

Attachment D: By-law 2019-51 vs 85-1 comparison of R and RES zones  
 New Zoning By-law (Stage 2a) – Residential Base Zones

Zoning By-law 85-1 Permitted Use in R Zones	New Zoning By-law Permitted Use in RES Zones	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
<b>Residential Uses</b>																	
Single Detached Dwelling	Single Detached Dwelling	✓	✓	✓	✓	✓	✓	✓	Existing		✓	✓	✓	✓	✓		
Duplex Dwelling	Additional Dwelling Unit (Attached)		✓**	✓**	✓	✓	✓	✓	✓		✓**	✓**	✓**	✓**	✓**		
Coach House Dwelling Unit	Additional Dwelling Unit (Detached)		✓**	✓**	✓**	✓**	✓**	✓**	✓**		✓**	✓**	✓**	✓**	✓**		
Semi-Detached Dwelling	Semi-Detached Dwelling				✓	✓	✓	✓	Existing					✓	✓		
Street Townhouse Dwelling	Townhouse Dwelling, Street						✓	✓	✓	✓				✓**	✓**		
Multiple Dwelling	Townhouse Dwelling, Cluster					✓**	✓	✓	✓	✓					✓**	✓	✓
	Multiple Dwelling													✓**	✓	✓	✓
Lodging House	Lodging House					✓**	✓**	✓**	✓**	✓**					✓	✓	✓
Residential Care Facility	Hospice											✓	✓	✓	✓	✓	✓
	Residential Care Facility, Small	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**		✓	✓	✓	✓		
	Residential Care Facility, Large														✓	✓	✓
<b>Non Residential Uses</b>																	
N/A	Artisan's Establishment															✓**	✓**
N/A	Community Facility															✓**	✓**
Convenience Retail	Convenience Retail									✓**						✓**	✓**
Day Care Facility	Day Care Facility								✓**	✓**						✓**	✓**
Financial Establishment	Financial Establishment									✓**							✓**
N/A	Health Office																✓**
Home Business	Home Occupation	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**	✓**
Office	Office									✓**						✓**	✓**
Personal Services	Personal Services									✓**							✓**
Private Home Day Care	Home Occupation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓**	✓**	✓**	✓**	✓**	✓**	✓**
N/A	Studio															✓**	✓**

\*\*Additional regulations on this use apply. Please see respective zoning bylaw for more detail.  
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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	0.4ha	929m <sup>2</sup>	411m <sup>2</sup>	235m <sup>2</sup>	235m <sup>2</sup>	235m <sup>2</sup>	235m <sup>2</sup>			929m <sup>2</sup> (1)	411m <sup>2</sup>	288m <sup>2</sup>	235m <sup>2</sup>	235m <sup>2</sup>		
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	13.8m	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)		
Max Front Yard										(3a)	(3a)	(3a)	(3a)	(3a)		
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(3b)	11.0m(3b)	11.0m(3b)	11.0m(3b)	11.0m(3b)		
Max number of storeys										3	3	3	3	3		
<p>(1) The minimum lot area shall be 0.4 hectares on lots without full municipal services.                      (2) The minimum lot width shall be 30.0 metres on lots without full municipal services.                      (3) For lands identified on Appendix D, despite the minimum front yard required in any zone, the minimum front yard is the established front yard minus one metre. In all other cases the minimum front yard shall be in accordance with this Table. Despite the forgoing, no part of any building used to accommodate off street parking shall be located closer than 6.0 metres to the street line.                      (3a) For lands identified on Appendix D, the maximum front yard shall be the established front yard plus one metre. In all other cases there is no maximum front yard.                      (3b) For lands identified on Appendix C – Central Neighborhoods, the maximum building height is 9.0 metres for new buildings and additions to existing buildings that would increase the building height by more than 1.0 metres, where the height of the two principal buildings on both abutting lots is less than 6.5 metres. Where there are vacant lot(s), abutting the affected lot, the height of the two principal buildings on the next adjacent lot with a low-rise residential zone are considered.                      (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.                      *The regulations shall not apply to existing Single Detached Dwellings on an existing lot, whether or not said lot contains any Additional Dwelling Unit(s).</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				235m <sup>2</sup>	235m <sup>2</sup>	235m <sup>2</sup>	235m <sup>2</sup>					235m <sup>2</sup>	210m <sup>2</sup>	210m <sup>2</sup>		
Min Lot Width				7.5m	7.5m	7.5m	7.5m					9.3m	7.5m	7.5m		
Min Corner Lot Width				12.5m	12.5m	12.5m	12.5m					12.0m	12m	12m		
Min Front Yard Setback or Exterior Side Yard Setback				4.5m	4.5m	4.5m	4.5m					4.5m(1)	4.5m(1)	4.5m(1)		
Min Interior Side Yard Setback				1.2m	1.2m	1.2m	1.2m					1.2m	1.2m	1.2m		
Max Front Yard												(1a)	(1a)	(1a)		
Min Rear Yard Setback				7.5m	7.5m	7.5m	7.5m					7.5m	7.5m	7.5m		
Max Lot Coverage				55%*	55%*	55%*	55%*					55%(2)	55%(2)	55%(2)		
Max Building Height				10.5m	10.5m	10.5m	10.5m					11.0m(1b)	11.0m(1b)	11.0m(1b)		
Max number of storeys												3	3	3		
<p>(1) For lands identified on Appendix D, despite the minimum front yard required in any zone, the minimum front yard is the established front yard minus one metre. In all other cases the minimum front yard shall be in accordance with this Table. Despite the forgoing, no part of any building used to accommodate off street parking shall be located closer than 6.0 metres to the street line.                      (1a) For lands identified on Appendix D, the maximum front yard shall be the established front yard plus one metre. In all other cases there is no maximum front yard.                      (1b) For lands identified on Appendix C – Central Neighborhoods, the maximum building height is 9.0 metres for new buildings and additions to existing buildings that would increase the building height by more than 1.0 metres, where the height of the two 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.                      *The regulations shall not apply to existing Semi-Detached Dwelling Units on an existing lot, whether or not said lot contains any Additional Dwelling Unit(s).</p>																

\*\*Additional regulations on this use apply. Please see respective zoning bylaw for more detail.

For convenience only.

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Street Townhouse Dwelling Units	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						148m <sup>2</sup>	148m <sup>2</sup>	148m <sup>2</sup>	148m <sup>2</sup>				148m <sup>2</sup>	135m <sup>2</sup>			
	Min Lot Width (Internal Unit)						5.5m	5.5m	5.5m	5.5m				6.0m	5.5m			
	Min Lot Width (External Unit)						8m	8m	8m	8m				10m	9.5m			
	Min Corner Lot Width						12.5m	12.5m	15m**	15m*				12.0m	11.5m			
	Min Front Yard Setback or Exterior Side Yard Setback						4.5m	4.5m	4.5m	4.5m				4.5m(1)	4.5m(1)			
	Max Front Yard													(1a)	(1a)			
	Min Interior Side Yard Setback													2.5m	2.5m			
	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														11.0m(1b)	11.0m(1b)			
Max number of storeys														3	3			

(1) For lands identified on Appendix D, despite the minimum front yard required in any zone, the minimum front yard is the established front yard minus one metre. In all other cases the minimum front yard shall be in accordance with this Table. Despite the forgoing, no part of any building used to accommodate off street parking shall be located closer than 6.0 metres to the street line.

(1a) For lands identified on Appendix D, the maximum front yard shall be the established front yard plus one metre. In all other cases there is no maximum front yard.

(1b) For lands identified on Appendix C – Central Neighborhoods, the maximum building height is 9.0 metres for new buildings and additions to existing buildings that would increase the building height by more than 1.0 metres, where the height of the two principal buildings on both abutting lots is less than 6.5 metres. Where there are vacant lot(s), abutting the affected lot, the height of the two principal buildings on the next adjacent lot with a low-rise residential zone are considered.

(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:

a) direct access on the lot without passing through any portion of the dwelling unit; or,

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,

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.

(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.

\*The regulations shall not apply to existing Street Townhouse Dwelling Units on an existing lot, whether or not said lot contains any Additional Dwelling Unit(s).

Cluster Townhouse Dwelling Units	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 <sup>2</sup>									525m <sup>2</sup>	525m <sup>2</sup>	
	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)(3)	
	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	25.0m	
Max number of storeys															3	8	
Min number of dwelling units																5	
Private Patio Area						**	**	**	**					(2)	(2)		

(1) Combined total Floor Space Ratio of all uses on the lot.

(2) 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.

(3) Individual buildings will not be required to achieve the minimum floor space ratio where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrated the overall development can achieve the minimum floor space ratio.

\*The regulations shall not apply to existing Street Townhouse Dwelling Units on an existing lot.

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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 <sup>2</sup>								495m <sup>2</sup>	495m <sup>2</sup>		
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	3.0m(5)
Min Interior Side Yard Setback					1.2m*	2.5m	6m*	6m*	6m				3.0m	3.0m	4.5m	4.5m(5)
Min Rear Yard Setback					7.5m	7.5m	7.5m	7.5m	7.5m				7.5m	7.5m	7.5m	7.5m(5)
Min Landscaped Area					20%	20%	20%	20%	20%				20%	20%	20%	20%
Min Floor Space Ratio								0.6	1.0						0.6(2)(6)	2.0(2)(6)
Max Floor Space Ratio						0.6	1.0	2.0	4.0				0.6	0.6	2.0(2)	4.0(2)
Min Building Height															11.0m	14.0m
Max Building Height					10.5m	10.5m	24m	24.0m					11.0m	11.0m	25.0m	(5)
Max number of storeys													3	3	8	
Min number of dwelling units															5	5
Max number of dwelling units					3								4			
Private Patio Area						**	**	**	**				(3)	(3)	(3)	(3)
Max Gross Floor Area of Individual Non-Residential Use									**						600m2(4)	600m2(4)
(1) A multiple dwelling up to 4 dwelling units shall have a minimum lot width of 15.0m (2) Combined total Floor Space Ratio of all uses on the lot. (3) 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. (4) The total gross floor area of all non-residential uses shall not exceed 25% of the total gross floor area on a lot. (5) The maximum building height shall be 25m within 15m of a lot zoned RES-6. (6) Individual buildings will not be required to achieve the minimum floor space ratio where there is an approved Urban Design Brief that includes a Master Site Plan that demonstrated the overall development can achieve the minimum floor space ratio. *The regulations shall not apply to existing Multiple Dwelling units and Non-Residential Uses on an existing lot.																

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	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
<b>Lodging House, Hospice, Small Residential Care Facility and Large Residential Care Facility</b>	Regulations	In accordance with the regulations of the dwelling type in which such facility is located.**									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.						

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