for each 23.0 square metres of the floor area used for hall, auditorium or similar use involving the assembly of persons.
Garden Centre and Nursery	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Gas Bar	1 for each gas bar.
Gas Station	4 for each service bay.
Health Clinic	1 for every 15 square metres of gross floor area which accommodates such use.
Health Office	1 for every 15 square metres of gross floor area which accommodates such use.
Hospice (By-law 2013-124, S.25)	1 for every bed.
Hospital	1 for every six beds plus 1 for every 4 employees in attendance at any one time.
Hotel	1 for each guest room plus 1 for each 23.0 square metres of the floor area used for restaurant, retail, banquet or convention purposes.
Industrial Administrative Office	1 for each 28.0 square metres of the gross floor area which accommodates such use.
Lodging House	1 for each 25.0 square metres of the floor area devoted to lodging units.
Manufacturing or Laboratory (Amended: By-law 2006-174, S.10)	1 for each two employees of the combined total of the two greatest successive shifts of employees.
<u>Multiple Dwelling</u> (By-law 94-1, S.7[b]) (Amended by By-law 94-183, S.17[b] and By-law 95-106, S.9)	
Multiple Dwellings on properties within MU-1, MU-2 and MU-3 zones (By-law 2008-154, S.2)	1.0 space for each dwelling unit
Multiple Dwellings Totalling 3 to 5 Dwelling Units	1.0 spaces for each dwelling unit.

Multiple Dwellings Totalling 6 to 12 Dwelling Units	1.5 spaces for each dwelling unit.
Multiple Dwellings Totalling 13 to 60 Dwelling Units	1.75 spaces for each dwelling unit.
Multiple Dwellings Totalling 61 Dwelling Units or More	1.5 spaces for each dwelling unit.
Multiple Dwellings Totalling 6 Dwelling Units or More Within The Area Bounded By The Conestoga Parkway, Homer Watson Boulevard/Shoe-maker Greenway/Belmont Avenue, and the Northerly Boundary of the City of Kitchener	1.25 spaces for each dwelling unit.
Multiple Dwellings totalling 100 Dwelling Units or more within the area bounded by the Conestoga Parkway, Homer Watson Boulevard/ Shoemaker Greenway/Belmont Avenue, and the northerly boundary of the City of Kitchener, built after the passing of this By-law and containing dwelling units having a floor area of 51.0 square metres or less (Amended: OMB Order PL140037, By-law 2013-148 (Amended), S.1)	0.165 spaces for each dwelling unit of such size provided however that this does not apply to more than 40% of all dwelling units on a lot. (Amended: OMB Order PL140037, By-law 2013-148 (Amended), S.1)
Museum	1 for every 23.0 square metres of the gross floor area which accommodates such use.
Office	1 for each 28.0 square metres of the gross floor area which accommodates such use.
Personal Services	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Plaza Complex With a Gross Floor Area of 600.0 Square Metres or Less	1 for each 22.0 square metres of the gross floor area.

Plaza Complex With a Gross Floor Area Greater than 600.0 Square Metres (Amended: By-law 2012-034, S.34)	1 for each 27.0 square metres of the gross floor area.
Printing Establishment	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Private Club or Lodge and Union Hall	1 for each 23.0 square metres of the gross floor area which accommodates such use.
Religious Institution (By-law 2003-163, S.28, [a])	1 for every classroom plus 1 for each 7 fixed seats or 1 for each 23.0 square metres of the gross floor area of that part of the building used for the place of worship, whichever results in the greater requirement <u>or</u> 1 for every classroom plus 1 for each 23.0 square metres of floor area used for hall, auditorium or similar use involving the assembly of persons not including the place of worship, whichever results in the greater requirement. (By-law 2003-163, S.28, [a])
Repair Service	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Research and Development Establishment	1 for each 28.0 square metres of the gross floor area which accommodates such use.
Residential Care Facility - (3 to 8 residents)	2 per facility.
Residential Care Facility - (9 residents or more)	3 per facility plus one for every 3 staff in attendance at any one time.
Residential Care Facility - Nursing Home (9 residents or more) (By-law 2003-163, S.28, [a])	1 for every 4 beds plus one for every 3 staff in attendance at any one time. (By-law 2003-163, S.28, [a])
Residential Care Facility - Retirement Home (9 residents or more) (By-law 2003-163, S.28 [a])	1 for every 2 dwelling units plus one for every 3 staff in attendance at any one time (By-law 2003-163, S.28 [a])
Restaurant	1 for each 7.5 square metres of the gross floor area which accommodates such use.

Retail	1 for each 20.0 square metres of the gross floor area which accommodates such use.
Sale, Rental or Service of Business Machines and Office Supplies	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Sale or Rental of Furniture and Electric or Electronic Appliance or Electric or Electronic Equipment	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Sale, Rental, Storage or Service of Tools and Industrial or Farm or Catering Equipment (By-law 2005-106, S.13)	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Sale of Monuments	1 for each two employees of the combined total of the two greatest successive shifts of employees.
Sale of Pets and Pet Supplies	1 for each 27.0 square metres of gross floor area which accommodates such use. (By-law 96-58, S.1)
Sale or Rental of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles and Major Recreational Equipment	1 for each 32.0 square metres of the gross floor area which accommodates such use.
Sale, Rental or Service of Medical Hardware and Medical Equipment	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Scientific, Technological or Communications Establishment	1 for each 28.0 square metres of the gross floor area which accommodates such use.
Security or Janitorial Service	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Semi-Detached Dwelling	1 per dwelling unit.
Service, or Repair of Motor Vehicles and Major Recreational Equipment (By-law 2003-163, S.28 [b]) Single Detached Dwelling	4 for each service bay. 1 for each dwelling unit
Social Service Establishment	1 for every 28.0 square metres of the gross floor area which accommodates such use.

Stadium	1 for each 7 fixed seats <u>or</u> 1 for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.
Street Townhouse Dwelling	1 per dwelling unit.
Studio	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Surveying, Planning, Engineering or Design Business	1 for each 28.0 square metres of the gross floor area which accommodates such use.
Tourist Home (By-law 94-1, S.7[c])	1 for each bedroom designed or intended to be used for guest accommodation.
Tradesman or Contractor's Establishment	1 for each 40.0 square metres of the gross floor area which accommodates such use.
Truck Transport Terminal	1 for each two employees of the combined total of the two greatest successive shifts of employees.
Veterinary Services	1 for each 28.0 square metres of the gross floor area which accommodates such use.
Warehousing	1 for each 1500.0 square metres of the gross floor area which accommodates such use.
Wholesaling	1 for each 1500.0 square metres of the gross floor area which accommodates such use.
<u>All Other Uses Not Otherwise Listed Above</u> (By-law 2007-231, S.17)	1 for each 40.0 square metres of gross floor area which accommodates such use.

(By-law 93-129, S.6) (Amended: By-law 2013-124, S.24)

- b) i) If the calculation of the required parking spaces results in a fraction of one-half or greater then, the required parking spaces shall be the next higher whole number. Notwithstanding, this subsection shall not apply to barrier-free accessible parking as required in Section 6.7.1 of this By-law.
(Amended: By-law 2012-034, S.36) (Amended: By-law 2016-138, S.11)
- ii) Where any land or building accommodates more than one use, the total parking space requirement for such land or building shall be the aggregate sum of the requirements for each individual use; provided, however, that parking for a plaza complex or for mixed commercial residential use shall be as follows:

A) Plaza Complex

- a) Where a plaza complex is located within an Industrial Residential Zone (M-1), General Industrial Zone (M-2), Heavy Industrial Zone (M-4), Business Park Zone (B-1) or Restricted Business Park Zone (B-2) the parking space requirement shall be the lesser of the plaza complex requirement or the aggregate individual use requirement.
- b) Where a plaza complex is located within any Commercial Zone, Commercial-Residential Zone, Mixed Use Corridor Zone, Institutional Zone, Service Industrial Zone (M-3), Business Park Service Centre Zone (B-3), Commercial Business Park Zone (B-4), the parking space requirement for a plaza complex shall apply unless a restaurant, health clinic or automobile service station use occupies more than 30 percent of the gross floor area of the plaza complex. In that case, the specific parking requirement for restaurant, health clinic or automobile service station shall be required for that portion of the gross floor area accommodating that use in excess of 30%, in addition to the plaza complex requirement for the remaining gross floor area of the plaza complex.
(By-law 2003-163, S.29)

ii) B) Mixed Office-Residential (By-law 96-36, S.1)

- a) Where a building containing both office and residential uses is located in a Commercial Residential (CR) or Downtown (D) Zone and where these uses are proportionate in gross floor area within a 10 percent differential of total gross floor area, the total parking requirement for the building shall be calculated as follows: (By-law 96-36, S.1)

100 percent of the parking required for the gross floor area devoted exclusively to office plus 85 percent of the parking required for the gross floor area devoted exclusively to residential, or 10 percent of the parking required for the gross floor area devoted exclusively to office plus 100 percent of the parking required for the gross floor area devoted exclusively to residential, whichever is greater, plus the parking required for all other individual uses. (By-law 94-1, S.7[d])

- iii) Any parking spaces required to be provided by this By-law shall be exclusive of the parking spaces used or intended to be used for the storage or parking of motor vehicles or major recreational equipment for sale or rental.
- iv) Where a specific type of retail use is specified in Subsection a) above as having a different parking requirement than the generic "retail" requirement, the parking requirement for the specific type of retail use shall apply.
- v) Where seating is provided in the form of fixed benches or pews, then 0.6 metres of each such bench or pew length shall be considered as equalling one seat.
- vi) Visitor parking for multiple dwellings shall be required as follows:

- A) 15 percent of the required parking spaces for multiple dwellings containing 6 to 60 dwelling units;
 - B) 20 percent of the required parking spaces for multiple dwellings containing more than 60 dwelling units; and
 - C) 20 percent of the required parking spaces for multiple dwellings containing 6 dwelling units or more within the area bounded by the Conestoga Parkway, Homer Watson Boulevard/Shoemaker Greenway/Belmont Avenue, and the northerly boundary of the City of Kitchener. (By-law 94-1, S.7[e])
- vii) All required visitor parking shall be clearly identified, demarcated and reserved.
(By-law 94-1, S.7[e])
- viii) The following regulations shall apply in all Downtown Zones:
- a) New construction which replaces a building or part thereof which existed on the same lot on the day of the passing of By-law 92-232 shall be subject to the same parking requirements as such previously existing building, provided however that this provision shall not apply to any floor area which exceeds the gross floor area of the previously existing building;
 - b) For each lot existing on the day of the passing of By-law 96-36, a one time only exemption from parking requirements shall apply to the first 465 square metres of gross floor area constructed after the day of the passing of By-law 96-36;
 - c) Notwithstanding the definitions of "Parking Space" and "Tandem Parking" as defined in Section 4.2 of this By-law, tandem parking may be provided to satisfy the parking requirements of the By-law, and any number of parking spaces may be provided in tandem. The owner of a lot on which required parking is provided in tandem shall enter into an agreement with the City to be registered against the title of the lot. Said agreement shall guarantee that the owner shall either provide valet service or post signs to give notice that access to a public lane or street may necessitate the moving of another motor vehicle.
(Amended: By-law 2012-034, S.36)

(By-law 96-36, S.2)

c) **Off-Street Parking Schedule for Downtown Zones**

Parking spaces shall be provided in the minimum quantity specified in Column 2 hereunder for each use listed in Column 1, and subject to the provisions of Section 6.1.2 b) i), ii) B), iii), iv), v) and viii).
(By-law 96-36, S.3)

Column 1

Column 2

Art Gallery

1 for each 40.0 square metres of gross floor area which accommodates such use.

Auditorium	1 for each 7 fixed seats <u>or</u> 1 for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.
Beverage and Beverage-Making Equipment Sales	1 for each 54.0 square metres of the gross floor area which accommodates such use.
Commercial Entertainment	1 for each 7 fixed seats <u>or</u> 1 for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.
Commercial Recreation	1 for each 77.0 square metres of gross floor area which accommodates such use.
Community Centre	1 for each 7 fixed seats <u>or</u> 1 for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.
Conference or Convention Facility	1 for each 40.0 square metres of gross floor area which accommodates such use.
Convenience Retail	1 for each 54.0 square metres of gross floor area which accommodates such use.
Convenience Retail having a Drive-through facility	2 plus 1 for each 54.0 square metres of gross floor area which accommodates such use.
Day Care Facility	1 for each 125.0 square metres of gross floor area which accommodates such use.
Duplex Dwelling	1 for each dwelling unit.
Dwelling Unit	1 for each dwelling unit.
<u>Educational Establishment</u> (Amended: By-law 2012-034, S.37)	
Commercial School	1 for each 18.0 square metres of gross floor area which accommodates such use.
Elementary	1 per classroom.
Secondary	3 per classroom plus 1 for each 7 seat capacity in an auditorium, theatre or stadium.

Exhibition Facility	1 for each 40.0 square metres of gross floor area which accommodates such use.
Financial Establishment	1 for each 69.0 square metres of gross floor area which accommodates such use.
Funeral Home	1 for each 6 fixed seats in an assembly room or chapel, plus 1 for each 6.0 square metres of gross floor area devoted to parlour space.
Gas Bar	1 per facility.
Gas Station	4 per service bay.
Health Clinic	1 for each 15.0 square metres of gross floor area which accommodates such use.
Health Office	1 for each 15.0 square metres of gross floor area which accommodates such use.
Hospice (By-law 2013-124, S. 26)	1 for every bed.
Hospital	1 for each 6 beds plus 1 space for every 4 employees in attendance at any one time.
Hotel	0.7 per room plus 1 for each 10.0 square metres of floor area devoted to meeting rooms, in addition to the following requirement for restaurant use:
i) Restaurant with a building floor area of less than 75 square metres	1 for each 28.0 square metres of gross floor area which accommodates such use.
ii) Restaurant with a building floor area between 75 and 150 square metres (By-law 2003-163, S.30)	1 for each 22.0 square metres of gross floor area which accommodates such use.
iii) Restaurant with a building floor area greater than 150 square metres	1 for each 17.0 square metres of gross floor area which accommodates such use.
Lodging House	1 for each 25.0 square metres of lodging unit floor area.
Manufacturing or Laboratory (Amended: By-law 2006-174, S.11)	1 for each 125.0 square metres of gross floor area which accommodates such use.

Multiple Dwelling	1 for each unit, except in the case of a unit, having a floor area not exceeding 51.0 square metres, which shall require 0.165 spaces for each unit. (Amended: By-law 2012-034, S.38)
Museum	1 for each 40.0 square metres of gross floor area which accommodates such use.
Office	1 for each 69.0 square metres of gross floor area which accommodates such use.
Personal Services	1 for each 69.0 square metres of gross floor area which accommodates such use.
Private Club or Lodge	1 for each 30.0 square metres of gross floor area which accommodates such use.
Religious Institution	1 for every classroom plus 1 for each 7 seat capacity in that part of the building used for worship <u>or</u> 1 for every classroom plus 1 for each 23.0 square metres of the floor area used for hall, auditorium or similar use involving the assembly of persons not including the place of worship, whichever results in the greater requirement.
Residential Care Facility (3 to 8 residents)	2 per facility.
Residential Care Facility (9 residents or more)	3 per facility plus 1 for every 3 staff in attendance at any one time.
<u>Restaurant</u>	
Restaurant with a building floor area of less than 75 square metres	1 for each 25.0 square metres of gross floor area which accommodates such use.
Restaurant with a building floor area between 75 and 150 square metres (By-law 2003-163, S.30)	1 for each 18.0 square metres of gross floor area which accommodates such use.
Restaurant with a building floor area greater than 150 square metres	1 for each 14.0 square metres of gross floor area which accommodates such use.
Retail	1 for each 95.0 square metres of gross floor area which accommodates such use except in the case of a retail outlet primarily involved in the retail of furniture or appliances, which shall require 1 for each 130 square metres of gross floor area.

Service, Storage or Repair of Motor Vehicles and Major Recreational Equipment	4 per service bay.
Single Detached Dwelling	1 for each dwelling.
Stadium	1 for each 7 fixed seats <u>or</u> 1 for each 23.0 square metres of the gross floor area which accommodates such use, whichever results in the greater requirement.
Street Townhouse Dwelling	1 for each unit, except in the case of a unit, having a floor area not exceeding 51.0 square metres, which shall require 0.165 spaces for each unit. (Amended: By-law 2012-034, S.38)
Studio	1 for each 62.0 square metres of the gross floor area which accommodates such use.
Tourist Home	1 for every 2 bedrooms designed or intended to be used for guest accommodation.
Warehousing	1 for each 190.0 square metres of the gross floor area which accommodates such use.
Wholesaling	1 for each 190.0 square metres of the gross floor area which accommodates such use.
All Other Uses Not Otherwise Listed Above	1 for each 55.0 square metres of the gross floor area which accommodates such use.

(By-law 93-129, S.7)

d) **Off-Street Parking Reductions**

Notwithstanding the parking requirements identified in Section 6.1.2, the following off-street parking reductions shall be permitted:

Non-residential uses on property in a MU-1 Zone	10% reduction to any parking requirement identified in Section 6.1.2 of this By-law
Non-residential uses on property in a MU-2 Zone	20% reduction to any parking requirement identified in Section 6.1.2 of this By-law
Non-residential uses on property in a MU-3 Zone	30% reduction to any parking requirement identified in Section 6.1.2 of this By-law

(By-law 2008-154, S.2)

e) **Gross Floor Area and Off-Street Parking Requirement**

Notwithstanding Sections 6.1.2 a) and 6.1.2 c), for the purpose of calculating minimum off-street parking space requirements, the floor area of buildings used for the storage of garbage and recycling material shall not be included in the gross floor area.

(By-law 2010-097, S.17)

6.2 **OFF-STREET LOADING**

No commercial or industrial building to which, or from which, regular deliveries are made shall be used or erected unless off-street spaces for the standing, loading, or unloading of trucks are provided in conformity with the following regulations and Loading Schedule.

.1 **Minimum Size of Loading Space**

Each off-street loading space in a Commercial Zone shall have minimum dimensions of 3.0 metres by 10.7 metres with a height clearance of 4.3 metres. In an Industrial Zone, the minimum dimensions shall be 4.3 metres by 15.2 metres with a height clearance of 4.3 metres.

.2 **Off-Street Loading Schedule**

<u>Square Metres of Gross Floor Area</u>	<u>Minimum No. of Loading Spaces</u>
Over 0 up to and including 2,320.0 sq.m.	1
Over 2,320.0 up to and including 3,700.0 sq.m. (By-law 2005-106, S.14) (Housekeeping Amendment)	2
Over 3,700.0 up to and including 9,290.0 sq.m.	3
Over 9,290.0 up to and including 14,860.0 sq.m.	4
Over 14,860.0 up to and including 22,290.0 sq.m.	5
Over 22,290.0 up to and including 29,720.0 sq.m.	6
Over 29,720.0 up to and including 37,160.0 sq.m.	7
Over 37,160.0 up to and including 45,520.0 sq.m.	8
For each additional 8,360.0 over 45,520.0 sq.m.	1 additional

.3 **Location of Loading Space in Industrial Zones**

Within any Industrial Zone, no loading space shall be permitted to locate within 6.0 metres of a street line.

(By-law 87-67, S.7)

6.3 **COMMERCIAL VEHICLES AND EQUIPMENT**

(By-law 94-1, S.7[f]); Amended: (By-law 2009-105, S.10)

In any Residential zone, the parking or storage of commercial vehicles and equipment is subject to the following regulations:

- a) No commercial vehicle exceeding a registered gross weight of 4,000 kilograms shall be parked or stored, except within a fully enclosed building or structure.

- b) No tow truck, tilt/n/load, dump truck, tractor trailer, semi-trailer, or any component thereof, or a bus exceeding 7 metres in length shall be parked or stored, except within a fully enclosed building or structure. (Amended: By-law 2012-034, S.39) (Amended: By-law 2013-124, S.27)
- c) No commercial vehicle having open storage consisting of any type of goods, materials, or equipment shall be parked or stored, except within a fully enclosed building or structure. (By-law 2010-097, S.18) (Amended: By-law 2013-124, S.28)
- d) Notwithstanding clauses a), b), or c) above, any commercial vehicle may temporarily attend residential properties for the purpose of delivery or service.
- e) No parked or stored commercial vehicle shall obstruct the visibility or movement of vehicular or pedestrian traffic within a street or lane nor shall any parked or stored commercial vehicle encroach beyond the lot lines of the subject property. (Amended: By-law 2012-034, S.40)
- f) Notwithstanding clause a), b), or c) above, agricultural implements or commercial and industrial equipment, or any component thereof, shall not be parked or stored on a lot, except within a fully enclosed building or structure. The implements or equipment shall only be used for personal use and shall not be related to a business. (By-law 2009-105, S.10) (Amended: By-law 2013-124, S.29) (Amended: By-law 2016-138, S.12)
- g) Notwithstanding clauses a) and b) above, a bus designed to accommodate wheelchair access shall be permitted to be parked or stored in a Residential zone provided it does not exceed 8 metres in length and clause e) of this section is met. (By-law 2012-034, S.41)

6.4

MAJOR RECREATIONAL EQUIPMENT

(By-law 94-1, S.7[f])

In any Residential zone, Major Recreational Equipment:

- a) May be stored or parked in a garage. (By-law 95-106, S.10[a]) (Amended: By-law 2007-231, S18)
- b) Shall not be stored or parked:
 - i) in a front yard or side yard abutting a street;
 - ii) in a rear yard unless substantially screened by a visual barrier;
 - iii) in a carport unless substantially screened by a visual barrier;
 - iv) in a side yard unless substantially screened by a visual barrier, and if it exceeds 1.4 metres in height, a minimum side yard setback of 1.2 metres shall apply;
 - v) in a driveway between November 1st to April 30th.
 (By-law 2003-163, S.31) (Amended: 2007-231, S.18)
- c) Notwithstanding clauses b) i), ii), iii) and iv), may be stored or parked on a driveway wholly inside the lot line between May 1st and October 31st provided that such equipment shall not obstruct the visibility of movement of vehicular or pedestrian traffic within a street or lane. (By-law 2003-163, S.31)
- d) Shall not be used for living, sleeping, or housekeeping purposes when located on a lot within any zone. (By-law 2003-163, S.31) (Amended: 2013-124, S.30)

- e) Notwithstanding clauses b) and c) above, snowmobiles or other similar winter-season recreational equipment and portable structures for transporting such equipment shall not be stored or parked on a driveway between May 1st and October 31st, but may be stored or parked on a driveway wholly inside the lot line between November 1st and April 30th provided that such equipment shall not obstruct the visibility of vehicular or pedestrian traffic movement within a street or lane. (By-law 2008-125, S.1)

(Amended: By-law 2006-174, S.1)

6.5 **UTILITY TRAILERS**

On a property used for residential purposes in any Residential, Institutional, Commercial-Residential or Existing Use Zone, a utility trailer, whether open or enclosed:

- i) shall not be parked or stored in a front yard, except in a driveway; and
- ii) shall not be parked or stored in a side yard abutting a street, except in a driveway or when screened by a visual barrier.
- iii) shall not be permitted on the lot, whether in a driveway or not, if it exceeds 6 metres in length inclusive of projections and attachments.

(By-law 2008-31, S.1) (Amended: By-law 2013-124, S.31)

6.6 **VEHICLES WITH A SNOW PLOUGH BLADE**

No more than one vehicle with an attached snow plough blade shall be left on a lot within a Residential zone. (By-law 2013-124, S.32)

6.7 **BARRIER-FREE ACCESSIBLE PARKING**

- .1 Barrier-free accessible parking spaces must be provided in accordance with the following schedule, rounding up to the nearest whole number:

<u>Off-Street Parking Spaces Required</u>	<u>Barrier-free Accessible Parking Required</u>
1-12	1
13-100	4% of total required parking
101-200	1 + 3% of total required parking
201-1000	2 + 2% of total required parking
1000+	11 + 1% total required parking

- a) Type A Barrier-Free Accessible Parking Spaces must have a minimum width of 3.4 metres and a minimum length of 5.5 metres.
- b) Type B Barrier-Free Accessible Parking Spaces must have a minimum width of 2.4 metres and a minimum length of 5.5 metres.
- c) Where an even number of barrier-free accessible parking spaces are required, an equal number of parking spaces that meet the requirements of Type A and Type B Barrier-Free Parking Spaces must be provided.

- d) Where an odd number of barrier-free accessible parking spaces are required, an equal number of parking spaces that meet the requirements of Type A and B Barrier-Free Parking Spaces must be provided, where the additional barrier-free parking space may be a Type B Barrier-Free Parking Space.
 - e) Access aisles, that is the space between parking spaces that allows persons with disabilities to get in and out of their vehicles, must be provided for all parking spaces for the use of persons with disabilities in off-street parking facilities.
 - f) Access aisles may be shared by two parking spaces in an off-street parking facility and must meet the following requirements:
 - i) The access aisles must have a minimum width of 1.5 metres.
 - ii) The access aisle must extend the full length of the parking space.
 - iii) The access aisles must be marked with high tonal contrast diagonal lines, which discourages parking in them, where the surface is asphalt, concrete or some other hard surface.
- .2 The provisions outlined in subsection 6.7.1 above shall not apply to any off-street parking facility constructed or redeveloped that is used exclusively for one of the following:
(Amended: By-law 2016-138, S.13)
- a) Parking for buses.
 - b) Parking for delivery vehicles.
 - c) Parking for law enforcement vehicles.
 - d) Parking for medical transportation vehicles, such as ambulances.
 - e) Parking used as a parking lot for impounded vehicles.
 - f) Any residential use with less than four dwelling units on a lot.

(By-law 2013-138, S.23)