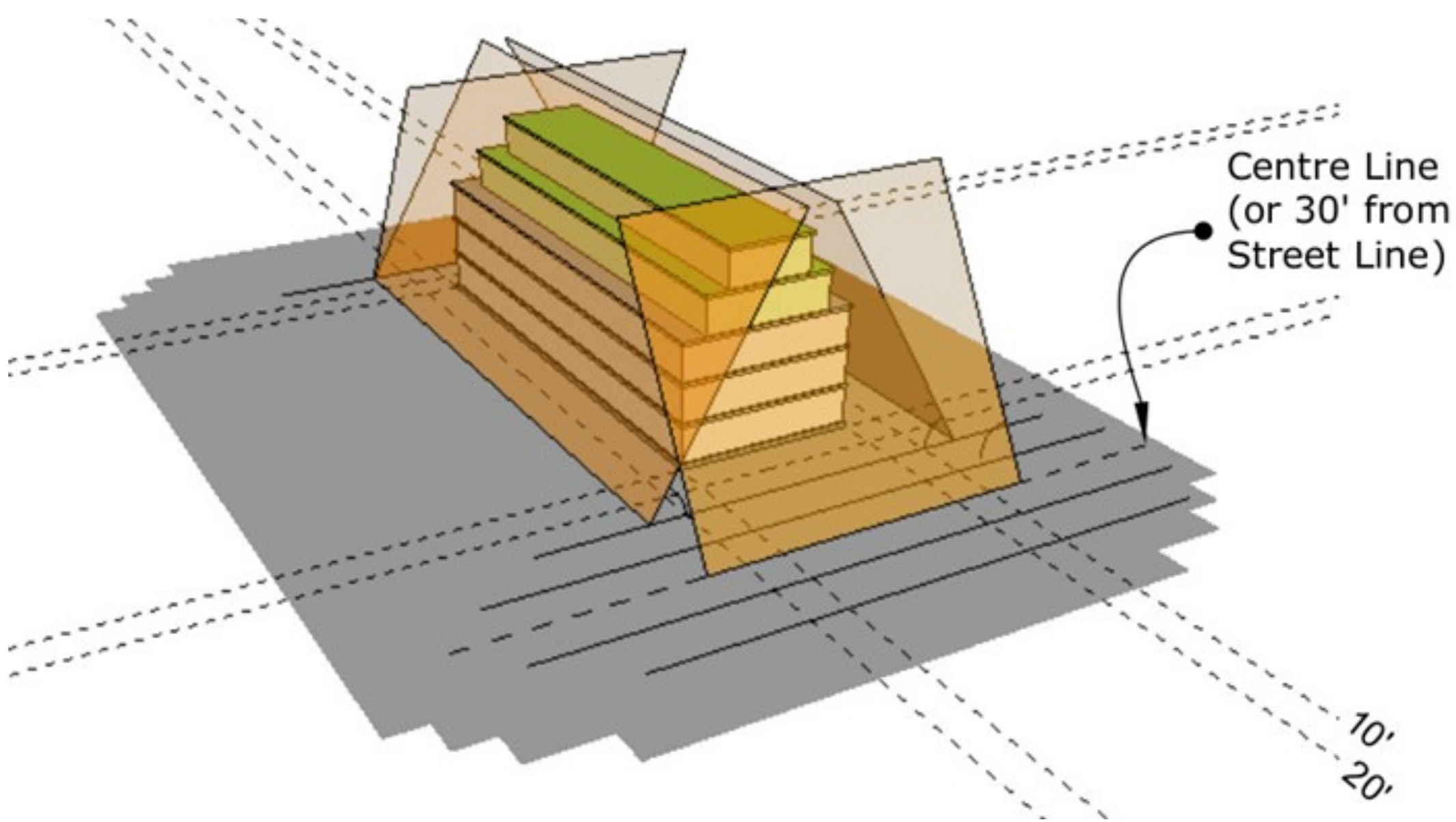


# Building Mass

## R-4 (Multiple Dwelling) Zone Regulations

**Purpose** | The R-4 Zone uses angle controls to regulate an apartment building’s overall mass and height. These regulations are applied in several ways; generally speaking, they stipulate that no part of a building may be located within a specified angular plane that extends inward from the streetline or lot boundaries.



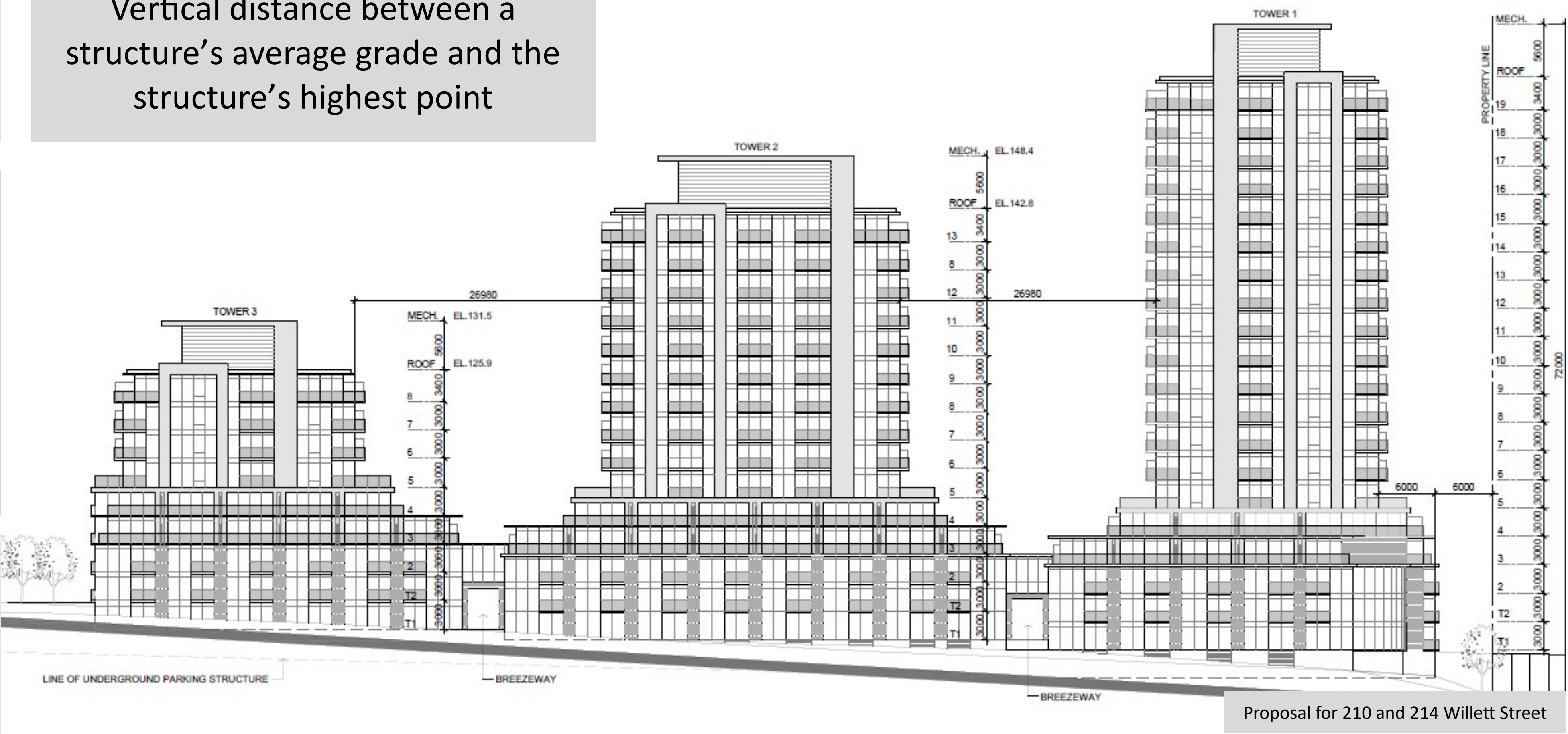
**Change in Circumstance** | Angle controls were popular in the 1970s. Today, it is common to regulate building mass without angle controls. New massing regulations are likely required to achieve the Regional Plan’s vision for this growth centre. A new HRM planning initiative (Centre Plan - Package A) illustrates how modern-day regulations can shape building mass, while supporting pedestrian-oriented development and modern buildings. For example, Centre Plan - Package A includes the following requirements:

**Max & Min Streetwall Heights**  
A streetwall is the exterior portion of a building wall that faces a public street

**Max Building Height**  
Vertical distance between a structure’s average grade and the structure’s highest point

**Min Stepbacks**  
A setback is the horizontal distance that breaks the vertical plane of an exterior building wall (i.e., distance between a streetwall and upper storey building walls)

**Max Floor Area Ratio (FAR)**  
FAR is the total floor area of a building divided by the area of the lot



## Comments