

**SECTION 23 - REINVESTMENT ZONE- RZ (BY-LAW 10900)**

The following provisions shall apply in all REINVESTMENT ZONES RZ:

No *PERSON* shall *HEREAFTER USE* any *BUILDING, STRUCTURE* or land nor *ERECT* any *BUILDING* or *STRUCTURE* except in compliance with the following requirements:

**23.1 USES PERMITTED**

The following *USES* are permitted in the Reinvestment ZONE:

**23.1.1 Business/Commercial:**

- 1) *ARTIST'S STUDIO*
- 2) *ATHLETIC/FITNESS CLUB*
- 3) *auctioneer's premises and SECOND HAND STORE*
- 4) *AUTOMOBILE SERVICE STATION*
- 5) *BAKE SHOP*
- 6) *BED & BREAKFAST*
- 7) *bowling alley*
- 8) *BUSINESS INCUBATOR*
- 9) *BUSINESS OFFICE*
- 10) *BUSINESS SERVICE ESTABLISHMENT*
- 11) *CALL CENTRE*
- 12) *CAR WASHING ESTABLISHMENT*
- 13) *CATERER*
- 14) *CLINIC*
- 15) *RENTAL STORE*
- 16) *commercial recreation establishment*
- 17) *COMMERCIAL SCHOOL*
- 18) *COMPUTER SERVICES*
- 19) *CONVENIENCE STORE*
- 20) *COURIER SERVICES*

- 21) court house and other government *USES*
- 22) *CUSTOM WORKSHOP*
- 23) *DAIRY OPERATION*
- 24) *DATA PROCESSING CENTRE*
- 25) *DAY CARE FACILITY*
- 26) *DELICATESSEN*
- 27) dental laboratory
- 28) *DEPARTMENT STORE*
- 29) *DISTILLATION ESTABLISHMENT*
- 30) *PET GROOMING ESTABLISHMENT (By-law 2010-99)*
- 31) *DRY CLEANING AND LAUNDRY DEPOT*
- 32) duplicating shop
- 33) *FAST FOOD OUTLET*
- 34) *FLEA MARKET*
- 35) *HOME IMPROVEMENT STORE*
- 36) *HOTEL, TAVERN*
- 37) *TESTING/RESEARCH LABORATORY*
- 38) Laundromat
- 39) medical laboratory
- 40) *MOTOR VEHICLE REPAIR SHOP CLASS "A"*
- 41) open air market
- 42) *PARKING LOT*
- 43) *PERSONAL SERVICE ESTABLISHMENT*
- 44) *VETERINARY CLINIC*
- 45) *ARCADE*
- 46) *PLACE OF ENTERTAINMENT*
- 47) *PRINT PLANT*

- 48) *RESTAURANT*
- 49) *RETAIL STORE*
- 50) *SALES AND RENTAL GARAGE*
- 51) *SERVICE AND REPAIR SHOP CLASS "A" AND "B"*
- 52) *SHOPPING CENTRES*
- 53) *SUPERMARKET*
- 54) taxi cab stand or station
- 55) trades services and professions
- 56) *FUNERAL HOME*
- 57) *VOCATIONAL TRAINING CENTRE*
- 58) *PROPANE EXCHANGE STATION (By-law 2003-137)*
- 59) *PROPANE TRANSFER FACILITY (By-law 2003-137)*

**23.1.2 Institutional:**

- 1) art gallery or observatory
- 2) *ASSEMBLY HALL*
- 3) *FRATERNAL ORGANIZATION*
- 4) Museum
- 5) *PRIVATE CLUB*
- 6) *PLACE OF WORSHIP*
- 7) Hostel
- 8) Union hall
- 9) *ATHLETIC/FITNESS CLUB*

**23.1.3 Recreational:**

- 1) athletic field
- 2) band stand
- 3) bleachers
- 4) marina

- 5) botanical gardens
- 6) bowling greens
- 7) cemetery
- 8) *COMMUNITY CENTRE*
- 9) *GOLF COURSE*
- 10) open or closed swimming pool
- 11) park
- 12) play field
- 13) playground
- 14) play lot
- 15) refreshment booth
- 16) pavilion
- 17) skating rink
- 18) tennis court

**23.1.4 Residential:**

- 1) *DWELLING UNITS* above permitted *USES*
- 2) *DWELLING UNITS* on the ground floor behind permitted *USES*

**23.2** The Zone Provisions for the REINVESTMENT ZONE shall be as follows:

**23.2.1 YARDS:**

Minimum *REAR YARD* - 4.5 metres

Minimum *SIDE YARD* - 4.5 metres only where this REINVESTMENT ZONE flanks any Non-Commercial Zone

**23.2.2 Minimum Floor Area per *DWELLING UNIT*:**

Bachelor	37 square metres
One Bedroom	45 square metres
Two Bedrooms	55 square metres
More than two Bedrooms	65 square metres

**23.2.3 *DWELLING UNITS* on Ground Floor:**

*DWELLING UNITS* may occupy a maximum of 75 percent of the *GROUND FLOOR AREA* of any *BUILDING* in the REINVESTMENT ZONE. The *STREET* front portion of such *BUILDING* shall be used exclusively for non-residential *USES*, save and except access to ground floor *DWELLING UNITS* is permitted.

**23.2.4 Parking:**

The provisions of Subsection 5.20, 5.21 and 5.22 shall not apply for all permitted *USES* and for *DWELLING UNITS* in *BUILDINGS* containing not more than two *DWELLING UNITS*. For *BUILDINGS* containing three or more *DWELLING UNITS*, one *PARKING SPACE* for each *DWELLING UNIT* above two units shall be required. **(By-law 2010-99)**

**23.2.5 RZ-X1 ZONE (By-law 10900)**

1. That *LOT 3* on the south side of East Main Street according to Plan 1649 save and except the southerly .914 metres thereof from east to west shown on Schedule "A1" attached to By-law 10900 as "Change to RZ-X1 ZONE" is hereby rezoned RZ-X1 ZONE.
2. The *USES* permitted in the RZ-X1 ZONE shall be the *USES* permitted in the RZ ZONE.
3. The Zone Provisions for the RZ-X1 ZONE shall be the Zone Provisions for the RZ ZONE save and except the required *REAR YARD* shall be nil.

**(17-19 EAST MAIN STREET)**

**23.2.6 RZ-X2 ZONE (By-law 10900)**

1. That the southerly 30.632 metres of *LOT 13* on the north side of Division Street according to McFarland & Donaldson Plan for the City of Welland shown on Schedule "A1" attached to By-law 10900 as "Change to RZ-X2 ZONE" is hereby rezoned RZ-X2 ZONE.
2. The *USES* permitted in the RZ-X2 ZONE shall be the *USES* permitted in the RZ ZONE.
3. The Zone Provisions for the RZ-X2 ZONE shall be the Zone Provisions for the RZ ZONE save and except that the required *REAR YARD* shall be 1.395 metres.

**(76 DIVISION STREET)**

**23.2.7 RZ-X3 ZONE (By-law 10900)**

1. That *LOTS 18 and 19* and Part of Reserved *LOT*, Registered Plan 39, now Plan 587, and Part of *BLOCK DG*, Registered Plan 1649, now Plan 564 shown on Schedule "A1" attached to By-law 10900 as "Change to RZ-X3 ZONE" is hereby rezoned RZ-X3 ZONE.
2. The *USES* permitted in the RZ-X3 ZONE shall be the *USES* permitted in the RZ ZONE.

3. The Zone Provisions for the RZ-X3 ZONE shall be the Zone Provisions for the RZ ZONE.
4. That notwithstanding the provisions of Section 5.20, the lands shall be exempt from the required 86 *PARKING SPACES* to 23 *PARKING SPACES* and from the required 7.3 metres aisle width for a portion of the driveway to 6.4 metres.

**(60 KING STREET)**

**23.2.8 RZ-X4 ZONE (By-law 10900)**

1. That Part of *LOTS* 3, 9 and 10, Plan 564 (Part 8, Plan 59R-3719) known municipally as 46 Division Street shown on Schedule "A1" attached to By-law 10900 as "Change from C3-X3 ZONE is hereby rezoned RZ-X4 ZONE.
2. The *USES* permitted in the RZ-X4 ZONE shall be the *USES* permitted in the RZ ZONE.
3. The Zone Provisions for the RZ-X4 ZONE shall be the Zone Provisions for the RZ ZONE save and except that the required *REAR YARD* shall be nil.
4. That notwithstanding Section 5.2 - *FRONTAGE* On A *STREET*, the subject lands shall be exempt from the provisions of having *FRONTAGE* on a *STREET*.

**(46 DIVISION STREET)**

**23.2.9 RZ-X5 ZONE (By-law 10900)**

1. That Part of *LOTS* 8 and 9, Plan 553, known municipally as 285 Division Street shown on Schedule "A2" attached to By-law 10900 as "Change from C3-X4 ZONE to RZ-X5 ZONE" is hereby rezoned RZ-X5 ZONE.
2. That the *USES* permitted in the RZ-X5 ZONE shall be those permitted in the RZ ZONE as well as a *MOTOR VEHICLE REPAIR SHOP CLASS "B"*.
3. The Zone Provisions for the RZ-X5 ZONE shall be those of the RZ ZONE.

**(285 DIVISION STREET)**

**23.2.10 H-RZ-X6 ZONE (By-law 10900) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 2008-162)**

1. That Parts of *LOTS* 186 and 188, *LOT* 187, Plan 565 and Part of *LOT* 26, Concession 6, former Township of Crowland, known municipally as 48 and 50 Seventh Street shown on Schedule "A2" attached to By-law 10900 as "Change from H-C3-X5 ZONE to H-RZ-X6 ZONE" is hereby rezoned H-RZ-X6 ZONE.
2. That the *USES* permitted in a RZ-X6 ZONE shall be those permitted in the RZ ZONE as well as a *MOTOR VEHICLE REPAIR SHOP CLASS "B"*.
3. The Zone Provisions for the RZ-X6 ZONE shall be those of the RZ ZONE.

4. **Repealed by By-law 1999-131.**
5. That prior to the lifting of the Holding Symbol (H) the *USES* permitted will be the *EXISTING MOTOR VEHICLE REPAIR SHOP CLASS "B"* and residential dwelling.

**(48 AND 50 SEVENTH STREET)**

**23.2.11 RZ-X7 ZONE (By-law 10900)**

1. That *LOT* 219, Plan 933, City of Welland known municipally as 669 King Street shown on Schedule "A2" attached to By-law 10900 as "Change from C3-X7 *ZONE* to RZ-X7 *ZONE*" is hereby rezoned RZ-X7 *ZONE*.
2. That the *USES* permitted in the RZ-X7 *ZONE* shall be those permitted in the RZ *ZONE*.
3. The *ZONE* Provisions for the RZ-X7 *ZONE* shall be as follows:

<i>REAR YARD</i>	2.06 metres
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**(669 KING STREET)**

**23.2.12 H-RZ-X8 ZONE (By-law 2009-10) (By-law 2010-3) (HOLDING SYMBOL "H" REMOVED BY BY-LAW 2010-2)**

1. That Part Lot 4 and Part Lots 27 and 28, Plan 552 known municipally as 65 West Main Street and shown on Schedule "A" attached to By-law 2009-10 as "Change to H-RZ-X8 *ZONE*" is hereby rezoned H-RZ-X8 *ZONE*.
2. The *USES* permitted in the H-RZ-X8 *ZONE* shall be those permitted in the RZ *ZONE*, and a *BED AND BREAKFAST* (**By-law 2010-3**).
3. The *ZONE* provisions for the H-RZ-X8 *ZONE* shall be those of the RZ *ZONE*.
4. Notwithstanding Section 23.2.3 of By-law 2667, as amended, the H-RZ-X8 *ZONE* shall permit *DWELLING UNITS* to occupy 100% of the *GROUND FLOOR AREA* of the *BUILDING*.
5. Notwithstanding Section 5.20, the minimum ingress or egress for two-way vehicular movement shall be 4.0 metres.
6. Notwithstanding Schedule B – Geometric Design Standard for Parking, aisle width shall be a minimum of 6.5 metres. The aisle width for the two (2) most easterly *PARKING SPACES* shall be a minimum of 4.5 metres. (**By-law 2010-3**)
7. Notwithstanding Section 5.20 the minimum number of *PARKING SPACES* shall be six (6). (**By-law 2010-3**)

**(65 WEST MAIN STREET)**