

SECTION 8**NEIGHBOURHOOD SHOPPING CENTRE ZONE (C-2)**

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-2 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)

8.1 PERMITTED USES

Canine or Feline Grooming (By-law 2003-163, S.32)

Carwash

Day Care Facility

Dwelling Unit (By-law 98-108, S.3)

Educational Establishment (By-law 98-108, S.3)

Financial Establishment

Gas Station

Health Clinic

Health Office

Office

Personal Services

Religious Institution (By-law 98-108, S.3)

Repair Service

Restaurant

Retail

Studio

Veterinary Services (By-law 90-48, S.1)

8.2 REGULATIONS

Minimum Lot Area 4,000.0 square metres

Minimum Lot Width 30.0 metres

Minimum Front Yard and Minimum Side
Yard Abutting a Street 3.0 metres
(Amended: By-law 2007-231, S.20)

Minimum Side Yard 3.0 metres, except where a lot line forms part of a boundary between a C-2 Zone and a Residential Zone, in which case, 7.5 metres shall be required.

Minimum Rear Yard	7.5 metres
Maximum Building Height	15.0 metres, except that the height may be increased beyond the maximum of 15.0 metres provided that the building is so located that its distance from any lot line is equal to or greater than its building height.
Maximum Gross Leasable Commercial Space	13,935.0 square metres with no single outlet exceeding 4,550.0 square metres. (By-law 98-108, S.4[a])
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.4[b])
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.
Visual Barrier	Where a lot line forms part of a boundary between a C-2 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.
Gas Station	Notwithstanding the regulations of this Section, the use of any C-2 land for a Gas Station shall be in accordance with the requirements of Section 13 of this By-law.
Carwash	Notwithstanding the regulations of this Section, the use of any C-2 land for a carwash shall be in accordance with the requirements of Section 12.2.2 of this By-law.

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