

SECTION 41
(By-law 94-1, S.9)

RESIDENTIAL SEVEN ZONE (R-7)

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 an R-7 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)

41.1 **PERMITTED USES**

Coach House Dwelling Unit

Duplex Dwelling

Home Business

Lodging House

Multiple Dwelling

Private Home Day Care

Residential Care Facility

Semi-detached Dwelling

Single Detached Dwelling

Street Townhouse Dwelling

41.2 **REGULATIONS**

.1 **For all Uses**

Maximum Floor Space Ratio	1.0
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.2 **For Single Detached Dwelling and Duplex Dwelling** (By-law 94-183, S.21[b])

Minimum Lot Area	235.0 square metres
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Minimum Lot Width (By-law 2000-86, S.10)	9.0 metres
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Minimum Corner Lot Width (By-law 2000-86, S.9)	15.0 metres
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Minimum Front Yard and Minimum Side Yard	4.5 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to
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Abutting a Street	the street line.
Minimum Side Yard	<p>a) 1.2 metres, <u>or</u></p> <p>b) 0 metres to a maximum of 0.2 metres on one side and a minimum of 1.5 metres on the other side for a Dwelling with a Building Height not exceeding 9.0 metres and subject to Section 5.20 of this by-law, <u>or</u> Amended: (By-law 2009-105, S.17)</p> <p>c) 0 metres to a maximum of 0.2 metres on one side and a minimum of 2.5 metres on the other side for a Dwelling with a Building Height exceeding 9.0 metres and subject to Section 5.20 of this by-law. Amended: (By-law 2009-105, S.17)</p>
Minimum Side Yard (Cont'd)	<p>d) 3.0 metres on one side where a driveway leading to a required parking space is located between the main building and the side lot line.</p>
Minimum Rear Yard	7.5 metres
Maximum Building Height	10.5 metres
Maximum Lot Coverage (By-law 2003-163, S.38)	<p>A total of 55 percent, of which the habitable portion of the dwelling shall not exceed 45 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent. (By-law 2003-163, S.38)</p>
Off-Street Parking	In accordance with Section 6.1 of this By-law.
.3 <u>For Semi-detached Dwelling</u>	
Minimum Lot Area	235.0 square metres for each semi-detached house. (By-law 94-183, S.22)
Minimum Lot Width	7.5 metres for each semi-detached house. (By-law 94-183, S.22)
Minimum Corner Lot Width (By-law 2000-86, S.11)	<p>a) 20 metres for each dwelling; and</p> <p>b) 12.5 metres for each dwelling unit.</p>

Minimum Front Yard and Minimum Side Yard Abutting a Street	4.5 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.
Minimum Side Yard	1.2 metres, except in the case of a driveway leading to a required parking space situated between the main building and the side lot line, in which case the minimum side yard shall be 3.0 metres.
Minimum Rear Yard	7.5 metres
Maximum Building Height	10.5 metres
Maximum Lot Coverage (By-law 2003-163, S.38)	A total of 55 percent, of which the habitable portion of the dwelling shall not exceed 45 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent. (By-law 2003-163, S.38)
Off-Street Parking	In accordance with Section 6.1 of this By-law.
.4 Omitted (By-law 94-183, S.18)	
.5 <u>For Street Townhouse Dwelling</u>	
Minimum Lot Area	148.0 square metres for each dwelling unit.
Minimum Lot Width	5.5 metres for each dwelling unit
Minimum Corner Lot Width (By-law 2000-86, S.12)	12.5 metres
Minimum Front Yard (By-law 2005-106, S.25)	4.5 metres except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to the street line.
Minimum Side Yard	2.5 metres, except in the case of a driveway leading to a required parking space situated between the dwelling and the lot line, in which case the minimum side yard on that side shall be 3.0 metres.
Minimum Side Yard Abutting a Street (By-law 2005-106, S.26)	4.5 metres

Minimum Rear Yard	7.5 metres
Maximum Building Height	10.5 metres
Maximum Lot Coverage (By-law 2003-163, S.38)	A total of 55 percent, of which the habitable portion of the dwelling shall not exceed 45 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent. (By-law 2003-163, S.38)
Off-Street Parking	In accordance with Section 6.1 of this By-law.
Rear Yard Access (By-law 96-185, S.1)	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: <ul style="list-style-type: none"> 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.

.6 For Multiple Dwelling

Minimum Lot Width	15.0 metres
Minimum Front Yard and Minimum Side Yard Abutting a Street	4.5 metres for that portion of a dwelling with a building height not exceeding 10.5 metres, and an additional setback of 1.5 metres shall be required for every additional 3.0 metres of building height thereafter.
Minimum Side Yard	a) 1.5 metres for a Dwelling with a Building Height not exceeding 9.0 metres, or

- b) 2.5 metres for a Dwelling with a Building Height between 9.0 metres and 10.5 metres, or
- c) 6.0 metres for a Dwelling with a Building Height exceeding 10.5 metres.

Minimum Rear Yard	7.5 metres
Minimum Landscaped Area	20 percent of the lot area
Maximum Building Height Private Patio Area	24.0 metres For each dwelling unit located at ground floor level, an exclusive use patio area adjacent to the unit with direct access to such unit shall be provided.
Off-Street Parking	In accordance with Section 6.1 of this By-law.

.7 For Coach House Dwelling Unit

In accordance with the regulations set out in Section 5.22 of this By-law.

.8 For Lodging House

Lodging House having less than 9 residents	In accordance with Section 39.2.4 of this By-law. (By-law 94-183, S.27)
Lodging House having 9 residents or more	In accordance with Section 41.2.6 of this By-law.
Off-street Parking	In accordance with Section 6.1 of this By-law.

.9 For Residential Care Facility

Residential Care Facility having less than 9 residents	In accordance with the regulations of the dwelling type in which such facility is located.
Residential Care Facility having 9 residents or more	In accordance with Section 41.2.6 of this By-law.
Off-Street Parking (By-law 95-106, S.26)	In accordance with Section 6.1 of this By-law.

.10 For Home Business

In accordance with regulations set out in Section 5.13 of this By-law.