

CITY OF WATERLOO

FLEXIBLE INDUSTRIAL (E3)

Zone

9.3 Flexible Industrial (E3) Zone

Permitted Uses

9.3.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Flexible Industrial (E3) zone for any purpose other than one or more of the following permitted uses:

9.3.1.1 Primary Uses:

- ADVANCED TECH
- ARTIST STUDIO (CLASS B)
- AUTOMOBILE SERVICE CENTRE
- BUSINESS INCUBATOR
- COMMUNICATION PRODUCTION
- CUSTOM SERVICE SHOP
- DATA CENTRE
- Dry Cleaning and Laundry Facility
- FOOD AND BEVERAGE MANUFACTURING INDUSTRY
- GOVERNMENT USE
- INDUSTRIAL ASSEMBLY
- INDUSTRIAL MANUFACTURING
- INDUSTRIAL PROCESSING
- Industrial or Construction Equipment Supplier (Sales or Rental)
- LABORATORY
- MICROBREWERY
- OFFICE
- PARKING FACILITY (restricted to STRUCTURED PARKING)
- PET SERVICES (CLASS B)
- PHARMACEUTICAL INDUSTRY
- PRINTING ESTABLISHMENT
- TECH OFFICE
- TRAINING FACILITY
- TRUCK DEPOT
- VETERINARY HOSPITAL
- WAREHOUSE (no retail)
- WHOLESALER (no retail)

9.3.1.1 Complementary Uses:

- COMMERCIAL SERVICE
- MAKERSPACE (CLASS A and CLASS B)
- TRANSPORTATION SERVICE

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Performance Standards

9.3.2 The following regulations in Table 9G shall apply to every LOT, BUILDING and STRUCTURE in the Flexible Industrial (E3) zone:

Table 9G: Regulations – FLEXIBLE INDUSTRIAL ZONE (E3)	
LOT FRONTAGE (minimum)	20.0 metres
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	3.0 metres
REAR YARD setback (minimum)	5.0 metres
Complementary Uses (maximum)	Complementary uses specified in section 9.2.1.2 collectively shall not exceed 25% of the BUILDING FLOOR AREA of the associated BUILDING, excluding STRUCTURED PARKING
Ancillary Retailing (maximum)	<p>For the following USES, ten percent (10%) of the BUILDING FLOOR AREA occupied by the USE, to a maximum 464 square metres, may be used for the display and retailing of products manufactured, produced, assembled, or repaired in the associated unit:</p> <ul style="list-style-type: none"> • ADVANCED TECH • ARTIST STUDIO (CLASS B) • FOOD AND BEVERAGE MANUFACTURING INDUSTRY • INDUSTRIAL ASSEMBLY • INDUSTRIAL MANUFACTURING • INDUSTRIAL PROCESSING • MICROBREWERY <p>The BUILDING FLOOR AREA devoted to ancillary display and retailing shall be located on the FIRST STOREY of the BUILDING and shall abut a STREET LINE BUILDING FAÇADE.</p>
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

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9.3.3 The following regulations in Table 9H shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Flexible Industrial (E3) zone constructed after the effective date of this BY-LAW:

Table 9H: Regulations – FLEXIBLE INDUSTRIAL ZONE (E3)			
	E3-27	E3-40	E3-81
BUILDING HEIGHT (maximum)	27 metres and 9 STOREYS	40 metres and 12 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	27 metres	27 metres	27 metres
TOWER Separation (minimum)	N/A	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)	
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres

9.3.4 The following parking regulations in Table 9I shall apply to every LOT, BUILDING and STRUCTURE in the Flexible Industrial (E3) zone, except as specified in Table 6A:

Table 9I: Parking Regulations – FLEXIBLE INDUSTRIAL ZONE (E3)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.75 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.
INDUSTRIAL MALL	a.) Area A on Schedule A1: 1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA b.) Area B on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

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Table 9I: Parking Regulations – FLEXIBLE INDUSTRIAL ZONE (E3)	
	c.) Area C on Schedule A1: 2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA d.) All Other lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

9.3.5 Repealed by by-law 2019-032.