

SECTION 26C – CORE MIXED USE 3 (CMU3) ZONE

26C.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 3 (CMU3) Zones.

26C.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 Brokers
- Custom Workshops
- Day Nursery
- Department Stores
- Dry Cleaning Outlets
- Eating Establishments
- Garden Centres
- Hotels
- Laundries and Laundromats
- LCBO Outlets
- Motels
- Personal Service Shops
- Pharmacies
- Places of Entertainment, Recreation or Assembly
- Post Offices
- Printing Establishments
- Private or Commercial Clubs
- Public Libraries
- 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

S E C T I O N 26C – CMU3 ZONE
TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION

26C.2

- 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

26C.3 ZONE REGULATIONS

Minimum Lot Frontage	0m
Minimum Lot Area	0 sq. m.
Minimum Front Yard	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	See section 6.20.

26C.4 REGULATIONS FOR DWELLING UNITS

- (i) The provisions of Subsection 18.2 shall apply to a dwelling unit in the Core Mixed Use 3(CMU3) Zone.

26C.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.

EXCEPTIONS TO THE CORE MIXED USE 4 (CMU4) ZONE

CMU3-244(H) (129-2001) 1042 Garrison Road

These lands are zoned “Core Mixed Use 3 CMU3-244(H) Zone” and all of the provisions that relate to lands zoned “Core Mixed Use 3 CMU-3” by that By-law shall apply to those lands zoned “Core Mixed Use 3 CMU3-244(H) Zone”. Once the Holding has been removed after the owners have entered into a site plan agreement with the Town these lands shall comply with all of the provisions that relate to lands zoned “Core Mixed Use 3 CMU3 Zone ” by this by-law except:

- (a) Notwithstanding the provisions of Subsection 6.8(a)(iii), not more than 27.5% or 80.26 square metres of the floor area of the dwelling shall be used for the purposes of a home occupation.
- (b) Notwithstanding the provisions of Subsection 6.8(a)(v) that in addition to an occupant of the dwelling unit, the chiropractic office may also have two non-resident employees.
- (c) Notwithstanding the provisions of Subsection 6.8(c)(i), signage shall be limited to a non-illuminated sign not exceeding 0.5 square metres