

**SECTION 13A**  
**(By-law 94-184, S.3)**

**COMMERCIAL CAMPUS ZONE (C-8)**  
**(By-law 2001-173, S.2) (Gateway Park)**

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-8 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)

13A.1        **PERMITTED USES**

- Audio-Visual or Medical Laboratory
- Canine or Feline Grooming or Training
- Carwash
- Commercial Entertainment
- Commercial Parking Facility
- Commercial Recreation
- Computer, Electronic or Data Processing Business
- Conference Centre
- Craftsman Shop
- Day Care Facility
- Educational Establishment
- Exhibition Facility
- Financial Establishment
- Funeral Home
- Garden Centre and Nursery
- Gas Station
- Health Clinic
- Health Office
- Hotel

Laboratory

Office

Personal Services

Printing Establishment

Private Club or Lodge and Union Hall

Religious Institution

Repair Service

Research and Development Establishment

Restaurant

Retail

Sale, Rental, Service, Storage or Repair of Motor Vehicles, Major Recreational Equipment and Parts and Accessories for Motor Vehicles or Major Recreational Equipment (By-law 2000-130, S.1)

Scientific, Technological or Communications Establishment

Service of Business Machines and Office Supplies

Storage or Service of Tools and Industrial or Farm Equipment

Studio

Surveying, Planning, Engineering or Design Business

Tradesman or Contractor's Establishment

Transportation Depot

Veterinary Services

Warehouse

Wholesaling

13A.2

**REGULATIONS**

**.1 For All Permitted Uses Except Gas Station and Car Wash**

Minimum Lot Width

25.0 metres

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| Minimum Lot Area for "retail" uses other than those listed as a specific type of retail use in Section 12.1   | 6,000.0 square metres  |
| Minimum Front Yard  | 6.0 metres   |
| Minimum Side Yard   | <p>3.0 metres, except where:</p> <ul style="list-style-type: none"> <li>a) the side lot line forms part of a boundary between a C-8 Zone and a Residential Zone, in which case a side yard equal to one-half the building height or 3.0 metres, whichever is greater, shall be required.</li> <li>b) the side lot line abuts a railway right-of-way, in which case no side yard shall be required along the length of such abutting side.</li> </ul> |
| Minimum Side Yard Abutting a Street   | 6.0 metres   |
| Minimum Rear Yard   | <p>7.5 metres, except where:</p> <ul style="list-style-type: none"> <li>a) the rear lot line forms part of a boundary between a C-8 Zone and a Residential Zone, in which case a rear yard equal to one-half the building height or 7.5 metres, whichever is greater, shall be required.</li> </ul>  |
| Minimum Rear Yard (Cont'd)  | <ul style="list-style-type: none"> <li>b) the rear lot line abuts a railway right-of-way, in which case no rear yard shall be required along the length of such abutting side.</li> </ul>  |
| <p>Minimum Gross Floor Area Devoted to "retail" uses other than those listed as a specific type of retail use in Section 12.1 (By-law 95-109, S.2) (Amended by By-law 2001-173, S.3) (Gateway Park)</p> | <ul style="list-style-type: none"> <li>a) 1,500 square metres for any individual outlet; and,</li> <li>b) individual outlets having a gross floor area of less than 1,500 square metres shall be permitted on the same lot as a permitted use having a minimum gross floor area of 1,500 square metres provided the total gross floor area of such outlets shall not exceed 25 percent of the total gross floor area.</li> </ul>                     |

Maximum Size of Computer, Electronic or Data Processing Business, Office, Research and Development Establishment, Scientific Technological or Communications Establishment

Maximum floor space ratio of 0.5 if not located within a building used for other C-8 uses. (Amended by By-law 2002-30, S.1)

Off-Street Parking

In accordance with Section 6.1 of this By-law; notwithstanding Section 6.1.2 b) iv), the parking requirement for "retail" shall apply to any single retail use exceeding 9,290.0 square metres.

Off-Street Loading

In accordance with Section 6.2 of this By-law.

Visual Barrier

Where a lot line forms part of a boundary between a C-8 Zone and 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.

Outdoor Storage

No outdoor storage of goods, materials or equipment shall be permitted in any front yard or in a side yard abutting a street or within 6 metres of any other lot line abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes. (Amended: By-law 2012-034, S.43)

## **.2 Regulations for a Car Wash**

Minimum Lot Width

38.0 metres

Minimum Lot Area

2,250.0 square metres

Minimum Front Yard

6.0 metres

Minimum Side Yard

3.0 metres, except where:

- a) the side lot line forms part of a boundary with a Residential Zone, in which case a side yard of 30.0 metres shall be required.

Minimum Side Yard (Cont'd)

|                                      |  |
|--------------------------------------|--|
|                                      | b) the side lot line abuts a railway right-of-way, in which case no side yard shall be required along the length of such abutting side.  |
| Minimum Side Yard Abutting a Street  | 6.0 metres   |
| Minimum Rear Yard                    | 7.5 metres, except where: <ul style="list-style-type: none"> <li>a) the rear lot line forms part of a boundary with a Residential Zone, in which case a rear yard of 30.0 metres shall be required.</li> <li>b) the rear lot line abuts a railway right-of-way, in which case no rear yard shall be required along the length of such abutting side.</li> </ul>  |
| Provision of Vehicles Waiting Spaces | <p><u>For Self Service Carwash</u></p> <p>A minimum of 4 vehicle waiting spaces in sequence on the lot for each cleaning/washing bay plus a designated area accommodating a minimum 3 additional waiting spaces for each bay for customer dry-off, wiping and vacuum area.</p> <p><u>For Automatic Carwash</u></p> <p>A minimum of 10 vehicle waiting spaces in sequence on the lot for entrance into each automatic car wash unit plus a designated area accommodating a minimum 10 additional waiting spaces for employee vehicle storage and customer cleaning and vacuum area.</p> |
| Size of Vehicle Waiting Space        | Each vehicle waiting space shall have a minimum width of 2.58 metres and a minimum length of 5.49 metres.  |
| Location of Vehicle Waiting Space    | All required vehicle waiting spaces shall be located a minimum distance of 3.0 metres from a street line and shall not be located in a manner which may obstruct traffic flow on internal driveways which provide shared access to other uses on a lot.  |

Visual Barrier

Where a lot line forms part of a boundary between a lot containing a carwash 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.

.3 **Regulations for Gas Station**

The use of any lands in a C-8 Zone for a Gas Station shall be in accordance with the requirements of Section 13 of this By-law.

(Amended: By-law 2006-174, S.1) (City of Kitchener Housekeeping Amendment)