

# Section 13

## “BI”

### UNIVERSITIES

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13.1 No person shall erect, alter, enlarge or use any building or structure in whole or in part nor use any lands in whole or in part within the “Universities” Zone for any purpose other than one or more of the following uses:

13.1.1 University and affiliated or Federated Colleges and uses associated with or required to service a University or College and without restricting the generality of the foregoing a bank, variety store, restaurant, barber shop and other similar commercial uses required to service a university or college.

13.1.2 Student Residences.

13.1.3 Indoor and Outdoor Recreational facilities associated with a University or College.

13.1.4 A research and development facility associated with the University of Waterloo and which may include manufacturing as a use related to the research and development facility, on lands leased by the University of Waterloo to a second party, provided that:

13.1.4.1 A minimum of two and one-half (2.5) parking spaces are provided for every one hundred (100) square metres of building floor area;

13.1.4.2 Any outdoor storage area shall be screened from view so that it is not visible from adjacent public streets or residential uses.

13.2 Notwithstanding any other provision in By-law No. 1418 more than one (1) main building and accessory building shall be permitted on any lot in this Zone.

13.3 Deleted.

13.4 **Off-Street Parking**

13.4.1 There shall be one (1) parking space provided for every two (2) persons employed full time by the University or College plus one (1) parking space for every ten (10) students enrolled full time.

13.5 The following regulations shall apply in respect to building clearances from public streets and abutting property:

13.5.1 “A Building Line Setback” - No building or part of a building shall be less than ten-point-five metres (10.5m) from any public street or highway.

13.5.2.1.1 “Yard adjacent to an abutting property boundary other than the building line setback” - No building or part of a building shall have a yard abutting a property boundary of less than fifteen metres (15m).

*For further information, please contact Krista Walkey, City of Waterloo Development Planner (519) 747-8518*