

THE MAIN STREET CORE AREA

Proposed *as-of-right* development rules to help create a destination...

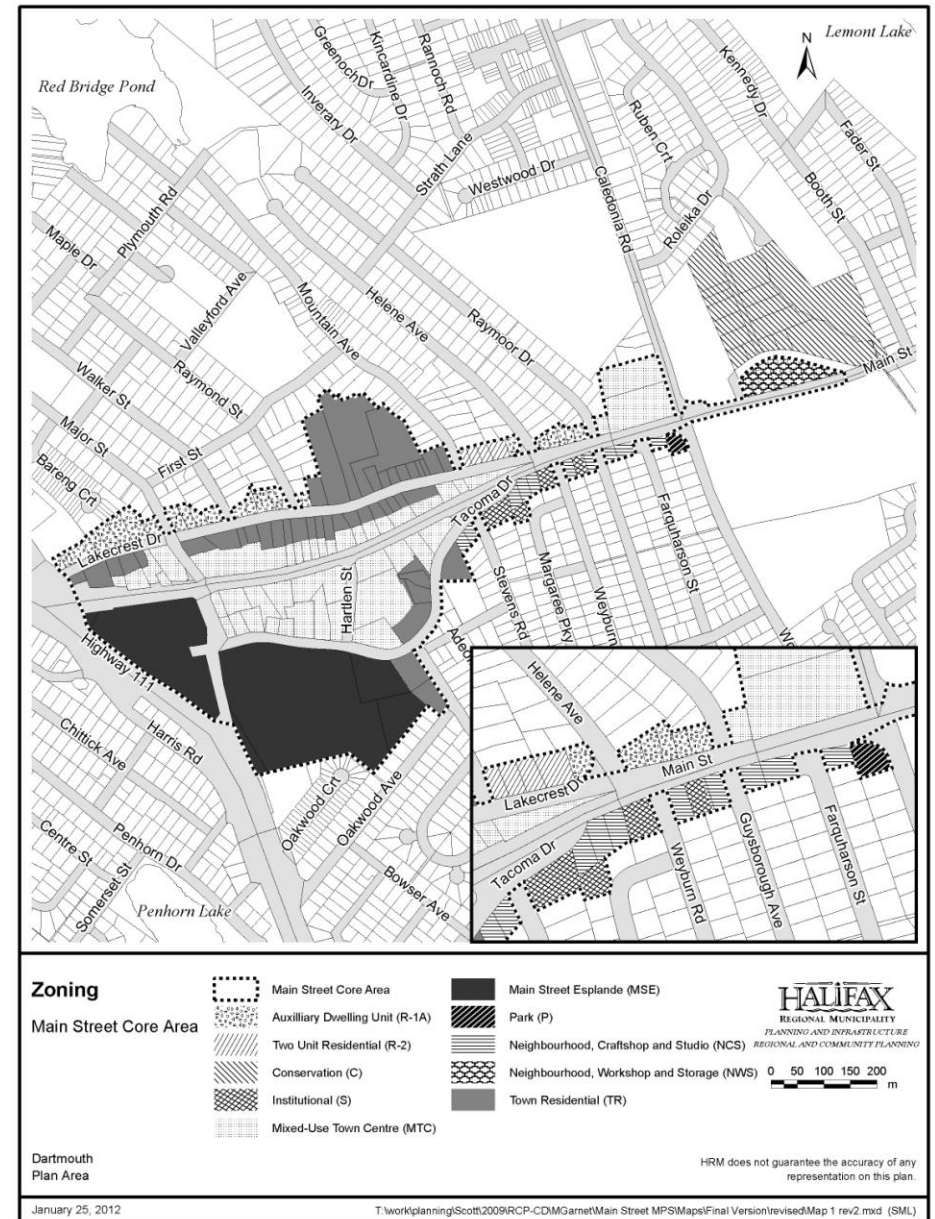
Is your lot within the dotted line on this map? If so, we're proposing general rules about yards, accessories, parking, roofs, walls and windows. You'll find them near the beginning of this handout.

Is your lot in one of the new zones?

Check this map, then find some more rules proposed for that zone, in the middle of this handout.

(The R-1A, R-2, C, S and P Zones already have their rules in the existing land use bylaw.)

How high can you build? Check the map at the back. You can add a loft in a pitched roof.



If you have any comments, please write them on these sheets, and fax them to Marcus Garnet at 490-3976, or send an e-mail to garnetm@halifax.ca

YARDS, PARKING & ACCESSORIES

What are we looking for?	Why does it matter?
<p>Place the front wall of your building at least 2 m (6.6 ft) and at most 5 m (16 ft) back from the street, except:</p> <ul style="list-style-type: none"> - on Gordon, Major or Hartlen Streets, build at least 1 m (3.3 ft) and at most 3 m (10 ft) back. - on Lakecrest Drive or Vellefield Road, build at least 6 m (20 ft) back. - on corner lots, you can place your building further back along the first 9.1 m (30 ft) of each street frontage. - if you're in the Town Centre Zone and you want to provide driveway parking round a civic green, see the special rules in the handout for that zone. - if you're in the Esplanade Zone and want front-yard parking, see the special rules in the handout for that zone. - if you're building an emergency vehicle depot, place the building 15 m (50 ft) back from the street. - balconies, porches and bay windows can come closer to the street. 	<p>To allow for patios between the sidewalk and facade.</p> <p>To allow more development opportunity on long, narrow lots fronting on Gordon, Major and Hartlen Streets.</p> <p>To allow space for residential front yards.</p> <p>To provide for more space where pedestrians converge at intersections, and to help ensure that traffic is visible.</p> <p>To allow for a civic green space in return for some front-yard parking.</p> <p>To allow for big-box retail with parking in front, framed by buildings on at least two sides.</p> <p>To ensure emergency vehicles are seen by pedestrians, and minimize impact of an existing depot on residents.</p> <p>To encourage interesting features to break up long walls.</p>
<p>Put all the parking in the rear yard, except for house, duplex and townhouse driveways, required mobility disabled spaces, and exceptions for a civic green in the Town Centre Zone and for “big-box” retail in the Esplanade Zone (see the pages for each of those zones). In the Town Residential Zone, required visitor parking may use one side yard of a multi-unit dwelling.</p>	<p>Front yard parking discourages foot traffic to retail business and dominates the streetscape, contrary to the vision for the area. Exceptions recognize that big-box retail is designed around front-yard parking, and that short-term parking can be integrated into civic green space.</p>

YARDS, PARKING & ACCESSORIES

What are we looking for?

Why does it matter?

Provide a landscaped walkway between the sidewalk and main doorway of each building, with crosswalks for lanes or driveways.

To enable a safe and convenient walking route from the sidewalk to the main door & avoid pedestrian-vehicle conflicts.

Direct any **outdoor lighting** downwards and away from abutting lots. Don't use light fixtures taller than 6 m (20 ft).

To minimize impacts on local residents.

Landscape all snow storage areas with permeable, decorative stones or pavers, or with crush-resistant, salt-tolerant plants.

To improve appearance, and enable meltwater to filter into the ground, rather than flowing onto asphalt and creating sheets of ice when temperatures dip in the winter and spring.

Between surface parking lots and neighbouring residential zoned lots, provide at least a 2 m (6.6-ft) wide landscaped strip and a closed-board fence or wall at least 1.5 m (5 ft) high.

To minimize impacts on local residents.

If you plan a **vehicle outdoor display court**, provide landscaping, buffering, walkways and lighting as if it were a parking lot.

Vehicle outdoor display courts have similar impacts to parking lots, and need to be in the front yard. Their appearance has a major effect on the image of a neighbourhood.


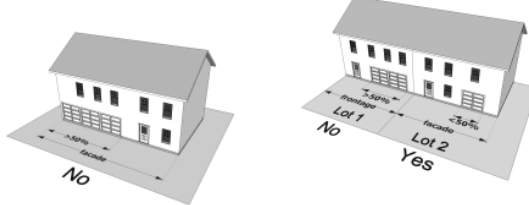
Keep **drive-through windows, queuing lanes, illuminated signs and loudspeakers** at least 6 m (20 ft) away from residentially zoned lots.

To help minimize noise, fumes and glare experienced by nearby residents.

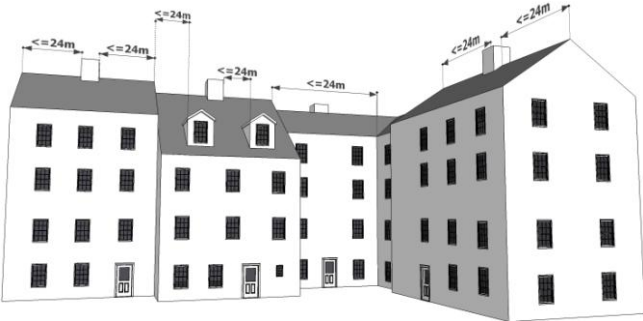
Don't put a flat roof on a drive-through canopy, carport, market or accessory building (unless the roof supports a deck or rooftop garden).

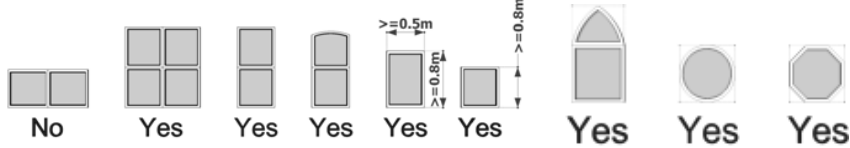
Small buildings and canopies affect the image of a neighbourhood.

YARDS, PARKING & ACCESSORIES

<p>Don't have garages protruding beyond front walls or porches.</p> 	<p>Buildings should look welcoming to pedestrians. Houses should look as if people, not cars live in them.</p>
<p>Don't use more than half the length of the facade for garages.</p> 	<p>Garage doors are monotonous to people who are walking.</p>
<p>Place accessory buildings at least 0.6 m (2 ft) away from any lot zoned for single houses, semis or townhouses.</p>	<p>To minimize impacts on residents in lower-density residential zones.</p>
<p>Don't build quonset huts (buildings with semi-circular roofs coming down to the foundations).</p>	<p>Quonset huts are efficient structures, but they evoke an industrial image which does not match the vision for the area.</p>
<p>If you have a commercial building or multi-unit dwelling, keep waste disposal and recycling areas out of the front yard, and at least 6 m (20 ft) away from any residential ground floor window or door. Screen the area with a solid fence or wall 1.8 m (6 ft) high.</p>	<p>To minimize odours for residents and ensure compatibility with the street and neighbouring properties.</p>

ROOFS, WALLS AND WINDOWS

What are we looking for?	Why does it matter?
<p>Interrupt long roofs with dormers, gables, offsets or chimneys every 24 m (80 ft).</p> 	<p>Long unbroken roofs look monotonous.</p>
<p>Include decorative parapaets, railings or cornices where flat roofs meet the walls.</p>	<p>To give a finished, high quality look for flat roofed buildings.</p>
<p>For pitched roofs, don't use gravel, tarred sheets or unfinished corrugated sheets. For walls, don't use unfinished utility siding.</p>	<p>Pitched roofs are visible from the ground. To attract business and residents with a quality image</p>
<p>Give your building a base, a middle and a top. Use colours, materials, protrusions, setbacks or decorations to divide your building into three distinct sections:</p> <p>Base: within the first two Storeys, put any doors, porches, shop windows, canopies or awnings, and provide the most architectural detail.</p> <p>Middle: the body of the Building, usually with the most storeys, and with less architectural detail. (2-3 storey buildings don't need a "middle".)</p> <p>Top: the Roof and uppermost Storey, distinguished from Storeys below by architectural detail or by incorporating this top Storey into a Loft.</p>	<p>A well-defined base and top foster a quality image.</p> <p>A good base makes a building feel permanent, gives an image of quality, helps attract pedestrians, and helps frame the street. The resulting sense of place encourages people to linger and spend their money!</p> <p>A well defined top helps create a quality image as people approach from a distance. It also helps each building look complete and enhances views further down the street.</p>

What are we looking for?	Why does it matter?
<p>Provide windows amounting to at least one-third of the length of each facade on each storey.</p>	<p>Windows are like “eyes on the street” and help pedestrians feel safer from crime. They also make buildings look more inviting.</p>
<p>Use vertical or square windows rather than horizontal shapes, except for basements and decorative panes. Avoid continuous bands of horizontal glass, except for storefronts and solar panels. Size your windows at least 0.5 m (1.6 ft) wide and at least 0.8 m (2.6 ft) high.</p> 	<p>Vertical windows are a typical feature of traditional Maritime buildings.</p> <p>Horizontal windows can create a “fortress” appearance, and may be too high for children and wheelchair users to see outside.</p> <p>Continuous bands of glass look monotonous on long facades.</p>

ZONES

Next, look at the map at the front, to see what zone your lot is in.
Then go to the pages for that zone.

(The R-1A, R-2, C, S and P Zones already have their rules in the existing land use bylaw.)

TOWN CENTRE RESIDENTIAL (TCR) ZONE

What are we looking for?	Why does it matter?
<p>Choose any of these uses:</p> <ul style="list-style-type: none"> ➤ Townhouses ➤ Apartments or condominiums (frontage on Lakecrest must look like townhouses) ➤ Bed and breakfast ➤ Day care facility 	<p>We want to encourage more people to live closer to the city near shops, schools, transit and other services. This helps keep municipal costs from escalating. It also encourages more people to walk and ride transit, reducing traffic and emissions while encouraging active lifestyles.</p>
<p>Make sure your lot is at least 372 sq. m (4000 sq ft) in area. Make sure you have 12 sq m (129 sq ft) of outdoor landscaped area for each dwelling unit (60% can be balconies). You can put buildings on 60% of your lot.</p> <p>Leave at least an 8 foot side yard, and alongside any R-1, R-1A or R-2 zone, leave a 12 m (40-ft) side yard.</p> <p>Leave a 12 m (40-ft) yard behind apartments or condos if they back onto lots zoned for houses, or a 6 m (20-ft) rear yard if they don't.</p> <p>Leave 6 m (20 ft) between the front line of your lot and the front of your building, and landscape this area except where driveways or walkways are required.</p>	<p>To leave room for yards and parking.</p> <p>Larger buildings shouldn't crowd neighbours.</p> <p>This is for the back yard.</p> <p>This is for the front yard.</p>
<p>Don't use flat roofs, unless they are "green roofs" or decks with landscaping and plantings.</p>	<p>Peaked roofs look more like houses. Green roofs are covered with plants that absorb rainwater and help insulate. Landscaped decks offer some of the benefits of "green roofs".</p>

TOWN CENTRE RESIDENTIAL (TCR) ZONE

What are we looking for?

Why does it matter?

If your lot fronts on Lakecrest Drive or Valleyfield Road, build the street wall (the lower building wall facing the street) up to 6 m (20 ft) high. You could use a pitched or peaked roof to gain any additional height, up to the maximum height allowed (see the map at the back). Alternatively, you could step back ten feet for a landscaped deck and continue up to the maximum height allowed for your building.

A pitched roof and low streetwall makes the front of apartments or condos look more like houses, and avoids casting shadows on smaller residences nearby.

If your lot fronts on Main Street, Gordon Avenue or Tacoma Drive, build the street wall (the lower building wall facing the street) up to 12 m (40 ft) high. Above that, step back 3 m (10 ft) for a landscaped deck, then continue straight up to the maximum height allowed for your building; or you could put a pitched roof on top of this “step-back”.

A taller “streetwall” gives better proportions when looking along wider streets, making them feel more enclosed. Step-backs can also serve as decks.

NEIGHBOURHOOD CRAFTSHOP, SPA & STUDIO (NCS) ZONE

What are we looking for?	Why does it matter?
<p>Choose one of these three land-use options:</p> <p>Option A: Single house with one accessory flat</p> <p>Option B: Studio, craftshop or day spa, with or without a single residential unit or accessory retail area, with one ground sign up to 0.75 sq. m (8 sq ft) in area in the front yard, plus one two-sided projecting sign up to 0.5 sq m (5.3 square ft) in area.</p> <p style="text-align: center;">OR</p> <p>Option C: Townhouses with up to 4 units</p>	<p>Existing houses on Main or Tacoma have quiet residential neighbourhoods behind, but good commercial visibility in front. Low-impact arts and crafts can be near residences.</p> <p>Alternatively, some properties could be redeveloped for townhouses, which can block traffic noise for established neighbourhoods behind.</p>
<p>If you choose Options A or B:</p> <ul style="list-style-type: none"> - Make sure your lot is at least 372 sq. m (4000 sq ft) in area and you have 12 m (40 ft) of street frontage. - Make sure you have 15 sq m (162 sq ft) of outdoor landscaped area in a rear or side yard, and landscape at least 65% of the front and rear yards. - You can put buildings on 35% of your lot. Keep any business and storage indoors. - Leave a 2.4 m (8-ft) yard on each side of the house, a 3 m (10-ft) yard in front, and a 6 m (20-ft) yard behind. - Build the front wall up to 6 m (20 ft) tall, and the roof up to 10.7 m (35 ft) tall. - Don't use flat roofs, unless they are "green roofs" or decks with landscaping and plants. 	<p>To look like a residential property.</p> <p>To leave room for residential yards.</p> <p>The building should look like a house.</p> <p>"Green roofs" are covered with plants that absorb rainwater and help insulate the building.</p>

NEIGHBOURHOOD CRAFTSHOP, SPA & STUDIO (NCS) ZONE

What are we looking for?

If you choose Option B (townhouses):

- Make sure you have 186 sq m (**2000 sq ft** of lot area and 6 m (**20 ft**) of frontage per unit.
- You can **put buildings on 35%** of the lot.
- Leave a **3 m (10-ft) side yard** at each end of the building, a **3 m (10-ft) yard in front**, and a **6 m (20-ft) yard behind**.
- Use only 40% of each lot frontage for **parking and driveways**. **Landscape** the other 60%.
- Build the **front wall up to 6 m (20 ft)** tall, and the **roof up to 10.7 m (35 ft)** tall.
- Don't use flat roofs, unless they are "green roofs" or decks with landscaping and plantings.

Why does it matter?

To leave room for yards and driveways.

Driveways and garage doors can dominate streets where there are townhouses. Windows in garage doors help reduce this "blank wall" effect.

To look consistent with the neighbourhood behind.

"Green roofs" are covered with plants that absorb rainwater and help insulate the building.

NEIGHBOURHOOD WORKSHOP & STORAGE (NWS) ZONE

What are we looking for?	Why does it matter?
<p>Choose any of these uses, subject to provincial rules for on-site sewage disposal:</p> <ul style="list-style-type: none"> ➤ A single house ➤ A studio, craftshop or day spa ➤ An indoor workshop as long as it occupies no more than half the lot, including any parking, loading and storage ➤ Indoor storage, as long as it occupies no more than half the lot, including any parking, loading and workshop ➤ A place of worship, school, park, playground, club or other comparable cultural use as allowed in R-1 zones. 	<p>This area has no piped sewers, so there is no capacity for new residences. Legally existing land uses may continue. Small businesses offer opportunities for supplementary income but must be enclosed in a building to avoid nuisance to residents. Open space, religious and cultural uses typically allowed in an R-1 zone are appropriate in this semi-rural enclave.</p>
<p>You can put buildings on half the area of your lot. Leave a 3 m (10-ft) front yard (on Main Street) for all your buildings, 2.4 m (8-ft) side yards, and a 6 m (20-ft) rear yard (on Kuhn Road) for your main building.</p> <p>An accessory building can be taller than 4.6 m (15 ft), if with a gable roof at least 6:12.</p>	<p>To enable any storage or workshops to be enclosed in a large accessory building, while keeping enough green space for residents.</p> <p>For additional headroom with a traditional roof.</p>
<p>Landscape at least 30 sq m (323 sq ft) of yard for each dwelling unit, and include half the front yard as landscaping, including the first 3 m (10 ft) in from Main Street.</p>	<p>Frontage on Main Street, and as seen from the college campus, affects neighbourhood image.</p>
<p>- Don't use flat roofs, unless they are "green roofs" or decks with landscaping and plantings.</p>	<p>"Green roofs" are entirely covered with plants that absorb rainwater and help insulate the building.</p>

MIXED USE TOWN CENTRE ZONE (MTC)

What are we looking for?

Choose any of these uses:

- Retail (but not pawn shops) up to the third floor
- Restaurant, tavern, beverage room, lounge or personal services (but not adult entertainment) up to the third floor
- Personal services (but not adult entertainment) up to the third floor
- Offices up to the third floor (except where already legally existing)
- Craftshop or studio up to the third floor
- Apartments or condominiums above the first floor
- Hotel up to the third floor
- Cultural, institutional or parks uses
- Health or medical clinics
- Transit terminal or public parking
- Emergency vehicle depot
- Drive-throughs only if accessory to walk-in, with no service windows, lanes or parking between the sidewalk and the building facade.

Why does it matter?

Commercial uses at the ground floor attract pedestrians.

Offices can provide a buffer between ground-floor retail and upper-floor residences, because most offices are closed in the evenings. Allowing too much office space, on the other hand, could discourage office investment downtown.

Residential uses above stores generate pedestrian traffic.

To encourage pedestrian retail traffic while still enabling drive-through facilities.

MIXED USE TOWN CENTRE ZONE (MTC)

What are we looking for?

Why does it matter?

Make sure your lot is at least **372 sq m (4000 sq ft)** in area, and that you have at least **12.2 m (40 ft) of street frontage**.

To ensure enough room for a side-yard driveway to access rear yard parking.

Provide at least **12 sq m (129 square feet of outdoor space for each dwelling unit**. Up to 60% of this may be on Balconies, or on a shared deck with planters and other landscaping. The rest of it should be in the Rear or Side Yard, **and include:**

- landscaping throughout;
- no permanent Buildings, overhangs, parking, driveways, impermeable pavement or utilities;
- uninterrupted, well defined space at least 12 sq m (129 sq. ft.) in area;
- formal or informal seating;
- durable features to create a distinctive, inviting and comfortable outdoor space, such as trees, plants, low walls or fences, decorative surface materials, monuments, art or recreation equipment; and
- visual and physical connections to adjacent doors, walkways and other amenity areas.

To provide amenity space for residents **and attract people to live in the Town Centre area.**

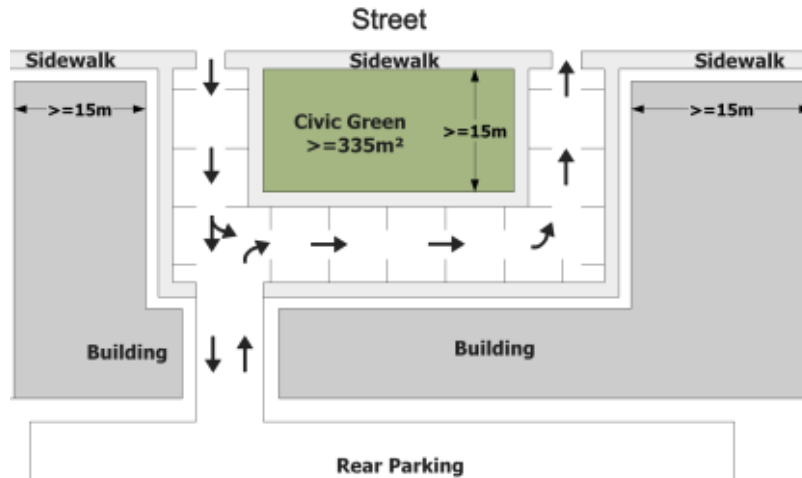
Where your lot line **abuts a residential zone**, leave a 6 m (20-ft) side or rear yard, and landscape at least the 2.1 m (7 ft) nearest that lot line.

To minimize impacts on existing residences.

MIXED USE TOWN CENTRE ZONE (MTC)

What are we looking for?

You may opt to provide a public “civic green” bordered by driveway parking in your front yard. If so, the civic green must be at least 335 sq m (3600 sq ft) in area, a walkway must follow the facades of adjacent buildings, and the driveway should also connect to any rear-yard parking.



Why does it matter?

To encourage small public open spaces in return for short-term front yard parking.

Build the **streetwall** (the lower building wall facing the street) up to 6 m (20 ft) high along Lakecrest Drive, and up to 12 m (40 ft) high along all other streets.

Above this streetwall, **step back 3 m (10 ft)** and continue up to the maximum height allowed for your building (see the Maximum Height map at the end of this handout).

Put a deck, green roof or a pitched roof on top of this “step-back”.

A “streetwall” helps make streets feel like an “outdoor room” where people want to linger. If the streetwall is too high, the street feels like a canyon; if too low, the street feels too wide.

Step-backs above streetwalls can be useful as decks, green roofs or roof slopes.

Put **display windows, pedestrian entry doors and awnings** along at least **70%** of the facade at sidewalk level.

To encourage foot traffic to local businesses.

Provide separate pedestrian entry doors for residential uses in each mixed-use building.

Residents will not want to pass through a business entrance to reach their homes.

MAIN STREET ESPLANADE ZONE (MSE)

What are we looking for?

Choose any of these uses:

- Retail (but not pawn shops) up to the third floor
- Restaurant, tavern, beverage room, lounge or personal services (but not adult entertainment) up to the third floor
- Personal services (but not adult entertainment) up to the third floor
- Offices up to the third floor (except where already legally existing)
- Craftshop or studio up to the third floor
- Apartments or condominiums above the first floor
- Hotel up to the third floor
- Cultural, institutional or parks uses
- Health or medical clinics
- Transit terminals or public parking
- Emergency vehicle depot
- Drive-throughs with a walk-in component
- Gas stations (but not auto repair shops)

Why does it matter?

Commercial uses at the ground floor attract pedestrians.

Offices can provide a buffer between ground-floor retail and upper-floor residences, because most offices are closed in the evenings. Allowing too much office space, on the other hand, could discourage office investment downtown.

Residential uses above stores generate pedestrian traffic.

MAIN STREET ESPLANADE ZONE (MSE)

What are we looking for?	Why does it matter?
<p>Make sure your lot is at least 372 sq m (4000 sq ft) in area, and that you have at least 12 m (40 ft) of street frontage. You can put buildings on 80% of your lot.</p>	<p>Most lots are already very large, but these minimum standards allow for any future subdivision.</p>
<p>Provide at least 12 sq m (129 sq ft) of open space, decks or balconies for each dwelling unit. Up to 60% of this may be on Balconies, or on a shared deck with planters and other landscaping. The rest of it should be in the Rear or Side Yard, and include:</p> <ul style="list-style-type: none"> - landscaping throughout; - no permanent Buildings, overhangs, parking, driveways, impermeable pavement or utilities; - uninterrupted, well defined space at least 12 sq m (129 sq. ft.) in area; - formal or informal seating; - durable features to create a distinctive, inviting and comfortable outdoor space, such as trees, plants, low walls or fences, decorative surface materials, monuments, art or recreation equipment; and - visual and physical connections to adjacent doors, walkways and other amenity areas. <p>Landscape at least 3 m (10 ft) back from at least 65% of the lot frontage along each street.</p> <p>Provide a rear yard at least 6 m (20 ft) deep. Landscape at least the 2.1 m (7 ft) closest to the rear lot line.</p>	<p>To provide amenity space for residents and attract people to live in the Town Centre area.</p> <p>To enhance the site for customers and nearby residents.</p> <p>To buffer from residential uses and allow for rear lanes.</p>
<p>Include display windows and doors along at least half the length of each facade.</p> <p>Provide awnings along at least 70% of each facade.</p> <p>Provide separate pedestrian entry doors for residential uses in each mixed-use building.</p>	<p>To enhance security in parking lots, shelter pedestrians and encourage people to park once and walk between stores.</p> <p>Residents will not want to pass through a business entrance to reach their homes.</p>

MAIN STREET ESPLANADE ZONE (MSE)

What are we looking for?

If you want front yard parking, develop your buildings in an “L” or “C” shape to frame the front yard parking, with all these features:

- **walkways around all three edges** and linked to the sidewalk in two places;
- **70% of the length of each Facade must have Canopies, Awnings or overhangs**
- **at least one corner building with a facade at least 18 m (60 ft) alongside a street sidewalk**, with display windows and canopies along 70% of its frontage, and a **cupola, gable or parapet at least 2 m (6.6 ft) high** where the street facade joins the parking lot facade;
- **a pedestrian entrance to the main retail space in this building**, directly linked to the sidewalk, either as part of the sidewalk facade or at the corner where the sidewalk joins the side of the parking lot. The doorway can be at an angle to the sidewalk as long as it is directly connected.
- **a cupola, gable or parapet at least 2 m (6.6 ft) high** at the corner of this building where the parking lot meets the sidewalk;
- **any gas station in the front yard parking area has a pedestrian entry and facade alongside the sidewalk**, with a display window and awning.

For an example, see the diagram on the next page.

Why does it matter?

To enable pedestrians to walk around the entire plaza without crossing parking lots.

To provide some sidewalk retail frontage and shelter.

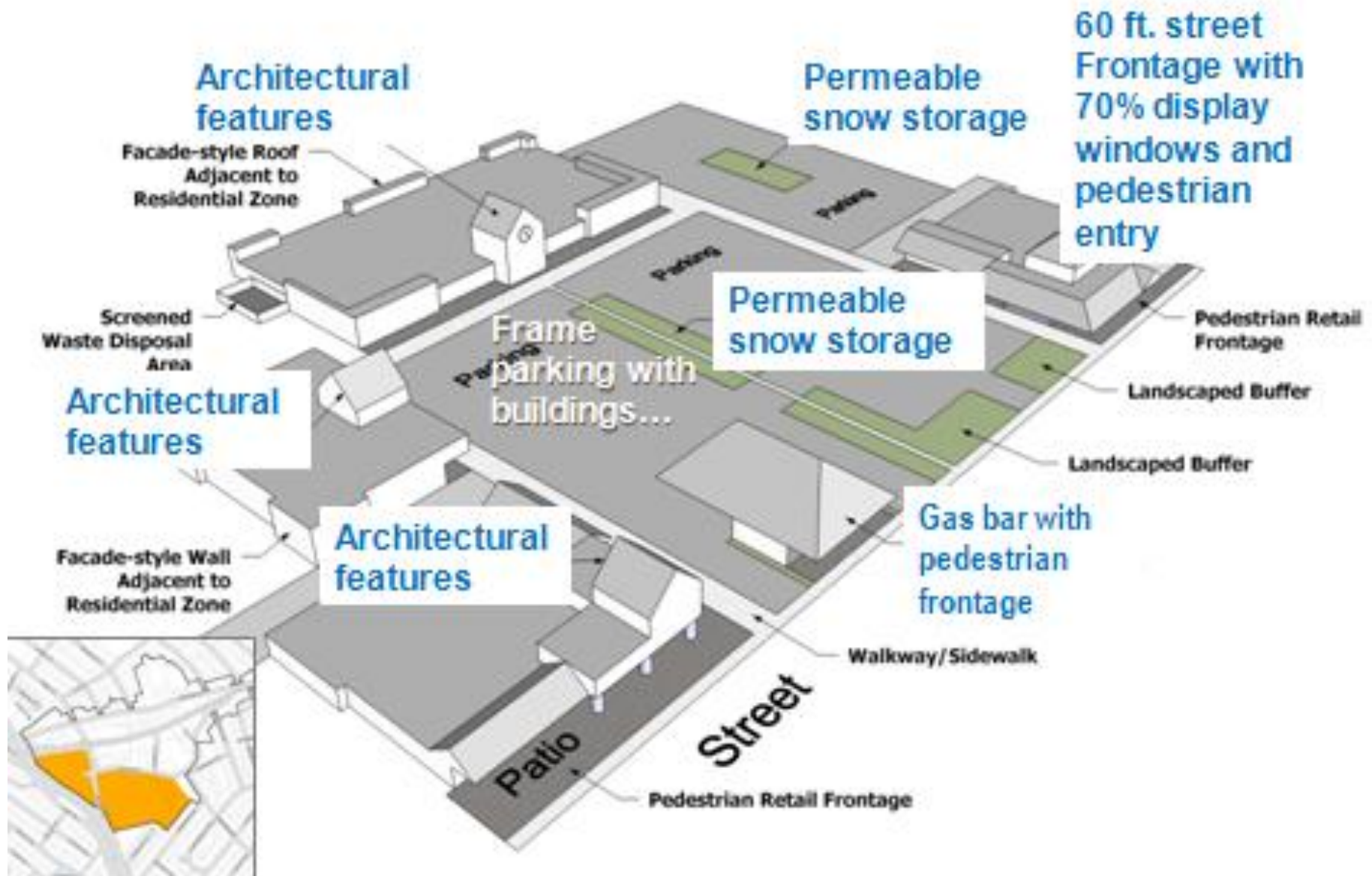
To make it easy for pedestrians to enter and leave the store, and reduce the need to use shopping carts to navigate vast parking areas.

Cupolas, gables and parapets can help define where the walkway round the plaza joins the sidewalk, and provide reference points for the edges of the square formed by the buildings.

To provide some sidewalk retail frontage and shelter

Using an “L” or “C”- shaped development to frame front-yard parking evokes a public square, helps motorists remember where they parked, enables customers to park once to use several stores, and enables pedestrians to reach stores from the sidewalk without being interfered by, or interfering with, parking and vehicle access.

Main St. Esplanade (MSE) Zone



MAIN STREET ESPLANADE ZONE (MSE)

What are we looking for?

Why does it matter?

For each building, **choose at least two of these features** on all sides of the Building which face a Sidewalk, Street or Surface Parking:

- a roof sloped at least 8:12
- an arced roof or domed roof
- cross-gables sloped at least 8:12
- varied parapets
- bay or dormer Windows
- ornamented pillars
- a clock tower
- decorative tile work, decorative brickwork or mouldings which are integrated into the walls on all sides of the Building
- integral planters or wing walls incorporating landscaping and seating
- cornices or dentils

Different chain retailers favour different styles, which help define their brand.

These features help provide a sense of place and human scale. For example, clock towers draw attention from the street to the far facade and evoke a traditional town centre.

Decorative features alleviate monotonous walls. Planters accommodate a natural element. Seating attracts pedestrians and encourages people to meet.

MAIN STREET ESPLANADE ZONE (MSE)

What are we looking for?	Why does it matter?
<p>Build the streetwall (the lower building wall facing the street) up to 12 m (40 ft) high.</p> <p>Above this streetwall, step back 3 m (10 ft) and continue up to the maximum height allowed for your building (see the Maximum Height map at the end of this handout).</p> <p>Put a deck, balconies, “green roof” or a pitched roof on top of this “step-back”.</p>	<p>A “streetwall” helps make streets, and even parking lots, feel like an “outdoor room” where people want to linger. If the streetwall is too high, the street feels like a canyon; if too low, the street feels too wide.</p> <p>Step-backs above streetwalls can be useful as decks, or can be topped with roof slopes.</p>
<p>Finish any walls and roofs facing a residential zone, with the same cladding that predominates on the facade.</p>	<p>To minimize visual impacts on nearby residential neighbourhoods.</p>
<p>Place the main building for any gas station between the sidewalk and the fuel pumps, with a pedestrian entry adjacent to the sidewalk and a display window and awning alongside the sidewalk.</p> <p>Put peaked roofs, decks or green roofs on the main building and canopy of the gas station.</p>	<p>To provide pedestrian street frontage, facilitate pedestrian access to convenience stores associated with gas stations, and avoid conflicting paths between pedestrians and motorists.</p> <p>To ensure that car-oriented structures are compatible with pedestrian-oriented buildings, supporting a quality neighbourhood image.</p>

WILL I BE ALLOWED TO ALTER OR EXPAND A BUILDING THAT DOES NOT CONFORM TO THE NEW RULES?

You can alter or expand a nonconforming building, if:

- ✓ The expansion is for one of the uses allowed by the new rules;
- ✓ The lot isn't subdivided after the new rules take effect;
- ✓ The new parts of the building, and any new parking and waste disposal areas, meet all the new rules;
- ✓ There is no adult entertainment on the property;
- ✓ The alteration or expansion does not make a drive-through the main use of the property;
- ✓ No illuminated signs are added facing existing residences;
- ✓ A landscaped walkway links the main door with the sidewalk; and
- ✓ The alteration or expansion does not further encroach on required side or rear yards, add any surface parking in the front yard, nor result in the total lot coverage or building height exceeding the maximum for the zone.



For more information, check the website at <http://www.halifax.ca/regionalplanning/MSMPSReview.html> or contact Marcus Garnet, Senior Planner, at 490-4481 or e-mail garnetm@halifax.ca

Maximum Heights

Main Street Core Area

	Main Street Core Area		19m (62ft) + Loft
	10.7m (35ft)		22m (72ft) + Loft
	12.5m (41ft) + Loft		31m (102ft) + Loft
	16m (52ft) + Loft		

● One cupola not exceeding 12.2m x 12.2 m comprising an additional 5m (16ft) high is permitted on each of these lots.

Dartmouth
Plan Area

HRM does not guarantee the accuracy of any representation on this plan.

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND INFRASTRUCTURE
REGIONAL AND COMMUNITY PLANNING

0 50 100 150 200
m