

**SECTION 26E – CORE MIXED USE 5 (CMU5) ZONE**

**26E.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 5 (CMU5) Zones.

**26E.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
- 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
- Public Transportation depots including Bus Stations and Rail Stations
- Religious, Fraternal or Public Institutions
- Retail Stores
- Service Shops
- Spa Services
- Studios
- Supermarkets
- Taverns
- Video Outlet Sales and Rental Establishments

**S E C T I O N 26E – CMU5 ZONE**  
**TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90**  
**OFFICE CONSOLIDATION**

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**26E.2**

- Existing stand-alone residential uses
- Dwelling Units
- Uses, buildings and structures accessory to any permitted commercial or residential use

**26E.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 CMU5 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 18.2(d) shall apply.
Maximum Main Floor GFA permitted for Residential use	49%

**26E.4 REGULATIONS FOR DWELLING UNITS IN CMU5 ZONE**

- (i) The provisions of Subsection 18.3 shall apply to dwelling units in the Core Mixed Use 5 (CMU5) Zone.

**26E.5 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.

**26E.6 DRIVE-THRU LANES**

- (i) Notwithstanding the regulations of Subsection 18.5, Drive-Thru Lanes are prohibited in the Core Mixed Use 5 CMU5 Zone.

**EXCEPTIONS TO CORE MIXED USE 5 (CMU5) ZONE**

**CMU5-311 (70-2015) 2648 Stevensville Road**

These lands are zoned "Core Mixed Use 5 (CMU5-311) Zone" and all of the provisions that relate to lands zoned " Core Mixed Use 5 CMU5 Zone " by this By-law shall apply to those lands zoned " Core Mixed Use 5 (CMU5-311) Zone ", except:

- a) notwithstanding the provisions of Subsection 18.2(b), a ground floor apartment is permitted on the property in conjunction with a gas bar.
- b) that in addition to the Permitted Uses as set out in Subsection 20.2 these lands may also be used for a gas bar.

**CMU5-519 (70-2015) 2596 Stevensville Road**

These lands are zoned "Core Mixed Use 5 (CMU5-519) Zone" and all of the provisions that relate to lands zoned "Core Mixed Use 5 CMU5 Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 5-519 Zone" except that in addition to the list of permitted uses set out in Subsection 26E.2, the lands shown on Schedule "A" may also be used for indoor small engine and small appliance repair and service with no outside storage of materials or goods subject to the following provisions:

- a) notwithstanding 26E.3, small engine and small appliance repair shall provide parking subject to the provisions of Section 6.20, and;
- b) For the purposes of the CMU5-519 Zone, small engine repair and service shall mean repair and service of items such as, but not limited to, combustion or electric lawnmowers, snow blowers and similar types of equipment used for lawn and yard maintenance. It may also include repair and service of personal mobility assisted vehicles such as e-bikes or single-seat multi-wheeled scooters, but does not include automobiles, motorcycles or watercraft.

**CMU5-520 (70-2015) 2533 Stevensville Road**

These lands are zoned "Core Mixed Use 5 (CMU5-520) Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Core Mixed Use 5 (CMU5) Zone" by this by-law shall apply to those lands zoned "Core Mixed Use 5 (CMU5-520) Zone" on the attached Schedule A-4 subject to the following special provisions:

- a) notwithstanding the provisions of Subsection 6.20(l), parking shall be permitted within 0.9 metres of the front lot line along Stevensville Road