

**Draft Date: August 29, 2011**

**15A: C-2 (COASTAL VILLAGE GATEWAY) ZONE**

**15A.1 C-2 USES PERMITTED**

Commercial, Industrial and Institutional uses will be subject to the Site Plan Approval process. No development permit shall be issued in any C-2 (Coastal Village Gateway) Zone except for the following:

Commercial Uses

Commercial Uses, except drive-in restaurants, service stations, car dealerships, equipment dealers, adult entertainment, vehicle rental, car washes and laundromats

Residential Uses

Single unit dwellings  
Single unit dwellings with one auxiliary apartment  
Two unit dwellings  
Maximum of three dwelling units permitted in a commercial building  
Existing Mobile homes  
Day care facilities for not more than four (4) children and in conjunction with permitted dwelling units  
Business uses in conjunction with permitted dwelling units

Community Uses

Community Center Uses  
Public Utility Workspaces  
Public Transit Terminals  
Open Space

Industrial Uses

Light Industrial Uses

15A.2 Site Plan Approval shall not be required for a change in use or occupancy within a building, external renovation, internal renovations with no external renovation or modifications to a building, accessory buildings, or any signage.

**15A.3 C-2 ZONE REQUIREMENTS**

In any C-2 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	37,500 ft <sup>2</sup> (3484 m <sup>2</sup> )
Minimum Frontage	100 ft (30.5 m)
Minimum Lot Frontage on Schedule K Streets (Hwy. 333, Hwy. 3, and Hwy. 213)	200 ft (61.0 m)
Maximum Front or Flankage Yard	60 ft (18.29 m)
Minimum Rear or Side Yard	15 ft (4.6 m)
Maximum Lot Coverage	40%
Maximum Height of Building	35 ft (10.7 m)
Maximum Impervious Surface Coverage	50%
Maximum Building Footprint	5,000 ft <sup>2</sup> (464.5 m <sup>2</sup> )

15A.4 OTHER REQUIREMENTS: COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL USES

Where uses are permitted as Commercial, Institutional and Industrial Uses in any C-2 Zone, the following shall apply:

- (a) No more than ten thousand (10 000) square feet (3 048 m<sup>2</sup>) of the combined gross floor area of any structure on the lot shall be devoted to commercial or industrial use, including any that are related to a business use;
- (b) Notwithstanding 15A.4(a), where a building contains commercial and residential uses, an additional 27 000 square feet (29600 m<sup>2</sup>) of gross floor area may be used for storage that is ancillary to an existing commercial uses;
- (c) No portion of any lot shall be used for the collection and storage of refuse unless the refuse containers are screened;
  - (i) Screening shall be located on the side or the rear of the building;
- (e) Where a C-2 Zone abuts a residentially zoned or used lot, the rear or side yard abutting the property shall contain a fence or vegetative screening;
- (f) Minimum landscaped area shall be 40%;
- (g) No outdoor storage is permitted in the front or side yard in the C-2 (Coastal Village Gateway) Zone;
- (h) Outdoor storage located in the rear yard shall be screened and/or fenced;

15A.5 OTHER REQUIREMENTS: RESIDENTIAL USES IN CONJUNCTION WITH A COMMERCIAL BUILDING

- (a) The minimum lot size for a commercial building with residential units will be 60 000 ft<sup>2</sup>;

- (b) Where a commercial use building contains residential units, the dwelling units shall not exceed 50 percent of the gross floor area of the commercial use building, nor be located at or below the ground floor; and
- (c) No more than three (3) dwelling units shall be permitted within a commercial use building, and no more than three (3) dwelling units shall be permitted on a lot.

15A.6 OTHER REQUIREMENTS: WATERCOURSE SETBACK FROM THE EAST RIVER

Notwithstanding the requirements of Section 4.19.1 (a), the watercourse setback from the East River and the Indian River will be 100 feet (30.5 m).

15A.7 OTHER REQUIREMENTS: BUSINESS USES IN CONJUNCTION WITH A DWELLING

Where business uses in conjunction with a dwelling are permitted in any C-2 Zone the following shall apply:

- (a) Any business shall be wholly contained within the dwelling or an accessory building to the dwelling;
- (b) No more than 50% of the completed gross floor area of any dwelling or accessory buildings shall be devoted to any business use;
- (c) No materials or equipment which are obnoxious or create a nuisance by virtue of noise, vibration, glare, odour, smoke or dust shall be used on the premises;
- (d) No outdoor storage or outdoor display shall be permitted;
- (e) No more than one (1) sign shall be permitted for any business, and no such sign shall exceed four (4) square feet (.37 m<sup>2</sup>) in area and shall not exceed four (4) feet (1.2 m) in any one dimension; and
- (f) One off-street parking space, in addition to those required for the dwelling, shall be provided for according to the provisions of Section 4.27. No portion of any parking space shall be located within any required side or rear yard except where a fence or other visual and physical barrier is erected.

15A.8 OTHER REQUIREMENTS: DAY CARE FACILITIES

Where day care facilities in conjunction with a dwelling are permitted in any C-2 Zone, the following shall apply:

- (a) With the exception of outdoor play space, any day care facility shall be wholly contained within the dwelling which is the principal residence of the operator of the facility;
- (b) No open storage or outdoor display shall be permitted;
- (c) No more than one (1) sign shall be permitted for any day care facility and no such sign shall exceed four (4) square feet (.37 m<sup>2</sup>) in area, and shall not exceed four (4) feet (1.2 m) in any one dimension; and
- (d) One off-street parking space, other than that required for the dwelling, shall be provided for every one hundred and fifty (150) square feet (14 m<sup>2</sup>) of gross floor area devoted to any facility.

15A.9 SELF STORAGE

Notwithstanding Sections 15 A.1 and 15 A.4(a), self storage uses may have a maximum gross floor area of 35,000 ft<sup>2</sup> (3,250 m<sup>2</sup>).

15A.10 OTHER REQUIREMENTS: BICYCLE PARKING

Bicycle parking which permits the locking of a bicycle by the frame and the front wheel and support the bicycle in a stable position with two points of contact (bicycle racks, including wall-mounted and varieties) shall be provided at a rate of one (1) per 1,691 ft<sup>2</sup> (157 m<sup>2</sup>) of gross floor area, excluding single and two-unit residential and open space uses.

15A.11 OTHER REQUIREMENTS: DRIVEWAY ACCESS

- (a) No lot with less than 200 feet (61 m) of contiguous frontage on Schedule K streets shall be permitted driveway access onto Schedule K streets;
- (b) Where a lot has a minimum of 200 feet (61 m) of contiguous frontage on a Schedule K street, a maximum of one (1) driveway access onto the Schedule K street shall be permitted; and
- (c) A lot with more than 300 feet (91.4 m) of contiguous frontage on a Schedule K street may be permitted a maximum of two (2) driveway accesses onto the Schedule K street.

15A.12 OTHER REQUIREMENTS: ARCHITECTURAL DETAIL

In any C-2 (Coastal Village Gateway) Zone, the following architectural requirements shall apply to Commercial, Industrial and Institutional properties:

- (a) A combination of arcades, display windows, entry areas, permanent awnings or other such features shall be incorporated into all building facades along not less than 60 percent of their horizontal length facing a public street;
- (b) When a pitched roof is used, the minimum slope shall be 4:12.
- (c) The upper floor of any structure shall be articulated with a roof design that incorporates features such as dormers, parapets, peak roof forms, or other architectural treatment considered to be acceptable;
- (d) With the exception of corner lots, building lines shall be generally parallel or perpendicular to the public street.
- (e) No uninterrupted length of any facade facing a public street shall exceed 30 horizontal feet (10 metres). Small plane projections or recesses, architectural treatments may be incorporated into facades greater than 30 horizontal feet (10 metres) in length, measured horizontally, having a depth of at least three (3) percent of the length of the facade and extending at least 20 percent of the length of the facade;
- (f) A minimum of one clearly defined, visible entrance way, connected by hard surface walkway to the landscaped pathway, shall be provided on each facade oriented to the public street. All entrance ways required to be clearly defined shall include not less than three of the following elements:
- (i) canopies or porticoes;
  - (ii) recessed entrances;
  - (iii) recesses/projections;
  - (iv) awnings;
  - (v) raised and corniced parapets over the door;
  - (vi) pitched roof forms;
  - (vii) display windows;
  - (viii) architectural details such as tile or stone work, and decorative mouldings which are integrated into the building;
  - (ix) integral planters or wing walls that incorporate landscaped areas and sitting places; or
  - (x) any other similar architectural treatment considered to be an acceptable equivalent;

- (g) Windows shall be accentuated by design details (i.e. arches, hoods, mouldings, decorative lintels, pediments, sills);
- (h) Rooftop equipment, including, but not limited to satellite and other telecommunication equipment, air handling units, elevator equipment, cooling towers and exhaust fans, shall be screened (visually) from any public street and adjacent properties. The screening shall include but not limited to parapets and enclosures. Building screens shall be part of the architectural design with similar detailing and materials and not appear as add-ons;

15A.13

OTHER REQUIREMENTS: LANDSCAPING

- (a) A 15 ft (4.6 m) wide landscape strip shall be provided along all street property lines, excluding residential properties, exclusive of driveways and walkways. The required landscape strip shall incorporate a minimum of one (1) tree (minimum of 60 mm calliper) and three (3) shrubs per 25 feet (7.6 m) of street frontage. The incorporation of trees and shrubs into the required landscape strip may be provided in the form of groupings, provided a minimum ratio of one (1) tree and three (3) shrubs are provided per 25 feet (7.6 m) of street frontage.
- (b) Within the required landscape strip, a continuous hard surfaced pathway with a continuous width of 5 feet (1.5m) shall be provided. The required pathway shall connect adjoining properties;
- (c) Notwithstanding Section 15A.9 (a), existing trees may be substituted where trees and shrubs are required; and
- (d) All other landscaped areas shall be grassed, or alternatively, natural ground cover, such as water features, stone (washed or flat), mulch, trees, perennials, and annuals may be utilized.

15A.14

OTHER REQUIREMENTS: PARKING

- (a) Minimum parking requirements established in Section 4 shall be reduced by 20 percent in the C-2 (Coastal Village Gateway) Zone; and
- (b) All lots with more than ten (10) required parking spaces shall have ten (10) percent of their parking area landscaped with vegetation such that the parking lots do not have groups of parking stalls greater than ten (10) in an uninterrupted area. Landscape areas designed to separate a bank of parking stalls shall be a minimum of 6 feet (1.8 m) in width and may be calculated as pervious surface where applicable. Required landscaped areas associated with required parking shall have a minimum of one (1) tree (minimum of 60 mm calliper) and three (3) three shrubs.

OTHER REQUIREMENTS: SITE PLAN APPROVAL

- (a) No development permit shall be issued for any Commercial, Industrial or Institutional use permitted in the C-2 (Coastal Village Gateway Commercial) Zone, prior to the Development Officer granting Site Plan Approval. Applications for Site Plan Approval shall be in the form specified in Appendix #. All applications for Site Plan Approval shall be accompanied by a site plan properly drawn to scale and of sufficient detail to address all of matters identified in this Section.
- (b) Notwithstanding the Site Plan Approval notification distance required by the Halifax Regional Municipality Charter, the Development Officer shall give notice in writing of an approval of a site plan, or the appealed refusal of a site plan, to every assessed owner whose property is within 656.2 feet (200 m) of the applicant's property.
- (c) Where Site Plan Approval provisions conflict with Part 4 and Part 5, the Site Plan Approval provisions shall prevail.
- (d) The Development Officer shall approve a Site Plan where the following matters have been addressed:
- (i) landscaping requirements for the C-2 Zone includes the retention of existing natural vegetation, where feasible;
  - (ii) designated walkways, sidewalks, and other pedestrian connections incorporate a change in colour, texture, or material;
  - (iii) sidewalks are incorporated along the entire front facade of a commercial use building which contains three or more commercial occupancy spaces;
  - (iv) landscape elements such as but not limited to small shrubs, trees, benches, lighting, and planters are provided along the entire front facade of a commercial use building which contains three or more commercial occupancy spaces;
  - (v) designated walkways extend from building entrances to a public street and to any public park or public trail system abutting the property, and unless otherwise not possible, do not cross any driveways or parking areas;
  - (vi) designated walkways extend from buildings entrances to the pathway required by the C-2 Zone landscaping requirements;
  - (vii) the pathway required by the C-2 Zone landscaping requirements is connected with required pathways located on abutting properties;

- (viii) a storm water management plan is prepared by a Professional Engineer, which displays sound engineering principles and provides consideration of both upstream and downstream properties, and integrates landscaping elements required by the C-2 Zone;
- (ix) driveway access is located and designed to minimize impacts on adjacent properties;
- (x) required non-residential bicycle storage facilities are provided near the main entrances to buildings;
- (xi) where parking areas are located within any required side or rear yard abutting a residentially zoned property, screening is provided;
- (xii) loading facilities are only located at the rear or side of the building and screened from any abutting residentially zoned or zoned property;
- (xiii) all refuse, propane tanks, air conditioners, heat pumps and air conditioning units are screened from abutting properties and public streets;
- (xiv) Where uses are permitted as Commercial Uses in any C-2 Zone, a Comprehensive Exterior Lighting Plan, prepared by a Landscape Architect or Electrical Engineer, shall be submitted as part of any application for development to reduce the effects of light spill over on adjacent properties. The Lighting Plan will consider the following:
  - (a) lighting devices be designed to direct light to driveways, parking areas, loading area, building entrances and walkways and arranged to divert the light away from streets, adjacent lots and buildings;
  - (b) different luminaries that are purpose oriented (e.g. flush mount lighting for building accent, ground-oriented lighting along pathways) be selected to provide a coordinated appearance and to light pedestrian pathways, parking spaces, driving aisles, building and site entrances and other relevant site features; and
  - (c) all outdoor lighting equipment should consider using Full Cut-off Fixtures that are shielded and downward directed to reduce the spill over of lighting onto adjacent properties.

- (xv) a qualified professional has identified how all applicable landscaping requirements will be satisfied;
- (xvi) all matters required by site plan approval shall be maintained.

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