

SECTION 26F – CORE MIXED USE 6 (CMU6) ZONE

26F.1 Subject to the General Provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Core Mixed-Use 6 (CMU6) Zones.

26F.2 PERMITTED USES

- Animal Hospital
- Bake shops
- Banks and Financial Institutions
- Brewer's Retail Outlets
- Business or Professional Offices
- Building Supply and Sales
- Candy Kitchen
- Catering Establishment
- Clinics
- Commercial Schools
- Custom Workshops
- Day Nursery
- Department Stores
- Dry Cleaning Outlets
- Eating Establishments
- Fitness Centres
- Florist
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Motels
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Printing Establishments
- Private or Commercial Clubs
- Public Parking Garages
- Public Parking Lots
- Private Parking Lots
- Public Transportation depots including Bus Stations and Rail Stations
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Short-Term Rental, Dedicated
- Spa Services
- Studios

- Supermarkets
- Taverns
- Video Outlet Sales and Rental Establishments
- Existing stand-alone residential uses
- Dwelling Units
- Uses, buildings and structures accessory to any permitted commercial or residential use

26F.3 ZONE REGULATIONS

Minimum Lot Frontage	0m
Minimum Lot Area	0 sq. m.
Minimum Front Yard Setback	0m
Minimum Interior Side Yard	0m, except the minimum side yard abutting a residential zone shall be 2.5m
Minimum Exterior Side Yard	0m
Minimum Rear Yard	4.5m except the minimum rear yard abutting a residential zone shall be 10m
Maximum Building Height	i) 3 storeys ii) 12m
Required Parking	Commercial uses within the CMU6 Zone shall be exempted from the parking and loading requirements of this By-law with the exception of buildings containing dwelling units where the provisions of Subsection 26F.4 shall apply.
Maximum Main Floor GFA permitted for Residential use	49%

26F.4 REGULATIONS FOR DWELLING UNITS

All of the provisions of Subsection 18.3 shall apply, except that notwithstanding the regulations contained in Section 18.3 (c), a minimum of one parking space shall be provided for each dwelling unit via one, or a combination of the following means:

- a) On the same lot as the dwelling unit, or
- b) In a dedicated area within a municipal parking lot through a licensing agreement or paid permitting system for a municipal parking lot that is located within 200 m of the property containing the dwelling unit, or
- c) In an area of a private parking lot that contains an easement in favour of the owner of the dwelling unit that is located within 200 m of the property containing the dwelling unit.

26F.5 REGULATIONS FOR DWELLING UNITS IN CMU6 ZONE

DELETED

26F.6 REGULATIONS FOR EXISTING STAND ALONE DWELLING UNITS

- (i) The regulations of Section 11.3 shall apply to single detached dwelling units located on a separate lot.
- (ii) The regulations of Section 13.4 shall apply to semi-detached dwelling units located on a separate lot.
- (iii) The regulations of Section 13.5 shall apply to duplex dwelling units located on a separate lot.

26F.7 DRIVE-THRU LANES

- (i) Notwithstanding the regulations of Subsection 18.6, Drive-Thru Lanes are prohibited in the Core Mixed Use 6 CMU6 Zone.

EXCEPTIONS TO CORE MIXED USE 6 (CMU6) ZONE**CMU6-612 (2-2018) - 85, 91-93, 95, 103, 109, 111, 129, 131-139, 0, 155, 161, 169 and 177 Niagara Boulevard**

These lands are zoned "Core Mixed Use 6 (CMU6-612) Zone" and all of the provisions that relate to lands zoned " Core Mixed Use 6 CMU6 Zone " by this By-law shall apply to those lands zoned " Core Mixed Use 6 (CMU6-612) Zone ", except:

Notwithstanding the provisions of Subsection 26F.3:

- a) Maximum Height 5 storeys (16m)
- b) Setback from any Residential Zone 15m

CMU6-613 (2-2018) - 78, 80, 90, 98, 108-112 and 114 Niagara Boulevard

These lands are zoned "Core Mixed Use 6 (CMU6-613) Zone" and all of the provisions that relate to lands zoned " Core Mixed Use 6 CMU6 Zone " by this By-law shall apply to those lands zoned " Core Mixed Use 6 (CMU6-613) Zone ", except:

Notwithstanding the provisions of Subsection 26F.3:

- a) Maximum Height 5 storeys (16m)
- b) Maximum Main Floor GFA permitted 0% (Prohibited)
for Residential use

**TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION**

CMU6-614 (2-2018) – 126 and 162 Niagara Boulevard

These lands are zoned "Core Mixed Use 6 (CMU6-614) Zone" and all of the provisions that relate to lands zoned " Core Mixed Use 6 CMU6 Zone " by this By-law shall apply to those lands zoned " Core Mixed Use 6 (CMU6-614) Zone ", except:

Notwithstanding the provisions of Subsection 26F.3:

- a) Minimum Rear Yard from OS Zone 7.5m
- b) Maximum Height 5 storeys (16m)
- c) Maximum Main Floor GFA permitted 0% (Prohibited)
for Residential use

CMU6-615 (2-2018) - 207 Niagara Boulevard

These lands are zoned "Core Mixed Use 6 (CMU6-615) Zone" and all of the provisions that relate to lands zoned " Core Mixed Use 6 CMU6 Zone " by this By-law shall apply to those lands zoned " Core Mixed Use 6 (CMU6-615) Zone ", except:

Notwithstanding the provisions of Subsection 26F.3:

- a) Maximum Main Floor GFA permitted 75%
for Residential use