

Regulation Comparison - Residential Zones
First Draft Zoning By-law (Component E)

Regulation	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	RES-1	RES-2	RES-3	RES-4	RES-5	RES-6	RES-7
Single Detached Dwellings																
Min Lot Area	0.4ha	929m ²	411m ²	235m ²	235m ²	235m ²	235m ²			929m ² (1)	411m ²	288m ²	235m ²	235m ²		
Min Lot Width	30.0m	24.0m	13.7m	9.0m	9.0m	9.0m	9.0m			24.0m(2)	13.7m	10.5m	9.0m	9.0m		
Min Corner Lot Width	30.0m	24.0m	15.0m	15.0m	15.0m	15.0m	15.0m			24.0m(2)	15.0m	12.8m	12.8m	12.8m		
Min Front Yard Setback or Exterior Side Yard Setback	7.5m	4.5m	4.5m	4.5m	4.5m	4.5m	4.5m			6.0m(3)	4.5m(3)	4.5m(3)	4.5m(3)	4.5m(3)		
Min Interior Side Yard Setback	3.0m	1.2m	1.2m	1.2m*	1.2m*	1.2m*	1.2m*			3.0m	1.2m	1.2m	1.2m	1.2m		
Min Rear Yard Setback	10.0m	7.5m	7.5m	7.5m	7.5m	7.5m	7.5m			7.5m	7.5m	7.5m	7.5m	7.5m		
Max Lot Coverage	55%*	55%*	55%*	55%*	55%*	55%*	55%*			55%(4)	55%(4)	55%(4)	55%(4)	55%(4)		
Max Building Height	10.5m	10.5m	10.5m	10.5m	10.5m	10.5m	10.5m			11.0m(5)	11.0m(5)	11.0m(5)	11.0m(5)	11.0m(5)		
Max number of storeys										3(6)	3(6)	3(6)	3(6)	3(6)		
<p>(1) The minimum lot area shall be 0.4 hectares on lots without full municipal services.</p> <p>(2) The minimum lot width shall be 30.0 metres on lots without full municipal services.</p> <p>(3) The front yard setback or exterior side yard setback shall be within 1 metre in front and within 2 metres behind the average front yard setback and/or exterior side yard setback of the nearest adjacent principal dwellings on either side of the lot where:</p> <ul style="list-style-type: none"> • a new dwelling replaces an existing dwelling, • there is an addition to an existing dwelling, or; • a new dwelling is erected on a lot created by consent between two existing dwellings. <p>(4) A combined total of 55 percent for all buildings and structures on the lot, of which the habitable portion of the principal dwelling shall not exceed 45 percent and accessory buildings or structures, whether attached or detached, shall not exceed 15 percent.</p> <p>(5) The maximum building height on lots having primary frontage on a Regional Road or City Arterial Street shall be 14.0 metres.</p> <p>(6) The maximum number of storeys on lots having primary frontage on a Regional Road or City Arterial Street shall be 4.</p>																

Regulation	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	RES-1	RES-2	RES-3	RES-4	RES-5	RES-6	RES-7
Semi-Detached Dwelling Unit																
Min Lot Area				235m ²	235m ²	235m ²	235m ²						235m ²	235m ²		
Min Lot Width				7.5m	7.5m	7.5m	7.5m						7.5m	7.5m		
Min Corner Lot Width				12.5m	12.5m	12.5m	12.5m						12.8m	12.8m		
Min Front Yard Setback or Exterior Side Yard Setback				4.5m	4.5m	4.5m	4.5m						4.5m(1)	4.5m(1)		
Min Interior Side Yard Setback				1.2m	1.2m	1.2m	1.2m						1.2m	1.2m		
Min Rear Yard Setback				7.5m	7.5m	7.5m	7.5m						7.5m	7.5m		
Max Lot Coverage				55%*	55%*	55%*	55%*						55%(2)	55%(2)		
Max Building Height				10.5m	10.5m	10.5m	10.5m						11.0m(3)	11.0m(3)		
Max number of storeys													3(4)	3(4)		
<p>(1) The front yard setback or exterior side yard setback shall be within 1 metre in front and within 2 metres behind the average front yard setback and/or exterior side yard setback of the nearest adjacent principal dwellings on either side of the lot where:</p> <ul style="list-style-type: none"> • a new dwelling replaces an existing dwelling, • there is an addition to an existing dwelling, or; • a new dwelling is erected on a lot created by consent between two existing dwellings. <p>(2) A combined total of 55 percent for all buildings and structures on the lot, of which the habitable portion of the principal dwelling shall not exceed 45 percent and accessory buildings or structures, whether attached or detached, shall not exceed 15 percent.</p> <p>(3) The maximum building height on lots having primary frontage on a Regional Road or City Arterial Street shall be 14.0m.</p> <p>(4) The maximum number of storeys on lots having primary frontage on a Regional Road or City Arterial Street shall be 4.</p>																

*Additional regulations apply. Please see zoning bylaw 85-1 for more detail.

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Min Lot Area						148m ²	148m ²	148m ²	148m ²				148m ²	148m ²		
Min Lot Width (Internal Unit)						5.5m	5.5m	5.5m	5.5m				6.0m	5.5m		
Min Lot Width (External Unit)							5.5m*		5.5m*				7.5m	6.7m		
Min Corner Lot Width						12.5m	12.5m	5.5m*	15m*				12.8m	12.8m		
Min Front Yard Setback or Exterior Side Yard Setback						4.5m	4.5m	4.5m	4.5m				4.5m(1)	4.5m(1)		
Min Rear Yard Setback						7.5m	7.5m	7.5m	7.5m				7.5m	7.5m		
Rear Yard Access						*	*	*	*				(2)	(2)		
Max Lot Coverage						55%*	55%*	55%*					55%(3)	55%(3)		
Max Building Height						10.5m	10.5m						11.0m(4)	11.0m(4)		
Max number of storeys													3(5)	3(5)		
Max number of dwelling units (in dwelling)													4	6		
<p>(1) The front yard setback or exterior side yard setback shall be within 1 metre in front and within 2 metres behind the average front yard setback and/or exterior side yard setback of the nearest adjacent principal dwellings on either side of the lot where:</p> <ul style="list-style-type: none"> • a new dwelling replaces an existing dwelling, • there is an addition to an existing dwelling, or; • a new dwelling is erected on a lot created by consent between two existing dwellings. <p>(2) Each dwelling unit shall have an unobstructed access at grade or ground floor level, having a minimum width of 0.9 metres, from the front yard to the rear yard of the lot either by:</p> <p>a) direct access on the lot without passing through any portion of the dwelling unit; or,</p> <p>b) direct access through the dwelling unit without passing through a living or family room, dining room, kitchen, bathroom, bedroom, or recreation room or any hallway that is not separated by a door to any such room; or,</p> <p>c) access over adjacent lands which, if the lands are not owned by the City of Kitchener or the Regional Municipality of Waterloo, is secured by a registered easement.</p> <p>(3) A combined total of 55 percent for all buildings and structures on the lot, of which the habitable portion of the principal dwelling shall not exceed 45 percent and accessory buildings or structures, whether attached or detached, shall not exceed 15 percent.</p> <p>(4) The maximum building height on lots having primary frontage on a Regional Road or City Arterial Street shall be 14.0 metres.</p> <p>(5) The maximum number of storeys on lots having <i>primary frontage</i> on a Regional Road or City Arterial Street shall be 4.</p>																

Regulation	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	RES-1	RES-2	RES-3	RES-4	RES-5	RES-6	RES-7
Min Lot Area					495m ²									525m ²	525m ²	
Min Lot Width					15.0m	15.0m	15.0m	15.0m	15.0m					19.0m	19.0m	
Min Front Yard Setback or Exterior Side Yard Setback					4.5m	4.5m	4.5m	4.5m	4.5m					4.5m	3.0m	
Min Interior Side Yard Setback					1.2m*	2.5m	6m*	6m*	6m					4.5m	4.5m	
Min Rear Yard Setback					7.5m	7.5m	7.5m	7.5m	7.5m					6.0m	4.5m	
Min Landscaped Area					20%	20%	20%	20%	20%					20%	20%	
Min Floor Space Ratio								0.6	1.0						0.6(1)	
Max Floor Space Ratio						0.6	1.0	2.0	4.0					0.6	2.0(1)	
Min Building Height															7.5m	
Max Building Height					10.5m	10.5m	24.0m	24.0m						11.0m(2)	25.0m	
Max number of storeys														3(3)	8	
Min number of dwelling units															5	
Max number of dwelling units (in dwelling)					3									6		
Min outdoor amenity area														(4)	(4)	
Private Patio Area						*	*	*	*					(5)	(5)	
<p>(1) Combined total Floor Space Ratio of all uses on the lot.</p> <p>(2) The maximum building height on lots having primary frontage on a Regional Road or City Arterial Street shall be 14.0 metres.</p> <p>(3) The maximum number of storeys on lots having primary frontage on a Regional Road or City Arterial Street shall be 4.</p> <p>(4) 40 square meters or 2.0 square metres per dwelling unit, whichever is greater.</p> <p>(5) For each dwelling unit located at ground floor level, an exclusive use patio area adjacent to the dwelling unit with direct access to such dwelling unit shall be provided.</p>																

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Multiple Dwellings and Non-Residential Uses																
Min Lot Area					495m ²								495m ²	495m ²		
Min Lot Width					15.0m	15.0m	15.0m	15.0m	15.0m				15.0m	19.0m(1)	15.0m	30.0m
Min Front Yard Setback or Exterior Side Yard Setback					4.5m	4.5m	4.5m	4.5m	4.5m				4.5m	4.5m	3.0m(2)	3.0m(2)
Min Interior Side Yard Setback					1.2m*	2.5m	6m*	6m*	6m				3.0m	3.0m	4.5m(2)	4.5m(2)
Min Rear Yard Setback					7.5m	7.5m	7.5m	7.5m	7.5m				7.5m	7.5m	7.5m(2)	7.5m(2)
Min Landscaped Area					20%	20%	20%	20%	20%				20%	20%	20%	20%
Min Floor Space Ratio								0.6	1.0						0.6(3)	2.0(3)
Max Floor Space Ratio						0.6	1.0	2.0	4.0				0.6	0.6	2.0(3)	4.0(3)
Min Building Height															7.5m	11.0m
Max Building Height					10.5m	10.5m	24m	24.0m					11.0m(4)	11.0m(4)	25.0m(2)	-2
Max number of storeys													3(5)	3(5)	8	
Min number of dwelling units															5	5
Max number of dwelling units					3								4			
Min outdoor amenity area													(6)	(6)	(6)	(6)
Private Patio Area						*	*	*	*				(7)	(7)	(7)	(7)
Max Gross Floor Area of Individual Non-Residential Use									*						600m ² (8)	600m ² (8)
(1) A multiple dwelling up to 4 dwelling units shall have a minimum lot width of 15.0m (2) Buildings greater than 14 metres in height will require a podium. Each storey of a building located above the building's podium shall have a stepback of 1.5 metres to a maximum stepback of 10 metres. (3) Combined total Floor Space Ratio of all uses on the lot. (4) The maximum building height on lots having primary frontage on a Regional Road or City Arterial Street shall be 14.0 metres. (5) The maximum number of storeys on lots having primary frontage on a Regional Road or City Arterial Street shall be 4. (6) For multiple dwellings with 4 dwelling units or more, 2.0 square metres per dwelling unit or a total of 40 square meters, whichever is greater. (7) For multiple dwellings with 4 dwelling units or more, each dwelling unit located at ground floor level shall have an exclusive use patio area adjacent to the dwelling unit with direct access to such dwelling unit. (8) The total gross floor area of all non-residential uses shall not exceed 25% of the total gross floor area on a lot.																

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Lodging House, Hospice, Small Residential Care Facility and Large Residential Care Facility	Regulations	<p>In accordance with the regulations of the dwelling type in which such facility is located.*</p>									<p>Shall be in accordance with the regulations of the RES Zone and dwelling type in which the lodging house, hospice, small residential care facility or large residential care facility is located.</p>						

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