

**SECTION 7****CONVENIENCE COMMERCIAL ZONE (C-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 a C-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)

**7.1 PERMITTED USES**

Convenience Retail  
 Dwelling Unit  
 Financial Establishment  
 Gas Bar  
 Health Office  
 Personal Services  
 Restaurant

**7.2 REGULATIONS**

Minimum Lot Area	278.0 square metres
Minimum Lot Width	9.0 metres
Minimum Front Yard and Minimum Side Yard Abutting a Street (Amended: By-law 2007-231, S.19)	3 metres
Minimum Side Yard	1.2 metres
Minimum Rear Yard	7.5 metres
Maximum Gross Leasable Commercial Space	999.0 square metres (By-law 89-191, S.1)
Maximum Gross Leasable Commercial Space for a Convenience Retail Outlet	No single convenience retail outlet shall exceed 225.0 square metres.
Location of Dwelling Units	Shall be located only in the same building as commercial uses, and except for access, shall not be located on the ground floor. (By-law 98-108, S.2)

Location and Maximum Floor Area for Health Office and Restaurant Use (By-law 89-191, S.2)

Health Offices and restaurants shall be located only within a plaza complex and shall not exceed, in total, more than 50 per cent of the plaza's gross floor area.

Off-Street Parking

In accordance with the requirements of Section 6.1 of this By-law.

Off-Street Loading

In accordance with the requirements of Section 6.2 of this By-law.

Gas Bar

Notwithstanding the regulations of this Section, the use of any C-1 land for a gas bar shall be in accordance with the applicable requirements of Section 13 of this By-law.

Visual Barrier

Where a lot line forms part of a boundary between a C-1 Zone and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with the requirements of Section 5.11 of this By-law.