

The Following contains Standards for Parking Lots that are currently within the Land Use By-law for Planning Districts 14 and 17. The bold yellow highlighted standards are proposed to define a few additional terms introduced under the Draft Village Centre Zones. All other standards are only included for reference.

4.26 STANDARDS FOR PARKING LOTS

- (1) Where a parking lot for more than four (4) vehicles is required or permitted:
 - (a) the lot shall be maintained with a stable surface that is treated to prevent the raising of dust or loose particles;
 - (b) the lights used for illumination of the lot shall be so arranged as to divert the light away from streets, adjacent lots and buildings and no lighting standard shall exceed twenty five (25) feet in height.
 - (c) a structure, not more than fifteen (15) feet (4.6 m) Ln height and not more than fifty (50) square feet (5 m) Ln area may be erected Ln the lot for the use of attendants;
 - (d) the lot shall be within three hundred (300) feet (91.4 m) of the location which it is intended to serve and shall be situated in the same zone;
 - (e) no gasoline pumps or other service station equipment shall be located or maintained on the parking lot;
 - (f) approaches or driveways to the lot shall be defined by a curb of concrete or rolled asphalt and the limits of the lot shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance; in addition, the location of approaches or driveways shall be not closer than fifty (50) feet (15.2 m) from the limits of the right-of-way at a street intersection;
 - (g) where an approach or driveway within a commercial zone is intended to serve a business use, the driveway surface shall be set the same grade as the road within the public road right of way and shall be lower than any side walk;
 - (h) entrance and exit ramps to the lot shall not exceed two (2) in number and each such ramp shall be a width of twenty-five (25) feet (7.6 m) at the street line and edge of pavement; and
 - (i) the width of a driveway leading to a parking lot or loading space, or of a driveway or aisle Ln a parking lot, shall be a minimum width of ten (10) feet (3 m) if for one-way traffic and a minimum width of twenty (20) feet (6.1 m) if for two-way traffic, and the maximum width of a driveway shall be thirty (30) feet (9.1 m).

- (2) **Where parking lots for ten (10) to twenty-four vehicles is required in the CC (Canal Court), VC (Village Core), VMS (Village Mainstreet) and/or VG (Village Gateway) zone, the following requirements shall also apply:**
 - (a) **Provide landscaping treatments along streets and other public spaces**

- to visually screen parked vehicles, to the extent that it does not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security following CEPTED principles.
- (b) Include shrubs, perennials, and grass, groundcover that enhance the appearance of properties within all zones and to soften the effects of front yard parking.
 - (c) Incorporate soft landscaped areas and trees within the parking lot to define major vehicle and pedestrian routes, provide shade and break-up the expanse of paved areas. Soft landscaped areas (vegetation) can include consolidated planting areas such as islands, medians, and bio-retention areas such as swales, rain gardens, vegetated islands and retention areas.
 - (d) All soft landscaped areas should contain suitable growing medium and be sized and designed to support healthy trees and plants. Consolidate smaller landscaped areas to provide better quality growing conditions and support for a broader range of tree and plant species.
 - (e) Plant deciduous trees along the edges of the parking lot provide shade for pedestrians, vehicles and surfaces to provide shade. One tree shall be planted or retained for every five parking spaces.
- (3) Where parking lots for more than twenty-five vehicles is required in the CC (Canal Court), VC (Village Core), VMS (Village Mainstreet) and/or VG (Village Gateway) zone, the following requirements shall also apply:
- (a) All parking areas shall be asphalt.
 - (b) Provide landscaping treatments along streets and other public spaces to visually screen parked vehicles, to the extent that it does not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security following CEPTED principles.
 - (c) Include shrubs, perennials, ornamental grasses, groundcover benches and public art that enhance the appearance of properties within all zones within the Commercial District and to soften the effects of front yard parking.
 - (d) Incorporate soft landscaped areas and trees within the parking lot to define major vehicle and pedestrian routes, provide shade and break-up the expanse of paved areas. Soft landscaped areas (vegetation) can include consolidated planting areas such as islands, medians, and bio-retention areas such as swales, rain gardens, vegetated islands and retention areas.
 - (e) All soft landscaped areas should contain suitable growing medium

- and be sized and designed to support healthy trees and plants. Consolidate smaller landscaped areas to provide better quality growing conditions and support for a broader range of tree and plant species.
- (f) Define internal landscaped areas with a continuous curb to prevent damage from vehicles and snow clearance, to separate planting areas from pedestrian pathways, and to prevent soil and other landscape material from spreading over adjacent surfaces.
 - (g) Plant deciduous trees throughout the parking lot interior or in clusters to provide shade for pedestrians, vehicles and surfaces at a minimum ratio of one tree planted or retained for every five parking spaces supplied;
 - (h) Include landscaped islands at the beginning and end of each parking row to break up longer rows or highlight special features:
 - (i) provide a minimum growing environment of 30m³ (at 0.9m depth) of nursery quality soil;
 - (ii) plant at least one (1) high-branching deciduous shade tree (2 preferred) in each island; and
 - (iii) include shrubs, perennials, ornamental grasses and/or groundcover.
 - (i) Bio-retention areas should be planted with wetland edge plants to enhance nutrient and pollution removal.
 - (j) Stormwater from roof tops and surface parking areas should be conveyed to bio-retention areas.
- (4) Where parking lots for more than one hundred vehicles is required in the CC (Canal Court), VC (Village Core), VMS (Village Mainstreet) and/or VG (Village Gateway) zone, permeable surfaces (stone pavers/porous pavement) should be installed in all overflow parking areas and encouraged for use in snow storage areas.

4.27 LOADING SPACE REQUIREMENTS

- (a) In any zone, no person shall erect or use any building or structure for manufacturing, storage or warehousing, or as a recall or wholesale store, or as a freight or passenger terminal, or for any other use involving the frequent shipping, loading or unloading of persons, animals or goods, unless there is maintained on the same premises with every such use, one off-street space for standing, loading and unloading for every twenty thousand (20,000) square feet (1858 m²) or fraction thereof of gross floor area used for such purposes to a maximum of six (6) loading spaces.
- (b) The provisions of a loading space for any building with less than fifteen hundred (1,500) square feet (139.3 m²) shall be optional.
- (c) Each loading space shall be at least twelve (12) feet (3.7 m) by twenty-five (25) feet (7.6 m) with a minimum of fourteen (14) feet (4.3 m) height clearance.

- (d) loading space areas, including driveways leading thereunto, shall be constructed of and maintained with a stable surface which is treated so as to prevent the raising of dust or loose particles.

4.28 ACCESS REQUIREMENTS

- (a) Within the C-2 (Community Centre) Zone no driveway access shall be permitted from any commercial use to any road other than:

- ~~(i)~~ Fall River Road;
- ~~(ii)~~ Highway #2;
- ~~(iii)~~ McPherson Road;
- ~~(iv)~~ (i) Highway #318;
- ~~(v)~~ (ii) Cobequid Road;
- ~~(vi)~~ (iii) Lockview Road;
- ~~(vii)~~ Miller Lake Road;
- ~~(viii)~~ (iv) Old School Road; and
- ~~(ix)~~ (v) Church Street.

- (aa) Within the CC (Canal Court) Zone no driveway access shall be permitted from any commercial use to any road other than MacPherson Road or at the access point shown on Schedule J were one driveway may be constructed to provide commercial access to Highway 2 for all properties fronting on Highway 2 within the Canal Court Zone.**

- (ab) Within the VC (Village Core) Zone no driveway access shall be permitted from any commercial use to any road other than:**

- (i) Fall River Road;**
- (ii) Highway #2;**
- (iii) McPherson Road; and**
- (vii) Lockview Road.**

- (ac) Within the VC (Village Core) Zone driveway access to the Sobeys Property (PID 41037714) shall be limited to the three access points shown on Schedule J.**

- (b) Notwithstanding Subsections (a), (aa) and (ab) **where a corner lot is located within the C-2 (Community Centre) Zone, CC (Canal Court) Zone, or VC (Village Core) Zone one access may be permitted from the side street and no such access shall be located any closer than fifty (50) feet (15.2 m) from the intersection nor shall the driveway be any wider than twenty-five (25) feet (7.6 m);**

- (c) No commercial access shall be wider than thirty (30) feet (9.1 m) and no more than one driveway shall be permitted for any commercial lot except where there is more than one hundred (100) feet (30.5 m) of frontage, in which case one additional access may be permitted for each additional two hundred (200) feet (61 m) of frontage.

4.29 FRONTAGE ON A STREET

No development permit shall be issued unless the lot or parcel intended to be used or upon which the building or structure is to be erected abuts and fronts upon a public street or highway, a private road for which a tentative application had been submitted prior to the effective date of this by-law, or a road listed in Schedule "A" of the ~~Subdivision By-law for Halifax County~~ **Regional Subdivision By-law of Halifax Regional Municipality**.