

SECTION 36
(By-law 94-1, S.9)

RESIDENTIAL TWO ZONE (R-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 an R-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)

36.1 **PERMITTED USES**

Additional Dwelling Unit (Attached) (By-law 2023-102, S.16)

Additional Dwelling Unit (Detached) (By-law 2021-040, S.16)

Duplex Dwelling (By-law 94-183, S.20)

Home Business

Lodging Houses (By-law 2024-135, S. 24)

Private Home Day Care

Residential Care Facility

Single Detached Dwelling

36.2 **REGULATIONS**

.1 **For Single Detached Dwelling, Duplex Dwelling and Residential Care Facility**
(By-law 94-183, S.21[a])

Minimum Lot Area	929.0 square metres
Minimum Lot Width	24.0 metres
Minimum Front Yard and Minimum Side Yard Abutting a Street	4.5 metres except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.
Minimum Front Yard for lands identified on Appendix 'H', and any principal dwelling constructed after the effective date of this by-law on a lot containing an Additional Dwelling Unit (Detached) (Amended: By-law 2021-040, S.19)	a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law: i) The average of the front yards of the abutting lots, minus 1.0 metre;

- ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, minus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;
- iii) In the case of a corner lot, the front yard, minus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

- b) In all other cases, the minimum front yard shall be 4.5 metres. Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

(By-law 2018-094, S.4)

Maximum Front Yard for lands identified on Appendix 'H', and any principal dwelling constructed after the effective date of this by-law on a lot containing an Additional Dwelling Unit (Detached) (Amended: By-law 2021-040, S.20)

- a) For dwellings and additions to dwellings that project into the existing front yard constructed after the effective date of this by-law:

- i) The average of the front yards of the abutting lots, plus 1.0 metre;
- ii) In the case where there is a vacant lot abutting the affected lot, the average of the front yards, plus 1.0 metre, of the closest building on the next adjacent lot, which must be no more than 30 metres from the affected lot's closest side lot line;
- iii) In the case of a corner lot, the front yard, plus 1.0 metre, of the abutting lot on which the dwelling faces the same side of the street,

Notwithstanding the foregoing, no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.

b) In all other cases there is no maximum front yard.
(By-law 2018-094, S.4)

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 side lot line in which case one side yard shall be 3.0 metres.
Minimum Rear Yard	7.5 metres
Maximum Building Height	10.5 metres
Maximum Lot Coverage (By-law 2003-163, S.38)	A total of 55 percent, of which the habitable portion of the dwelling shall not exceed 45 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent. (By-law 2003-163, S.38)
Maximum Size of Residential Care Facility	8 residents
Location of Duplex (By-law 94-183, S.19)	Only on lots serviced by a municipal sewage system.
Off-Street Parking	In accordance with Section 6.1 of this By-law.

.2 For Additional Dwelling Unit (Detached)

In accordance with regulations set out in Sections 5.22 and 5.22.1 of this By-law.

(Amended: By-law 2024-073, S.18)

.3 For Home Business

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

.4 For Additional Dwelling Unit (Attached)

In accordance with regulations set out in Sections 5.22, 5.22.2 and 5.22.3 of this By-law.

(Amended: By-law 2024-073, S.19)

.5 **For Lodging Houses**

In accordance with the regulations of the dwelling type in which the lodging house is located.

(By-law 2024-135, S. 25)