

SECTION 3 – ZONES
TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION

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SECTION 3 - ZONES

The provisions of this By-law shall apply to all lands within the limits of the Corporation which lands for the purpose of this By-law are divided into various zones as follows:

| ZONE | SYMBOL | SECTION |
|---|---------------|----------------|
| AGRICULTURAL and RURAL ZONES | | |
| Agricultural Zone | A | 7 |
| Rural Zone | RU | 8 |
| RESIDENTIAL ZONES | | |
| Rural Residential Zone | RR | 9 |
| Residential 1 Zone | R1 | 10 |
| Residential 2 Zone | R2 | 11 |
| Residential 2A Zone | R2A | 12 |
| Residential 3 Zone | R3 | 13 |
| Residential Multiple 1 Zone | RM1 | 14 |
| Residential Multiple 2 Zone | RM2 | 15 |
| Waterfront Residential Zone | WR | 16 |
| Waterfront Rural Residential Zone | WRR | 16A |
| Neighbourhood Development Zone | ND | 17 |
| COMMERCIAL ZONES | | |
| General Provisions for Commercial Zones | | 18 |
| Existing Commercial Use Zone | ECU | 18A |
| Local Commercial Zone | C1 | 19 |
| General Commercial Zone | C2 | 20 |
| Urban Entertainment Centre Zone | UEC | 20A |
| Central Business District Commercial | C2A | 21 |
| Highway Commercial Zone | C3 | 22 |
| Automobile Service Station Zone | C4 | 23 |
| Recreational Commercial Zone | C5 | 24 |
| Shopping Centre Commercial Zone | C6 | 25 |
| Rural Commercial Zone | C7 | 26 |
| Core Mixed-Use 1 Zone | CMU-1 | 26A |
| Core Mixed-Use 2 Zone | CMU-2 | 26B |
| Core Mixed-Use 3 Zone | CMU-3 | 26C |
| Core Mixed-Use 4 Zone | CMU-4 | 26D |
| Core Mixed-Use 5 Zone | CMU-5 | 26E |
| INDUSTRIAL ZONES | | |
| Industrial Zone | IN | 27 |
| Prestige Industrial Zone | PI | 28 |
| Dry Industrial Zone | DI | 29 |
| Extractive Industrial Zone | EI | 30 |

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| INSTITUTIONAL ZONES | | |
| Institutional Zone | I | 31 |
| PUBLIC ZONES | | |
| Public Zone | P | 32 |
| OPEN SPACE AND ENVIRONMENTAL ZONES | | |
| Open Space Zone | OS | 33 |
| Existing Open Space Zone | EOS | 33A |
| Hazard Zone | H | 34 |
| Dune Protection Zone | DP | 35 |
| Environmental Protection Zone | EP | 35A |
| Environmental Conservation Overlay Zone | EC | 35B |
| HOLDING ZONE | | |
| Holding Zone | (H) | 36 |
| MOTORSPORTS SPEEDWAY ZONE | | |
| Motorsports Speedway Zone | MS | 37 |

EXCEPTIONS TO ZONES

Where a Zone Symbol is followed by a dash and a number, the lands so zoned shall be subject to and used in accordance with all the provisions of the zone represented by such symbol except as otherwise specifically provided herein by the special provisions of the exception zone, as represented by such dash and number. Nothing in this By-law shall apply to prevent the use of any lot, including the expansion thereto of any lot, building, or structure as represented by the special provisions of the exception zone.