

**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:

<b>ZONE</b>	<b>SYMBOL</b>	<b>SECTION</b>
<b>AGRICULTURAL and RURAL ZONES</b>		
Agricultural Zone	A	7
Rural Zone	RU	8
<b>RESIDENTIAL ZONES</b>		
Rural Residential Zone	RR	9
Residential 1 Zone	R1	10
Residential 2 Zone	R2	11
Residential 2A Zone	R2A	12
Residential 2B Zone	R2B	12B
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
<b>COMMERCIAL ZONES</b>		
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	CMU1	26A
Core Mixed Use 2 Zone	CMU2	26B
Core Mixed Use 3 Zone	CMU3	26C
Core Mixed Use 4 Zone	CMU4	26D
Core Mixed Use 5 Zone	CMU5	26E
Core Mixed Use 6 Zone	CMU6	26F
<b>INDUSTRIAL ZONES</b>		
Industrial Zone	IN	27
Prestige Industrial Zone	PI	28

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Dry Industrial Zone	DI	29
Extractive Industrial Zone	EI	30
<b>INSTITUTIONAL ZONES</b>		
Institutional Zone	I	31
<b>PUBLIC ZONES</b>		
Public Zone	P	32
<b>OPEN SPACE AND ENVIRONMENTAL ZONES</b>		
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
<b>HOLDING ZONE</b>		
Holding Zone	(H)	36
<b>MOTORSPORTS SPEEDWAY ZONE</b>		
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.