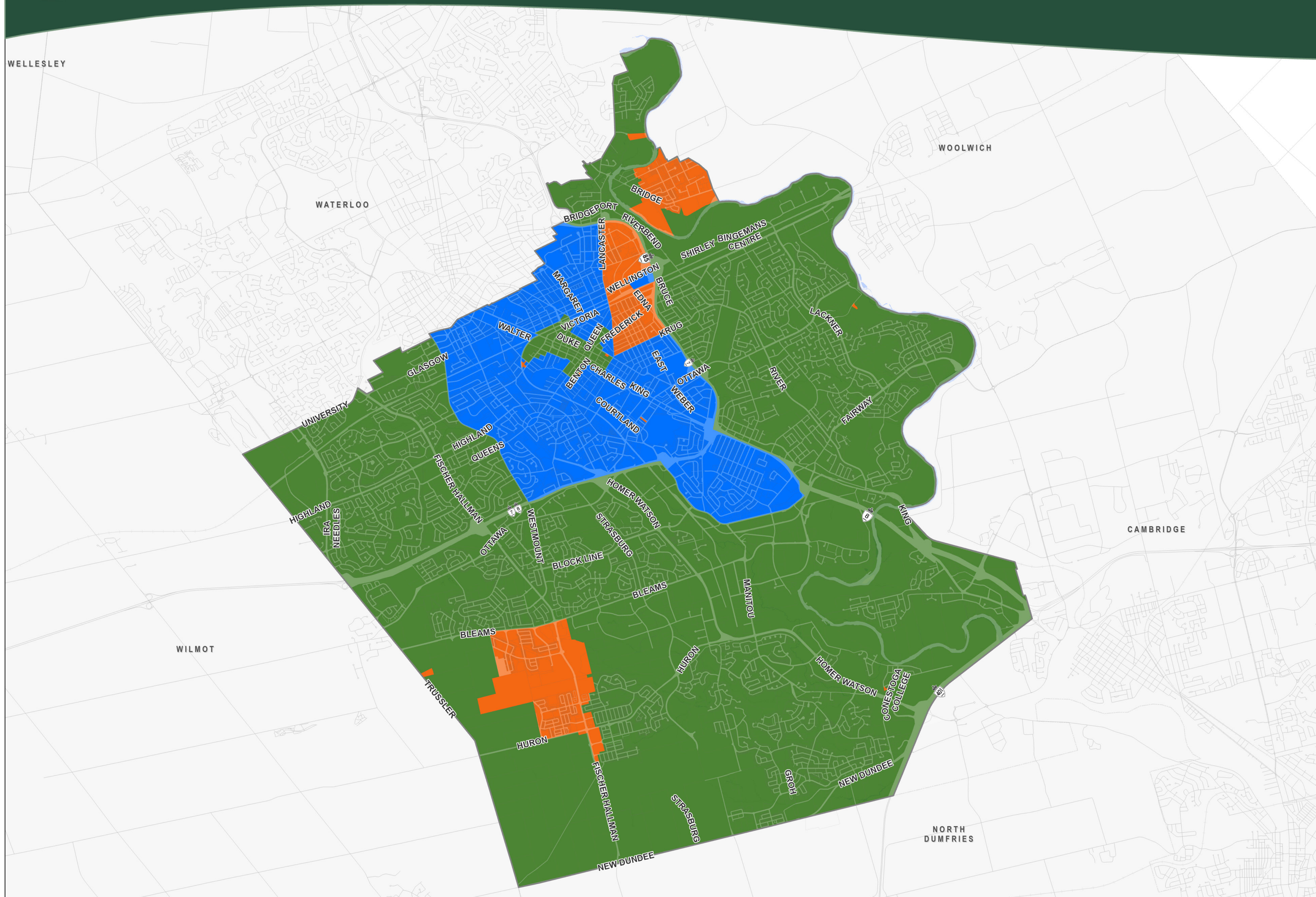




Maximum Driveway Width Areas

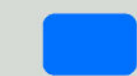


Corporate Services -
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June 25, 2026



Legend

Area 1



Area 2



Area 3



This map and associated tables are a summary consolidation of the maximum driveway width rules for the City of Kitchener 2019-051 and 85-1 zoning by-laws as of April 2026. It is not an official map of either by-law. For the official and complete regulations, please see the appropriate zoning by-law for your property.

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Driveway Width Zoning Rules Guide

For Low Density Residential Properties

The following information is a summarized user guide for residential driveway maximum widths. There are additional zoning regulations that are not included in this guide such as:

- minimum parking space dimensions
- regulations for corner lots
- visibility triangles and sightlines
- regulations for adding walkways

For the complete regulations, please see the relevant section of the Zoning By-law (linked at the bottom of each table) or contact planning@kitchener.ca.

Area 1 (Blue)

Residential Use	Maximum driveway width with an attached private garage	Maximum driveway width without an attached private garage
Single Detached Dwelling (with or without additional dwelling units)	• 40% of the lot width, or as wide as the attached garage • Can be wider than the attached garage to a max of 40% • No closer to the property line than the required side yard setback of the dwelling • Can't exceed 8.0m, unless in RES-1, then can be as wide as the attached garage	40% of the lot width or 8.0m, whichever is less.
Semi-Detached Dwelling (with or without additional dwelling units)	• 40% of the lot width or 5.2m, whichever is less, and a driveway may be as wide as the attached garage. • Can be wider than the attached garage to a max of 40% • No closer to the property line than the required side yard setback of the dwelling (for the side that does not have the common wall) • Can't exceed 8.0m	40% of lot width or 5.2m, whichever is less.
Street Townhouse (with or without additional dwelling units)	• 60% of the lot width or 5.2m, whichever is less. May be as wide as the attached garage. • Can be wider than the attached garage to a max of 60% • End unit driveways may be no closer to the property line than the required side yard setback of the dwelling (for the side that does not have the common wall) • Can't exceed 8.0m	60% of lot width or 5.2m, whichever is less.

[See Zoning By-law 2019-051, Section 5 – Parking, Loading and Stacking – Table 5-3](#)

Driveway Width Zoning Rules Guide

For Low Density Residential Properties

Area 2 (Green)

Residential Use	Maximum driveway width with an attached private garage	Maximum driveway width without an attached private garage
Single Detached Dwelling (with or without additional dwelling units)	• 50% of the lot width, or as wide as the attached garage • Can be wider than the attached garage to a max of 50% • No closer to the property line than the required side yard setback of the dwelling • Can't exceed 8.0m, unless in RES-1, then can be as wide as the attached garage	50% of the lot width or 8.0m, whichever is less.
Semi-Detached Dwelling (with or without additional dwelling units)	• 50% of the lot width or 5.2m, whichever is less, and a driveway may be as wide as the attached garage. • Can be wider than the attached garage to a max of 50% • No closer to the property line than the required side yard setback of the dwelling (for the side that does not have the common wall) • Can't exceed 8.0m	50% of lot width or 5.2m, whichever is less.
Street Townhouse (with or without additional dwelling units)	• 60% of the lot width or 5.2m, whichever is less. • Can be wider than the attached garage to a max of 60% • End unit driveways may be no closer to the property line than the required side yard setback of the dwelling (for the side that does not have the common wall) • Can't exceed 8.0m	60% of lot width or 5.2m, whichever is less.

[See Zoning By-law 2019-051, Section 5 – Parking, Loading and Stacking – Table 5-2](#)

Driveway Width Zoning Rules Guide

For Low Density Residential Properties

Area 3 (Orange)

Single Detached Dwelling (with or without additional dwelling units)

	Maximum driveway width with an attached garage	Maximum driveway width without an attached garage
Lot width of 10.4m or less	• May be as wide as the attached garage • May be wider than the garage to a maximum width of 5.2m • May not be closer than 0.6m to a side lot line	Maximum width of 5.2m. This does not apply in the rear yard.
Lot width over 10.4m	• May be as wide as the attached garage • May be wider than the garage to a maximum width of 50% of the lot width or 8m, whichever is less • May not be closer than 0.6m to a side lot line	Maximum width is 50% of the lot width or 8m, whichever is less. This does not apply in the rear yard.

Semi-Detached Dwelling (with or without additional dwelling units)

	Maximum driveway width with an attached garage	Maximum driveway width without an attached garage
Lot width of 10.4m or less	• May be as wide as the attached garage • May be wider than the garage to a max width of 5.2m • May not be closer than 0.6m to the side lot line which is not located along the common wall	Maximum width of 5.2m. This does not apply in the rear yard.
Lot width over 10.4m	• May be as wide as the attached garage • May be wider than the garage to a max width of 5.2m • May not be closer than 0.6m to the side lot line which is not located along the common wall	Maximum width is 50% of the lot width or 8m, whichever is less. This does not apply in the rear yard.

Street Townhouse (with or without additional dwelling units)

- Maximum width of 65% of the lot width or 6m, whichever is less

[See Zoning By-law 85-1, Section 6 – Off-Street Parking and Off-Street Loading](#)