

**SECTION 9 – RURAL RESIDENTIAL (RR) ZONE**

**9.1** 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 Rural Residential (RR) Zones.

**9.2 PERMITTED USES**

- (a) One single detached dwelling on one lot, and one accessory apartment dwelling.
- (b) Home occupations.
- (c) Uses, buildings and structures accessory thereto.

**9.3 REGULATIONS FOR DWELLINGS**

Minimum Lot Frontage	60m
Minimum Lot Area	4000 sq. m.
Maximum Lot Coverage	15 percent
Minimum Front Yard	7.5m
Minimum Interior Side Yard	3m
Minimum Exterior Side Yard	7.5m
Minimum Rear Yard	10m
Maximum Height of Building	i) 2.5 storeys ii) 9m
Minimum Floor Area for Dwelling	(i) 1 storey 140 sq.m. (ii) 1.5 storey or split-level 160 sq.m. (iii) 2 or 2.5 storey 180 sq.m

**EXCEPTIONS TO THE RURAL RESIDENTIAL (RR) ZONE**

**RR-79 (129-1990) 1640 Dominion Road(FORMERLY C7-79)**

In addition to the list of permitted uses in Section 9.2 the lands shown as RR-79 may also be used for the continued use of the lands for a hairdressing salon and uses, buildings and structures accessory thereto.

**RR-84 (129-1990) 1736 Dominion Road (FORMERLY C7-84)**

In addition to the list of permitted uses in Section 9.2 the lands shown as RR-80 may also be used for the continued use of the lands for an antique shop and uses, buildings and structures accessory thereto.

**RR-98 (129-90) Stonemill Road, east side, north of Dominion Road (FORMERLY ER-98)**

Notwithstanding the provisions of the Rural Residential (RR) zone, the use of the lands indicated as RR-98 on Schedule "A" shall have a reduced lot frontage to 9 metres.

**RR-108 (220-93) Nigh Road, south side, east of Rosehill Road(FORMERLY ER-108)**

These lands are zoned "Rural Residential RR-108 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-108 Zone" except:

- (a) that notwithstanding the requirements of Subsection 9.3, the minimum lot frontage shall not be less than 59.7 metres, and;
- (b) that notwithstanding the requirements of Subsection 9.3, the minimum lot area shall not be less than .8 hectares."

**RR-156 (157-1996) 808 Rosehill Road and 822 Rosehill Road (FORMERLY RU-156)**

These lands are zoned "Rural Residential RR-156 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-156 Zone" on Schedule A except:

- (a) that notwithstanding the requirements of Subsection 9.3, the minimum lot frontage shall not be less than 38.86 metres, and;
- (b) that notwithstanding the requirements of Subsection 9.3, the minimum lot area shall not be less than .44 hectares.

**RR-163 (209-1996) 3236 SnyderStreet**

These lands are zoned "Rural Residential RR-163 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by that by-law shall apply to those lands zoned "Rural Residential RR-163 Zone" except that notwithstanding the requirements of Subsection 9.3, the minimum lot frontage shall not be less than 45.7 metres and the minimum lot area shall not be less than .4 hectares.

**RR-166 (210-1996) 1447 Ridge Road North (FORMERLY ER-166)**

These lands are zoned "Rural Residential RR-166 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-166 Zone" except:

- (a) that notwithstanding the requirements of Subsection 9.3, the minimum lot frontage shall not be less than 65.84 metres, and;
- (b) that notwithstanding the requirements of Subsection 9.3 the minimum lot area shall not be less than 4.53 hectares."

**RR-203 (148-1998) 658 Rosehill Road(FORMERLY ER-203)**

These lands are zoned "Rural Residential RR-203 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-203 Zone" except:

- (a) that notwithstanding the requirements of Subsection 9.3 the minimum lot frontage shall not be less than 18.6 metres, and;
- (b) that notwithstanding the requirements of Subsection 9.3 the minimum lot area shall not be less than .8 hectares."

**RR-206 (4-1999) 3609 Netherby Road**

These lands are zoned "Rural Residential RR-206 Zone" and all of the provisions that relate to lands zoned "Rural Residential (RR) Zone" by this By-law shall apply to those lands zoned "Rural Residential RR-206 Zone" except:

- (a) that notwithstanding the requirements of Subsection 9.3 the minimum lot frontage shall not be less than 40 metres;
- (b) that notwithstanding the requirements of Subsection 9.3, the minimum lot area shall not be less than .4 hectares.

**RR-221 (9-2000) 2846 Ozark Trail**

These lands are zoned "Rural Residential RR-221 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this By-law shall apply to those lands zoned "Rural Residential RR-221 Zone" except that notwithstanding the requirements of Subsection 9.3, the maximum building height for the existing accessory building shall not be more than 2 storeys or 4.7 metres whichever is the greater.

**RR-222 (64-2000) Nigh Road, south side, west of Buffalo Road (FORMERLY ER-222)**

These lands are zoned "Rural Residential RR-222 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-222 Zone" except:

- (a) that notwithstanding the requirements of Subsection 9.3, the minimum lot frontage shall not be less than 53 metres, and;
- (b) that notwithstanding the requirements of Subsection 9.3, the minimum lot area shall not be less than .53 hectares.

**RR-223(H) (64-2000) Nigh Road, south side, west of Buffalo Road (FORMERLY ER-223(H))**

These lands are zoned "Rural Residential RR-23 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-23 Zone" except:

- (a) that the minimum frontage shall not be less than 20 metres. Once the Holding has been removed after the owner has entered into a subdivision agreement with

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**OFFICE CONSOLIDATION**

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the Municipality, the development of these lands shall comply with all of the provisions that relate to lands zoned "Rural Residential RR Zone".

**RR(H)-236 (218-2000) Dominion Road, south side, east of Bernard Avenue**  
**DELETED BY BY-LAW 79-05 (Relocated from ER-236)**

**RR-246 (139-2001) Nigh Road, north side, west of Burleigh Road North**  
**(FORMERLY ER-246)**

These lands are zoned "Rural Residential RR-246 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-246 Zone" except:

- (a) notwithstanding the provisions of Subsection 9.3 the minimum lot frontage shall not be less 88 metres.
- (b) notwithstanding the provisions of Subsection 9.3 the minimum lot area shall not be less than 1.23 hectares.

**RR-247 (139-2001) Nigh Road, north side, west of Burleigh Road North (FORMERLY ER-247)**

These lands are zoned "Rural Residential RR-247 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-247 Zone" except:

- (a) notwithstanding the provisions of Subsection 9.3 the minimum lot frontage shall not be less 114 metres
- (b) notwithstanding the provisions of Subsection 9.3 the minimum lot area shall not be less than 1.6 hectares.

**RR-248 (141-2001) Ridge Road North, east side, north of Nigh Road (FORMERLY ER-248)**

These lands are zoned "Rural Residential RR-248 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this By-law shall apply to those lands zoned "Rural Residential RR-248 Zone", except that:

- (a) notwithstanding the provisions of Subsection 9.3 the minimum lot frontage shall not be less than 61 metres measured at the street line
- (b) notwithstanding the provisions of Subsection 9.3 the minimum lot area shall not be less than 2.87 hectares.

**RR-249 (141-2001) Nigh Road, north side, east of Ridge Road North (FORMERLY ER-249)**

These lands are zoned "Rural Residential RR-249 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this By-law shall apply to those lands zoned "Rural Residential RR-249 Zone", except that:

- (a) notwithstanding the provisions of Subsection 9.3 the minimum lot frontage shall not be less than 51.6 metres
- (b) notwithstanding the provisions of Subsection 9.3 the minimum lot area shall not be less than 0.53 hectares.

**RR-253 (162-1990) Ridge Road North, east side, south of Garrison Road (FORMERLY ER-253)**

These lands are zoned "Rural Residential RR-253 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-253 Zone" except that notwithstanding the regulations for dwellings as set out in Section 9.3, the minimum lot frontage shall not be less than 36.57 metres.

**RR-292 (40-1993) Farm Road, north side, west of Ridge Road North (FORMERLY ER-292)**

These lands are zoned "Rural Residential RR-292 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to those lands zoned "Rural Residential RR-292 Zone" except:

- (a) that notwithstanding the requirements of Subsection 9.3, the minimum lot frontage shall not be less than 181 metres, and;
- (b) that notwithstanding the requirements of Subsection 9.3, the minimum lot area shall not be less than .8 hectares.

**RR-297(H) (55-2002) Rosehill Road, east side, north of Nigh Road (FORMERLY ER-197)**

These lands are zoned "Rural Residential RR(H)-297 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to lands zoned "Rural Residential Holding RR-297(H) Zone" on Schedule A. Once the Holding provision has been removed, after the owners have finalized a development agreement for these lands, the development of the property shall comply with all the provisions that relate to lands zoned "Rural Residential RR Zone" subject to the following special provisions:

- (a) that notwithstanding the requirements of Subsection 9.3, the minimum lot frontage shall not be less than 45 metres; and
- (b) notwithstanding the requirements of Subsection 9.3, the minimum lot area shall not be less than 0.8 hectares; and

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- (c) that notwithstanding the requirements of Subsection 9.3, the minimum front yard setback shall not be less than 50 metres.

**RR-298 (55-2002) Rosehill Road, east side, north of Nigh Road(FORMERLY ER-298(H) )**

These lands are zoned "Rural Residential RR-298 Zone" and all of the provisions that relate to lands zoned "Rural Residential RR Zone" by this by-law shall apply to lands zoned "Rural Residential Holding RR-298 Zone" on Schedule A. Once the Holding provision has been removed, after the owners have finalized a development agreement for Parts 1, 2 & 3 on Schedule A attached to By-law 55-2002, the development of the property shall comply with all the provisions that relate to lands zoned "Rural Residential RR Zone" subject to the following special provisions:

- (a) that notwithstanding the requirements of Subsection 9.3, the minimum lot frontage shall not be less than 35 metres; and
- (b) notwithstanding the requirements of Subsection 9.3, the minimum lot area shall not be less than 4 hectares; and
- (c) that notwithstanding the requirements of Subsection 9.3, the minimum front yard setback shall not be less than 50 metres

**RR-328 (H) (229-04) HOUCK CRESCENT (SS) AT WARWICK AVENUE**

These lands are zoned Rural Residential Holding RR-328(H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Rural Residential RR Zone by this by-law shall apply to those lands zoned Rural Residential Holding RR-328(H) Zone on the attached Schedule A subject to the following special provisions:

- a) Notwithstanding the requirements of Subsection 9.3 – Minimum Lot Frontage, the minimum lot frontage shall not be less than 44 metres; and
- b) Notwithstanding the requirements of Subsection 9.3 - Minimum Lot Area, the minimum lot area shall not be less than 6050 square metres.

**RR-559 (91-2016) 780 Ridge Road North**

These lands are zoned "Rural Residential (RR-559) Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Rural Residential (RR) Zone" by this by-law shall apply to those lands zoned "Rural Residential (RR-559) Zone" on the attached Appendix "1" and shall be subject to the following provisions:

- i) Minimum lot frontage – 60.96 metres
- ii) Minimum lot area – 2,279 square metres

**RR-625 (88-2018) 1201 Ridge Road N**

These lands are zoned “Rural Residential (RR-625) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Rural Residential (RR) Zone” by this by-law shall apply to those lands zoned “Rural Residential (RR-625) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

- (a) Notwithstanding the “Regulations for Dwellings” in Section 9.3, the permitted uses shall be subject to the following provisions:
- i) Minimum lot frontage – 25 m
  - ii) Minimum dwelling size – 94 sq m