

**SECTION 24**  
**(By-law 87-67, S.9)**

**RESTRICTED BUSINESS PARK ZONE (B-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 B-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)

24.1 **PERMITTED USES**

Biotechnological Establishment (By-law 2000-114, S.2)

Building Material and Decorating Supply Sales

Commercial Parking Facility

Computer, Electronic or Data Processing Business

Day Care Facility

Dwelling Unit

Industrial Administrative Office

Laboratory

Manufacturing

Printing Establishment

Repair Service

Research and Development Establishment

Sale, Rental or Service of Business Machines and Office Supplies

Sale, Rental, Storage or Service of Tools and Industrial, Farm or Catering Equipment

Scientific, Technological or Communications Establishment

Security or Janitorial Services

Service, Storage or Repair of Motor Vehicles or Major Recreational Equipment

Surveying, Engineering, Planning or Design Business

Tradesman or Contractor's Establishment

Transportation Depot

Truck Transport Terminal

Veterinary Services

Warehouse

Wholesaling

(Amended: By-law 2013-138, S.37)

## 24.2 **PROHIBITED USES**

Notwithstanding Section 24.1, no person shall erect, nor use any building in whole or in part, nor use any land in whole or in part, within a B-2 Zone for any of the following purposes, nor, with the exception of the primary production of Chemicals, Synthetic Rubber or Plastic, for an accessory use:

Beverage Distillation

Manufacturing of Asbestos, Phosphate or Sulphur Products

Primary Production of Chemicals, Synthetic Rubber, Plastic, Asphalt or Cement, not including mixing, blending, treatment or similar processes

Processing or Refining of Petroleum or Coal

Processing, Milling or Packaging of Animal Feed

Retail accessory to a Warehouse or Wholesaling Operation where such an operation has a gross floor area less than 10,000 square metres

Salvage, Recycling or Scrap Yard

Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof

Smelting, Refining, Rolling, Forging, or Extruding of Ore or Metal

Stamping, Blanking or Punch-Pressing of Metal, not including Fineblanking

Tanning or Chemical Processing of Pelts or Leather

Vulcanizing of Rubber or Rubber Products

## 24.3 **REGULATIONS**

Minimum Lot Area	2,000 square metres
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Minimum Lot Width	25.0 metres
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Minimum Front Yard	6.0 metres
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Minimum Side Yard	1.2 metres on one side and 3.0 metres on the opposite side, except where:
	<ul style="list-style-type: none"> <li>a) the side lot line forms part of a boundary between a B-2 Zone and a Residential Zone, in which case the minimum side yard along that portion of the lot line which abuts the Residential Zone shall be 6.0 metres from a building wall constructed without a door or window, or 14.0 metres from a wall constructed with a door or window.</li> <li>b) the side lot line forms part of a boundary between a B-2 Zone and a railway right-of-way or Ontario Hydro right-of-way, in which case no side yard shall be required along that portion of the lot line.</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 B-2 Zone and a Residential Zone, in which case a minimum 14.0 metre rear yard shall be required along that portion of the lot line which abuts the Residential Zone.</li> <li>b) the rear lot line forms part of a boundary between a B-2 Zone and a railway right-of-way or Ontario Hydro right-of-way, in which case no rear yard shall be required along that portion of the lot line.</li> </ul>
Maximum Building Height Adjacent to Residential Zones	10.5 metres, only in the case of a building located on a lot within a B-2 Zone, which zone boundary abuts a Residential or Agricultural Zone.
Maximum Number and Location of Dwelling Units	<p>A maximum of three dwelling units may be permitted on a lot only as an accessory use within a main building which is used for one or more of the following purposes:</p> <p>Computer, Electronic or Data Processing Business;</p> <p>Industrial Administrative Office;</p> <p>Manufacturing;</p> <p>Research and Development Establishment;</p>

Maximum Floor Area Devoted to Retail Where Permitted As An Accessory Use	Scientific, Technological or Communications Establishment.
Location of Industrial Administrative Offices	Not more than 25 percent of the amount of gross floor area used for a permitted main use shall be used for accessory retail purposes, except in the case of a warehouse or wholesaling operation in which the gross floor area of the operation is 10,000 square metres or more, in which case the maximum floor area devoted to accessory retail shall not be more than 10 percent of the gross floor area of the operation. Provided, however, that, in the case of the sale or rental of motor vehicles and major recreational equipment as an accessory use to a service or repair business, a maximum of two vehicles or equipment units for each service or repair bay may be displayed for retail purposes on the lot at any one time.
Off-Street Parking	An industrial administrative office within a B-2 Zone shall be located only on the same lot with the manufacturing use associated therewith.
Off-Street Loading	In accordance with Section 6.1 of this By-law, and with the following:  No parking spaces shall be permitted to locate within 7.0 metres of that part of a side lot line or rear lot line which forms a boundary between a B-2 Zone and a Residential Zone.  In accordance with Section 6.2 of this By-law, and with the following:  No loading space shall be permitted to locate within 7.0 metres of that part of a side lot line or rear lot line which forms a boundary between a B-2 Zone and a Residential Zone.
Visual Barrier	Where a lot line forms part of a boundary between a B-2 Zone and a Residential Zone, a visual barrier shall be provided and maintained along that portion of the lot line which abuts the Residential Zone in accordance with Section 5.11 of this By-law.
Outdoor Storage	(l) No outdoor storage shall be permitted in a front yard, in a side yard abutting a street or within 6.0 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.56)

- (II) No outdoor storage shall be permitted within 7.0 metres of that part of a side lot line or rear lot line which forms a boundary between a B-2 Zone and a Residential Zone.

(Amended: By-law 2013-138, S.38)