14.2 WATERFRONT – MIXED USE (WF2) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Waterfront – Mixed Use (WF2) 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:

14.2.1 PERMITTED USES

- Art Gallery
- Beverage Making Establishment
- Catering Service
- Commercial School
- Communications Establishment
- Craftsperson Shop
- Day Nursery
- Educational Establishment
- Financial Establishment
- Library
- Live/Work Unit
- Multiple Dwelling
- Museum
- Office
- Personal Services
- Place of Assembly
- Place of Worship
- Repair Service
- Restaurant
- Retail
- Social Services Establishment
- Studio

14.2.2 PROHIBITED USES

i) Motor Vehicle Collision Repair Establishment
   Motor Vehicle Rental Establishment
   Motor Vehicle Service Station
   Motor Vehicle Gas Bar

ii) In addition to i) above, a Drive-Through Facility is prohibited even as an accessory use.

14.2.3 REGULATIONS

a) Maximum Setback

   Shall be in accordance with Figure 11 of Schedule F: Special Figures
b) **Maximum Setback to a Garage**

Notwithstanding Figure 11 of Schedule F: Special Figures, and except where a visibility triangle is required, a maximum setback of 6.0 metres shall apply for that portion of a building providing an access driveway to a garage.

c) **Building Height**

i) Minimum 9.0 metres;

ii) In addition to i) above, a minimum 4.5 metre façade height for the first storey, for any portion of a building along a street line; and,

iii) Maximum 6 storeys and up to 22 metres.

d) **Built Form for New Development**

i) The minimum width of the ground floor façade facing the street shall be provided in accordance with Figure 13 of Schedule F: Special Figures.

ii) All at grade residential units which front a street shall have a principal entrance facing the street and be accessible from the building façade with direct access from the street.

iii) Parking shall be provided underground and/or in above grade parking structures.

iv) Above grade parking structures shall be located within buildings and fronted on all levels by commercial, cultural or residential uses, except for driveway access.

v) A minimum of 40% of the ground floor façade facing a street shall be composed of windows.

e) **Restrictions for Commercial Uses**

Shall only be permitted on the ground floor.
## CITY OF HAMILTON

### SECTION 14: WATERFRONT ZONES

#### ZONING

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>f)</td>
<td>Restrictions for Institutional uses of a Cultural Nature</td>
<td>A Library, Art Gallery, or Museum shall only be permitted on the ground floor and second floor.</td>
</tr>
<tr>
<td>g)</td>
<td>Restrictions for Non-Residential Floor Area</td>
<td>20% of the total non-residential floor area will be permitted for commercial uses ancillary to a Library, Art Gallery, or Museum.</td>
</tr>
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<td>h)</td>
<td>Additional Residential Unit Restrictions</td>
<td>Shall be in accordance with Figure 14 of Schedule F: Special Figures.</td>
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(Not Final and Binding By-law No. 17-095, May 24, 2017)