

**SECTION 16**  
**(By-law 92-232, S.6)**

**OFFICE DISTRICT ZONE (D-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 D-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)

16.1 **PERMITTED USES**

Commercial Parking Facility

Commercial Recreation

Conference or Convention Facility

Convenience Retail

Day Care Facility

Dwelling Unit

Educational Establishment

Financial Establishment

Health Clinic

Health Office

Home Business (By-law 94-1, S.8)

Hotel

Laboratory

Lodging House

Multiple Dwelling

Office

Personal Services

Printing Establishment

Private Club or Lodge and Union Hall

Private Home Day Care

Religious Institution

Residential Care Facility

Restaurant

Sale, Rental or Service of Business Machines and Office Supplies

Security or Janitorial Services

Studio

Tourist Home

16.2

**REGULATIONS**

Maximum Gross Leasable Commercial Space for Convenience Retail other than a retail outlet primarily involved in food sales	225.0 square metres
Heritage Bonus Value:	
For Buildings	2, in accordance with the provisions of Section 5.19 of this by-law
For Facades	7, in accordance with the provisions of Section 5.19 of this by-law
Minimum Size of Residential Care Facility	9 residents
Minimum Size of Lodging House	9 lodging units
Location of Residential Use	Shall not be located on the ground floor, unless located within a building used only as a multiple dwelling.
Off-Street Parking for Hotel (By-law 96-36, S.6)	In accordance with the requirements of Section 6.1 of this By-law.
Off-Street Parking for All Uses Other Than Hotel (By-law 96-36, S.6)	(l) In accordance with the requirements of Section 6.1 of this By-law, when such uses are located within a building or part thereof constructed after the day of the passing of By-law 92-232.

- (II) If such uses are located within a building or part thereof existing on the day of the passing of By-law 92-232, the parking requirement shall be in accordance with the requirements of Section 6.1 of this By-law, or the number of parking spaces existing on the day of the passing of By-law 92-232, whichever is the lesser.

Off-Street Loading

In accordance with Section 6.2 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 materials for retail purposes.

Amended: (By-law 2009-105, S.11) (Housekeeping Amendment)