

## 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

R-1, R-2  
Modified

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.

R-3  
Modified

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.

R-4  
Modified

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.

R-5  
Modified

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.

R-6  
Modified

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.

R-7, R-8  
Modified

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.

R-9  
Modified

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.

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Previously tabled. No additional changes proposed at this time.

### Component E (May 2017) first draft

*Regulation or definition remains under review and/or subject to input from Urban Design Manual update process.*

**7.2 Permitted Uses**

Existing  
35.1 to  
43.1  
Modified

New OP

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**

| Use                              | RES-1 | RES-2 | RES-3 | RES-4 | RES-5 | RES-6 | RES-7 |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|
| <b>Residential Uses</b>          |       |       |       |       |       |       |       |
| Single Detached Dwelling         | ✓     | ✓     | ✓     | ✓     | ✓     |       |       |
| Second Dwelling Unit (1)         | ✓     | ✓     | ✓     | ✓     | ✓     |       |       |
| Secondary Dwelling Unit (1)      | ✓     | ✓     | ✓     | ✓     | ✓     |       |       |
| Semi-Detached Dwelling           |       |       |       | ✓     | ✓     |       |       |
| Townhouse Dwelling – Street      |       |       |       | ✓(2)  | ✓(3)  |       |       |
| Townhouse Dwelling – Cluster     |       |       |       |       | ✓(3)  | ✓     |       |
| Multiple Dwelling                |       |       |       | ✓     | ✓     | ✓     | ✓     |
| Lodging House                    |       |       |       |       | ✓     | ✓     | ✓     |
| Hospice                          |       | ✓     | ✓     | ✓     | ✓     | ✓     | ✓     |
| Residential Care Facility, Small |       | ✓     | ✓     | ✓     | ✓     |       |       |
| Residential Care Facility, Large |       |       |       |       | ✓     | ✓     | ✓     |
| <b>Non-Residential Uses</b>      |       |       |       |       |       |       |       |
| Artisan’s Establishment (4)      |       |       |       |       |       | ✓     | ✓     |
| Community Facility (4)           |       |       |       |       |       | ✓     | ✓     |
| Convenience Retail (4)           |       |       |       |       |       | ✓     | ✓     |
| Day Care Facility (4)            |       |       |       |       |       | ✓     | ✓     |
| Financial Establishment (4)      |       |       |       |       |       |       | ✓     |
| Health Office (4)                |       |       |       |       |       |       | ✓     |
| Home Occupation (5)              | ✓     | ✓     | ✓     | ✓     | ✓     | ✓     | ✓     |
| Office (4)                       |       |       |       |       |       | ✓     | ✓     |
| Personal Services (4)            |       |       |       |       |       |       | ✓     |
| Studio (4)                       |       |       |       |       |       | ✓     | ✓     |

New  
OP

New

New

New

New

- (1) Shall be permitted in accordance with 4.15.
- (2) The maximum number of dwelling units in a dwelling shall be 4.
- (3) The maximum number of dwelling units in a dwelling shall be 6.
- (4) Complementary non-residential uses must be located within a *multiple dwelling* and are limited in size in accordance with the regulations in Table 7-6.
- (5) Shall be permitted in accordance with 4.8.

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**Component E (May 2017) first draft**

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**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**

| Regulation  | RES-1                 | RES-2             | RES-3             | RES-4             | RES-5             | RES-6 | RES-7 |
|---|-----------------------|-------------------|-------------------|-------------------|-------------------|-------|-------|
| Minimum <i>Lot Area</i>   | 929m <sup>2</sup> (1) | 411m <sup>2</sup> | 288m <sup>2</sup> | 235m <sup>2</sup> | 235m <sup>2</sup> |       |       |
| Minimum <i>Lot Width</i>  | 24.0m(2)              | 13.7m             | 10.5m             | 9.0m              | 9.0m              |       |       |
| Minimum <i>Corner Lot Width</i>   | 24.0m(2)              | 15.0m             | 12.8m             | 12.8m             | 12.8m             |       |       |
| Minimum <i>Front Yard or Exterior Yard Setback</i>  | 6.0m(3)               | 4.5m(3)           | 4.5m(3)           | 4.5m(3)           | 4.5m(3)           |       |       |
| Minimum <i>Interior Side Yard Setback</i>   | 3.0m                  | 1.2m              | 1.2m              | 1.2m              | 1.2m              |       |       |
| Minimum <i>Rear Yard Setback</i>  | 7.5m                  | 7.5m              | 7.5m              | 7.5m              | 7.5m              |       |       |
| Maximum <i>Lot Coverage</i>   | 55%(4)                | 55%(4)            | 55%(4)            | 55%(4)            | 55%(4)            |       |       |
| Maximum <i>Building Height</i>  | 11.0m(5)              | 11.0m(5)          | 11.0m(5)          | 11.0m(5)          | 11.0m(5)          |       |       |
| Maximum number of <i>storeys</i>  | 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 <i>front yard setback</i> or <i>exterior side yard setback</i> shall be within 1 metre in front and within 2 metres behind the average <i>front yard setback</i> and/or <i>exterior side yard setback</i> of the nearest adjacent principal dwellings on either side of the lot where:</p> <ul style="list-style-type: none"> <li>• a new <i>dwelling</i> replaces an <i>existing dwelling</i>,</li> <li>• there is an addition to an <i>existing dwelling</i>, or;</li> <li>• a new <i>dwelling</i> is erected on a <i>lot</i> created by consent between two <i>existing dwellings</i></li> </ul> <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 10px auto; width: fit-content;"> <p>Future diagrams to illustrate regulation (3)</p> </div> <p>(4) A combined total of 55 percent for all <i>buildings</i> and <i>structures</i> on the <i>lot</i>, of which the habitable portion of the <i>principal dwelling</i> shall not exceed 45 percent and <i>accessory buildings</i> or <i>structures</i>, whether attached or detached, shall not exceed 15 percent.</p> <p>(5) The maximum building height on lots having <i>primary frontage</i> on a Regional Road or City Arterial Street shall be 14.0 metres.</p> <p>(6) The maximum number of storeys on lots having <i>primary frontage</i> on a Regional Road or City Arterial Street shall be 4.</p> |                       |                   |                   |                   |                   |       |       |

Existing  
35.2 to  
39.2  
Modified

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**Component E (May 2017) first draft**

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**Table 7-3: For Semi-Detached Dwelling Unit**

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

Existing  
38.2 to  
40.2  
Modified

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Previously tabled. No additional changes proposed at this time.

### Component E (May 2017) first draft

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**Table 7-4: For Street Townhouse Dwelling Units**

| Regulation   | RES-1 | RES-2 | RES-3 | RES-4             | RES-5             | RES-6 | RES-7 |
|--|-------|-------|-------|-------------------|-------------------|-------|-------|
| Minimum Lot Area   |       |       |       | 148m <sup>2</sup> | 135m <sup>2</sup> |       |       |
| Minimum Lot Width (Internal Unit)  |       |       |       | 6.0m              | 5.5m              |       |       |
| Minimum Lot Width (External Unit)  |       |       |       | 7.5m              | 6.7m              |       |       |
| Minimum Corner Lot Width   |       |       |       | 12.8m             | 12.8m             |       |       |
| Minimum Front Yard or Exterior Yard Setback  |       |       |       | 4.5m(1)           | 4.5m(1)           |       |       |
| Minimum Rear Yard Setback  |       |       |       | 7.5m              | 7.5m              |       |       |
| Rear Yard Access   |       |       |       | (2)               | (2)               |       |       |
| Maximum Lot Coverage   |       |       |       | 55%(3)            | 55%(3)            |       |       |
| Maximum Building Height  |       |       |       | 11.0m(4)          | 11.0m(4)          |       |       |
| Maximum number of storeys  |       |       |       | 3(5)              | 3(5)              |       |       |
| <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"> <li>• a new dwelling replaces an existing dwelling,</li> <li>• there is an addition to an existing dwelling, or;</li> <li>• a new dwelling is erected on a lot created by consent between two existing dwellings</li> </ul> <p style="text-align: center;">Future diagrams to illustrate regulation (1)</p> <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> <ol style="list-style-type: none"> <li>a) direct access on the lot without passing through any portion of the dwelling unit; or,</li> <li>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,</li> <li>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.</li> </ol> <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 primary frontage on a Regional Road or City Arterial Street shall be 4.</p> |       |       |       |                   |                   |       |       |

Existing  
40.2 to  
42.2  
Modified

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### Component E (May 2017) first draft

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**Table 7-5: For Cluster Townhouse Dwelling Units**

| Regulation   | RES-1 | RES-2 | RES-3 | RES-4 | RES-5             | RES-6             | RES-7 |
|--|-------|-------|-------|-------|-------------------|-------------------|-------|
| Minimum <i>Lot Area</i>  |       |       |       |       | 525m <sup>2</sup> | 525m <sup>2</sup> |       |
| Minimum <i>Lot Width</i>   |       |       |       |       | 19.0m             | 19.0m             |       |
| Minimum <i>Front Yard or Exterior Yard Setback</i>   |       |       |       |       | 4.5m              | 3.0m              |       |
| Minimum <i>Interior Side Yard Setback</i>  |       |       |       |       | 4.5m              | 4.5m              |       |
| Minimum <i>Rear Yard Setback</i>   |       |       |       |       | 6.0m              | 4.5m              |       |
| Minimum <i>Landscaped Area</i>   |       |       |       |       | 20%               | 20%               |       |
| Minimum <i>Floor Space Ratio</i>   |       |       |       |       |                   | 0.6(1)            |       |
| Maximum <i>Floor Space Ratio</i>   |       |       |       |       | 0.6               | 2.0(1)            |       |
| Minimum <i>Building Height</i>   |       |       |       |       |                   | 7.5m              |       |
| Maximum <i>Building Height</i>   |       |       |       |       | 11.0m(2)          | 25.0m             |       |
| Maximum number of <i>storeys</i>   |       |       |       |       | 3(3)              | 8                 |       |
| Minimum number of dwelling units   |       |       |       |       |                   | 5                 |       |
| Minimum 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 <i>primary frontage</i> on a Regional Road or City Arterial Street shall be 14.0 metres.</p> <p>(3) The maximum number of storeys on lots having <i>primary frontage</i> on a Regional Road or City Arterial Street shall be 4.</p> <p>(4) 40 square meters or 2.0 square metres per <i>dwelling unit</i>, whichever is greater.</p> <p>(5) For each <i>dwelling unit</i> located at ground floor level, an exclusive use patio area adjacent to the <i>dwelling unit</i> with direct access to such <i>dwelling unit</i> shall be provided.</p> |       |       |       |       |                   |                   |       |

New with Existing 40.2 to 43.2 Modified

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

| Regulation   | RES-1 | RES-2 | RES-3 | RES-4             | RES-5             | RES-6                 | RES-7                 |
|--|-------|-------|-------|-------------------|-------------------|-----------------------|-----------------------|
| Minimum Lot Area   |       |       |       | 495m <sup>2</sup> | 495m <sup>2</sup> |                       |                       |
| Minimum Lot Width  |       |       |       | 15.0m             | 19.0m(1)          | 15.0m                 | 30.0m                 |
| Minimum Front Yard or Exterior Yard Setback  |       |       |       | 4.5m              | 4.5m              | 3.0m(2)               | 3.0m(2)               |
| Minimum Interior Side Yard Setback   |       |       |       | 3.0m              | 3.0m              | 4.5m(2)               | 4.5m(2)               |
| Minimum Rear Yard Setback  |       |       |       | 7.5m              | 7.5m              | 7.5m(2)               | 7.5m(2)               |
| Minimum Landscaped Area  |       |       |       | 20%               | 20%               | 20%                   | 20%                   |
| Minimum Floor Space Ratio  |       |       |       |                   |                   | 0.6(3)                | 2.0(3)                |
| Maximum Floor Space Ratio  |       |       |       | 0.6               | 0.6               | 2.0(3)                | 4.0(3)                |
| Minimum Building Height  |       |       |       |                   |                   | 7.5m                  | 11.0m                 |
| Maximum Building Height  |       |       |       | 11.0m(4)          | 11.0m(4)          | 25.0m(2)              | (2)                   |
| Maximum number of storeys  |       |       |       | 3(5)              | 3(5)              | 8                     |                       |
| Minimum number of dwelling units   |       |       |       |                   |                   | 5                     | 5                     |
| Maximum number of dwelling units   |       |       |       | 4                 |                   |                       |                       |
| Minimum outdoor amenity area   |       |       |       | (6)               | (6)               | (6)                   | (6)                   |
| Private Patio Area   |       |       |       | (7)               | (7)               | (7)                   | (7)                   |
| Maximum Gross Floor Area of Individual Non-Residential Use   |       |       |       |                   |                   | 600m <sup>2</sup> (8) | 600m <sup>2</sup> (8) |
| <p>(1) A multiple dwelling up to 4 dwelling units shall have a minimum lot width of 15.0m</p> <p>(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.</p> <p>(3) Combined total Floor Space Ratio of all uses on the lot.</p> <p>(4) The maximum building height on lots having <i>primary frontage</i> 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> <p>(6) For multiple dwellings with 4 dwelling units or more, 2.0 square metres per <i>dwelling unit</i> or a total of 40 square meters, whichever is greater</p> <p>(7) For multiple dwellings with 4 dwelling units or more, each <i>dwelling unit</i> located at ground floor</p> |       |       |       |                   |                   |                       |                       |

Existing  
40.2 to  
43.2  
Modified

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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*.

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

| Regulation   | RES-1 | RES-2 | RES-3 | RES-4 | RES-5 | RES-6 | RES-7 |
|--|-------|-------|-------|-------|-------|-------|-------|
| Regulations  |       | (1)   | (1)   | (1)   | (1)   | (1)   | (1)   |
| (1) Shall be in accordance with the regulations of the RES Zone and dwelling type in which the <i>lodging house, hospice, small residential care facility or large residential care facility</i> is located. |       |       |       |       |       |       |       |

**7.4 Outdoor Storage**

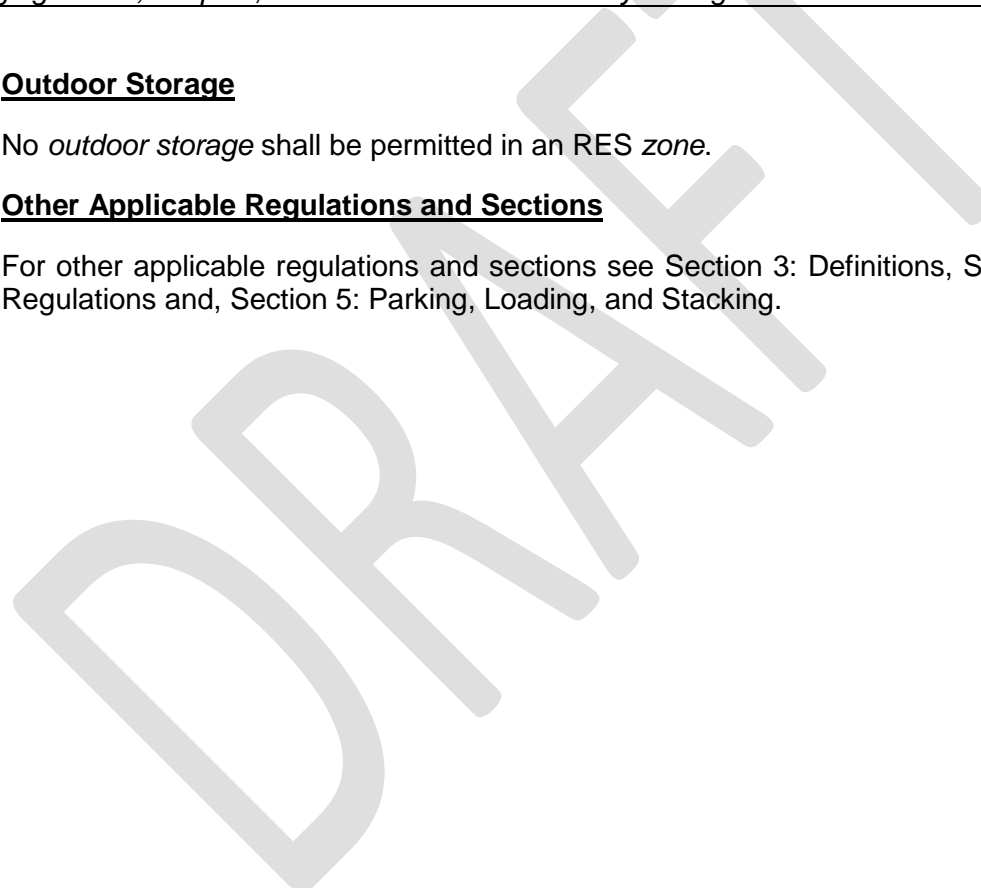
New

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

**7.5 Other Applicable Regulations and Sections**

New

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



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