

SECTION 7 – Residential Zones (RES)

The Residential Zones apply to lands designated Low Rise Residential, Medium Rise Residential and High Rise Residential in the Official Plan.

7.1 APPLICABLE ZONES

RES-1: Low Rise Residential One Zone – the purpose of this zone is to accommodate limited dwelling types in areas with an estate character and/or limited municipal services in low rise areas.

RES-2: Low Rise Residential Two Zone – the purpose of this zone is to accommodate a limited range of low density dwelling types on larger lots than the RES-3 Zone in low rise areas.

RES-3: Low Rise Residential Three Zone – the purpose of this zone is to accommodate a limited range of low density dwelling types on smaller lots than the RES-2 Zone in low rise areas.

RES-4: Low Rise Residential Four Zone – the purpose of this zone is to accommodate a range of low density dwelling types that allow up to four dwelling units on a range of lot sizes in low rise areas.

RES-5: Low Rise Residential Five Zone – the purpose of this zone is to accommodate the widest range of low density dwelling types on the widest range of lot sizes in low rise areas.

RES-6: Medium Rise Residential Six Zone – the purpose of this zone is to accommodate medium density dwelling types and some complementary non-residential uses in medium rise residential areas.

RES-7: High Rise Residential Seven Zone – the purpose of this zone is to accommodate high density dwelling types and a range of complementary non-residential uses in high rise residential areas.

7.2 PERMITTED USES

No person shall, within any Residential Zone use or permit the use of any lot or erect, alter or use any building or structure for any purpose other than those permitted uses within Table 7-1 below.

Table 7-1: Permitted Uses within the Residential Zones

<u>Use</u>	<u>RES-1</u>	<u>RES-2</u>	<u>RES-3</u>	<u>RES-4</u>	<u>RES-5</u>	<u>RES-6</u>	<u>RES-7</u>
<u>Residential Uses</u>							
<u>Single Detached Dwelling</u>	✓	✓	✓	✓	✓		
<u>Additional Dwelling Units (Attached)(1)</u>	✓	✓	✓	✓	✓		
<u>Additional Dwelling Units (Detached) (2)</u>	✓	✓	✓	✓	✓		
<u>Semi-Detached Dwelling</u>			✓	✓	✓		
<u>Townhouse Dwelling – Street</u>				✓(3)	✓(4)		
<u>Townhouse Dwelling – Cluster</u>					✓(4)	✓	
<u>Multiple Dwelling</u>				✓(3)	✓	✓	✓
<u>Lodging House</u>				✓	✓	✓	✓
<u>Hospice</u>		✓	✓	✓	✓	✓	✓
<u>Residential Care Facility, Small</u>		✓	✓	✓	✓	✓	✓
<u>Residential Care Facility, Large</u>					✓	✓	✓
<u>Non-Residential Uses</u>							
<u>Artisan’s Establishment (5)</u>						✓	✓

<u>Community Facility (5)</u>						✓	✓
<u>Convenience Retail (5)</u>						✓	✓
<u>Day Care Facility (5)</u>						✓	✓
<u>Financial Establishment (5)</u>							✓
<u>Health Office (5)</u>							✓
<u>Home Occupation (6)</u>	✓	✓	✓	✓	✓	✓	✓
<u>Office (5)</u>						✓	✓
<u>Personal Services (5)</u>							✓
<u>Studio (5)</u>						✓	✓

(1) Shall be permitted in accordance with 4.12.1. and 4.12.2

(2) Shall be permitted in accordance with 4.12.3.

(3) The maximum number of dwelling units in a dwelling shall be 4.

(4) The maximum number of dwelling units in a dwelling shall be 8.

(5) Permitted non-residential uses must be located within a mixed use building and are limited in size in accordance with the regulations in Table 7-6.

(6) Shall be permitted in accordance with 4.8.

7.3 REGULATIONS

The regulations for lots in a Residential Zone are set out in Tables 7-2 through 7-7 below.

Table 7-2: For Single Detached Dwellings

<u>Regulation</u>	<u>RES-1</u> <u>(5)</u>	<u>RES-2</u> <u>(5)</u>	<u>RES-3</u> <u>(5)</u>	<u>RES-4</u> <u>(5)</u>	<u>RES-5</u> <u>(5)</u>	<u>RES-6</u>	<u>RES-7</u>
<u>Minimum Lot Area</u>	<u>929m²(1)</u>	<u>411m²</u>	<u>288m²</u>	<u>235m²</u>	<u>235m²</u>		
<u>Minimum Lot Width</u>	<u>24.0m(2)</u>	<u>13.7m</u>	<u>10.5m</u>	<u>9.0m</u>	<u>9.0m</u>		
<u>Minimum Corner Lot Width</u>	<u>24.0m(2)</u>	<u>15.0m</u>	<u>13.8m</u>	<u>12.8m</u>	<u>12.8m</u>		
<u>Minimum Front Yard or Exterior Yard Setback</u>	<u>6.0m (3)</u>	<u>4.5m(3)</u>	<u>4.5m(3)</u>	<u>4.5m(3)</u>	<u>4.5m(3)</u>		
<u>Maximum Front Yard Setback</u>	<u>(3a)</u>	<u>(3a)</u>	<u>(3a)</u>	<u>(3a)</u>	<u>(3a)</u>		
<u>Minimum Interior Side Yard Setback</u>	<u>3.0m</u>	<u>1.2m</u>	<u>1.2m</u>	<u>1.2m</u>	<u>1.2m</u>		
<u>Minimum Rear Yard Setback</u>	<u>7.5m</u>	<u>7.5m</u>	<u>7.5m</u>	<u>7.5m</u>	<u>7.5m</u>		
<u>Maximum Lot Coverage</u>	<u>55%(4)</u>	<u>55%(4)</u>	<u>55%(4)</u>	<u>55%(4)</u>	<u>55%(4)</u>		
<u>Maximum Building Height</u>	<u>11.0m(6)</u>	<u>11.0m(6)</u>	<u>11.0m(6)</u>	<u>11.0m(6)</u>	<u>11.0m(6)</u>		
<u>Maximum number of storeys</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>		

(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 in 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 foregoing, 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*.

(4) A combined total of 55 percent for all *buildings* and *structures* on the *lot*. *Accessory buildings* or *structures*, whether attached or detached, and *additional dwelling units (detached)* shall not exceed 15 percent.

(5) The regulations within Table 7-2 shall not apply to *existing buildings* or *structures*.

(6) 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.

Table 7-3: For Semi-Detached Dwelling Unit

<u>Regulation</u>	<u>RES-1</u>	<u>RES-2</u>	<u>RES-3</u> <u>(3)</u>	<u>RES-4</u> <u>(3)</u>	<u>RES-5</u> <u>(3)</u>	<u>RES-6</u>	<u>RES-7</u>
<u>Minimum Lot Area</u>			<u>260m²</u>	<u>210m²</u>	<u>210m²</u>		
<u>Minimum Lot Width</u>			<u>9.3 m</u>	<u>7.5m</u>	<u>7.5m</u>		
<u>Minimum Corner Lot Width</u>			<u>12.0m</u>	<u>12.0m</u>	<u>12.0m</u>		
<u>Minimum Front Yard or Exterior Yard Setback</u>			<u>4.5m (1)</u>	<u>4.5m(1)</u>	<u>4.5m(1)</u>		
<u>Maximum Front Yard Setback</u>			<u>(1a)</u>	<u>(1a)</u>	<u>(1a)</u>		
<u>Minimum Interior Side Yard Setback</u>			<u>1.2m</u>	<u>1.2m</u>	<u>1.2m</u>		
<u>Minimum Rear Yard Setback</u>			<u>7.5m</u>	<u>7.5m</u>	<u>7.5m</u>		
<u>Maximum Lot Coverage</u>			<u>55%(2)</u>	<u>55%(2)</u>	<u>55%(2)</u>		
<u>Maximum Building Height</u>			<u>11.0m(4)</u>	<u>11.0m(4)</u>	<u>11.0m(4)</u>		
<u>Maximum number of storeys</u>			<u>3</u>	<u>3</u>	<u>3</u>		
<p><u>(1) For lands identified in 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 foregoing, no part of any building used to accommodate off street parking shall be located closer than 6.0 metres to the street line.</u></p>							

- (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*.
- (2) A combined total of 55 percent for all *buildings* and *structures* on the *lot*. *Accessory buildings* or *structures*, whether attached or detached, and *additional dwelling units (detached)* shall not exceed 15 percent.
- (3) The regulations within Table 7-3 shall not apply to *existing buildings* or *structures*.
- (4) 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.

Table 7-4: For Street Townhouse Dwelling Units

<u>Regulation</u>	<u>RES-1</u>	<u>RES-2</u>	<u>RES-3</u>	<u>RES-4 (4)</u>	<u>RES-5 (4)</u>	<u>RES-6</u>	<u>RES-7</u>
<u>Minimum Lot Area</u>				<u>148m²</u>	<u>135m²</u>		
<u>Minimum Lot Width (Internal Unit)</u>				<u>6.0m</u>	<u>5.5m</u>		
<u>Minimum Lot Width (External Unit)</u>				<u>10.0m</u>	<u>9.5m</u>		
<u>Minimum Corner Lot Width</u>				<u>12.0m</u>	<u>11.5m</u>		
<u>Minimum Front Yard or Exterior Yard Setback</u>				<u>4.5m(1)</u>	<u>4.5m(1)</u>		
<u>Maximum Front Yard Setback</u>				<u>(1a)</u>	<u>(1a)</u>		
<u>Minimum Interior Side Yard Setback</u>				<u>2.5m</u>	<u>2.5m</u>		
<u>Minimum Rear Yard Setback</u>				<u>7.5m</u>	<u>7.5m</u>		
<u>Rear Yard Access</u>				<u>(2)</u>	<u>(2)</u>		
<u>Maximum Lot Coverage</u>				<u>55%(3)</u>	<u>55%(3)</u>		
<u>Maximum Building Height</u>				<u>11.0m(5)</u>	<u>11.0m(5)</u>		
<u>Maximum number of storeys</u>				<u>3</u>	<u>3</u>		

(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*.

(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*. *Accessory buildings* or *structures*, whether attached or detached, and *additional dwelling units (detached)* shall not exceed 15 percent.

(4) The regulations within Table 7-4 shall not apply to *existing buildings* or *structures*.

(5) For lands identified in an 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.

Table 7-5: For Cluster Townhouse Dwelling Units

<u>Regulation</u>	<u>RES-1</u>	<u>RES-2</u>	<u>RES-3</u>	<u>RES-4</u>	<u>RES-5 (3)</u>	<u>RES-6 (3)</u>	<u>RES-7</u>
<u>Minimum Lot Area</u>					<u>525m²</u>	<u>525m²</u>	
<u>Minimum Lot Width</u>					<u>19.0m</u>	<u>19.0m</u>	
<u>Minimum Front Yard or Exterior Yard Setback</u>					<u>4.5m</u>	<u>3.0m</u>	
<u>Minimum Interior Side Yard Setback</u>					<u>4.5m</u>	<u>4.5m</u>	
<u>Minimum Rear Yard Setback</u>					<u>6.0m</u>	<u>4.5m</u>	
<u>Minimum Landscaped Area</u>					<u>20%</u>	<u>20%</u>	
<u>Minimum Floor Space Ratio</u>						<u>0.6(1) (4)</u>	
<u>Maximum Floor Space Ratio</u>					<u>0.6</u>	<u>2.0(1)</u>	
<u>Minimum Building Height</u>						<u>7.5m</u>	
<u>Maximum Building Height</u>					<u>11.0m</u>	<u>25.0m</u>	
<u>Maximum Number of Storeys</u>					<u>3</u>	<u>8</u>	
<u>Minimum Number of Dwelling Units</u>						<u>5</u>	

<u>Private Patio Area</u>					<u>(2)</u>	<u>(2)</u>	
<p><u>(1) Combined total Floor Space Ratio of all uses on the lot.</u></p> <p><u>(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.</u></p> <p><u>(3) The regulations within Table 7-5 shall not apply to existing buildings or structures.</u></p> <p><u>(4) 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 demonstrates the overall development can achieve the minimum floor space ratio.</u></p>							

Table 7-6: For Multiple Dwellings and Non-Residential Uses

<u>Regulation</u>	<u>RES-1</u>	<u>RES-2</u>	<u>RES-3</u>	<u>RES-4 (6)</u>	<u>RES-5 (6)</u>	<u>RES-6 (6)</u>	<u>RES-7 (6)</u>
<u>Minimum Lot Area</u>				<u>495m²</u>	<u>495m²</u>		
<u>Minimum Lot Width</u>				<u>15.0m</u>	<u>19.0m(1)</u>	<u>30.0m</u>	<u>30.0m</u>
<u>Minimum Front Yard or Exterior Yard Setback</u>				<u>4.5m</u>	<u>4.5m</u>	<u>3.0m</u>	<u>3.0m</u>
<u>Minimum Interior Side Yard Setback</u>				<u>3.0m</u>	<u>3.0m</u>	<u>4.5m</u>	<u>4.5m (5)</u>
<u>Minimum Rear Yard Setback</u>				<u>7.5m</u>	<u>7.5m</u>	<u>7.5m</u>	<u>7.5m (5)</u>
<u>Minimum Landscaped Area</u>				<u>20%</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>
<u>Minimum Floor Space Ratio</u>						<u>0.6 (2) (7)</u>	<u>2.0 (2) (7)</u>
<u>Maximum Floor Space Ratio</u>				<u>0.6</u>	<u>0.6</u>	<u>2.0 (2)</u>	<u>4.0 (2)</u>
<u>Minimum building height</u>						<u>11.0 m</u>	<u>14.0 m</u>
<u>Maximum Building Height</u>				<u>11.0m</u>	<u>11.0m</u>	<u>25.0m</u>	<u>(5)</u>
<u>Maximum number of storeys</u>				<u>3</u>	<u>3</u>	<u>8</u>	
<u>Minimum number of dwelling units</u>						<u>5</u>	<u>5</u>

<u>Maximum number of dwelling units</u>				<u>4</u>			
<u>Private Patio Area</u>				<u>(3)</u>	<u>(3)</u>	<u>(3)</u>	<u>(3)</u>
<u>Maximum Gross Floor Area of Individual Non-Residential Use</u>						<u>600m²(4)</u>	<u>600m²(4)</u>

(1) A multiple dwelling up to 4 dwelling units shall have a minimum lot width of 15.0 metres.

(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 25 metres within 15 metres of a lot with a (RES-6) Medium Rise Residential Six Zone.

(6) The regulations within Table 7-6 shall not apply to existing buildings or structures.

(7) 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 demonstrates the overall development can achieve the minimum floor space ratio.

Table 7-7: Lodging House, Hospice, Small Residential Care Facility and Large Residential Care Facility

<u>Regulation</u>	<u>RES-1</u>	<u>RES-2</u>	<u>RES-3</u>	<u>RES-4</u>	<u>RES-5</u>	<u>RES-6</u>	<u>RES-7</u>
<u>Regulations</u>		<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>	<u>(1)</u>

(1) Shall be in accordance with the regulations of the RES Zone and *dwelling type* in which the *lodging house, hospice or small residential care facility* is located. A large residential care facility shall be in accordance with the regulations of the RES zone for *multiple dwellings*.

7.4 OUTDOOR STORAGE

No *outdoor storage* shall be permitted in an RES zone.

7.5 OTHER APPLICABLE REGULATIONS AND SECTIONS

For other applicable regulations and sections see Section 3: Definitions, Section 4: General Regulations and, Section 5: Parking, Loading, and Stacking.