



PART 6

# Residential Neighbourhood Zones



# PART 6: RESIDENTIAL NEIGHBOURHOOD ZONES

## 6.1. Residential Neighbourhood Zones Permitted Uses

The table below summarizes the uses permitted in all Residential Neighbourhood Zones. For conditions associated with the uses, see the specific section referencing that zone.

- CR - Country Residential
- LR - Lakeshore Residential
- R1 - Established Residential Neighbourhood Zone
- R2 - Two Dwelling Unit Residential Zone
- MH - Mini-Home Zone

Residential Neighbourhood Zones	CR	LR	R1	R2	MH
Accessory Dwelling Unit	P	P	P	P	-
Accommodations, Bed & Breakfast	P	P	P	P	-
Daycare, Home-Based	P	P	P	P	C
Dwelling, Mini-home	-	-	-	-	P
Dwelling, Multiplex (Small)	-	-	-	C	-
Dwelling, Single Unit	P	P	P	P	-
Dwelling, Two Unit	-	-	C	P	-
Home-Based Business	P	P	P	P	-
Live/ Work	-	-	-	C	-
Mini-home Community	-	-	-	-	C
Office & Professional Services	-	-	-	C	-
Retailers & Rental Services	-	-	-	C	-
Zero Lot Line Developments	-	-	DA	DA	-
Established Residential Neighbourhood (R1) Zone Uses subject to the requirements of that zone.	-	-	-	P	-
Open Space (OS) Zone Uses subject to the re- quirements of that zone.	P	P	P	P	P
Development of any accessory building in excess of zone requirements	SP	SP	SP	SP	SP
Home-based business uses in excess of 80 m <sup>2</sup> up to a maximum of 140 m <sup>2</sup> of commercial floor area.	C	C	C	C	-
P - Permitted as-of-right through a development permit. SP - Permitted by site plan approval. DA - Permitted to apply to Council for a development agreement: note that other restrictions may apply. C - Conditionally permitted: discretionary approval may apply, view zone requirements.					

## 6.2. General Provisions for All Residential Neighbourhood Zones

### 6.2.1. Parking of Commercial Motor Vehicles

- a) For the purpose of this Section, "Commercial Motor Vehicles" shall mean any motor vehicle which is used for a commercial purpose including, but not limited to, ambulances, hearses, motor buses, tractors, panel vans, transport, and dump trucks whether or not it displays commercial licenses or signage.
- b) Not more than 1 commercial vehicle per resident who resides at the property shall be kept on a developed lot in the CR, LR, R1 or R2 Zone, and such vehicle shall be owned or operated by the registered owner or resident of the lot and shall be parked on such lot.
- c) No commercial motor vehicle shall be kept or parked on any vacant lot in an CR, LR, R1 or R2 Zone.

### 6.2.2. Criteria for Home-Based Businesses

In a Country Residential (CR) Zone, Lakeshore Residential (LR) Zone, Established Residential Neighbourhood (R1) Zone, or Two Dwelling Unit Residential (R2) Zone, an accessory building, or a combination of an accessory building and a main building may be used for a home-based business provided that:

- a) The dwelling is occupied as a residence by the operator of the business;
- b) Not more than 50% of the floor area of the dwelling, or a maximum of 80 m<sup>2</sup> of commercial floor area, whichever is less, is devoted to the business use;
- c) A minimum of 1 off-street parking space is required in addition to that required for the dwelling. The number of off-street parking spaces provided must be the greater of 1 space:
  - i) For every 35 m<sup>2</sup> of floor space occupied by the business;
  - ii) For a related use to a personal or professional service home-based business use: every on-site client that can be serviced simultaneously.
  - iii) For every employee who are not residents in the dwelling.
- d) No open storage or outdoor display associated with the business shall be permitted.
- e) The external appearance of the dwelling is consistent with a residential use.
- f) Signage advertising the business shall comply with the requirements set out in Part 4 of this Bylaw.
- g) The business use may employ a maximum of 2 employees who are not residents in the dwelling.
- h) No home-based business may have mechanical or electrical equipment that creates external noise or interferes with electronic equipment in adjacent dwellings.
- i) A maximum of 3 client visits at a time is permitted for a personal or professional service home-based business use excluding Home-Based Daycares.

### 6.2.3. Home-Based Business Uses Permitted in Residential Neighbourhood Zones

- a) Home-Based Daycare uses shall be permitted as a home-based business.
- b) Office and Professional uses permitted as a home-based business shall include, but not be limited to:
  - i) Professional office services, health care services, administrative and consulting services, administrative offices for businesses conducted off-site, technology or arts professionals and insurance or property appraisal practitioners.
  - ii) Business representatives managing a direct sales organization for product distribution, but not regular direct sales of product from residence.
- c) Goods and Service uses permitted as a home-based business shall include, but not be limited to:
  - i) Personal care services, private instruction or tutoring in the arts, sciences or technologies, the crafting or repair of household goods, small engines and motors and appliances, computers, recreational equipment (not recreational motorized vehicles), personal affects or upholstery, seasonal retailing of garden produce/plants, engraving wood, metal, stone setting and selling, and the making and selling of crafts.

- ii) Mail order, or digital sales where the customer does not enter the premises to pick up goods on-site.
- d) Uses prohibited as a home-based business shall include, but not be limited to:
  - i) Automotive repair, automotive sales or welding shops;
  - ii) Abattoirs, butchers, and the cutting & wrapping of meat;
  - iii) Care centres.

#### **6.2.4. Requirements for Bed and Breakfasts**

The following special provisions shall be required for a bed and breakfast:

- a) Parking for a bed and breakfast shall be 1 space per rental room, and shall be located at the side or rear of the property. Where it is not feasible to do so as a result of existing building or lot configuration, parking may be permitted at the front of the property.
- b) Signage advertising the business shall comply with the requirements set out in Part 4 of this Bylaw.

#### **6.2.5. Width to Length Ratio for Residential Buildings**

A development permit shall not be issued for a residential dwelling in an CR, LR, R1 or R2 Zone unless the following design standard for the dwelling is adhered to, exclusive of any additions: the length of the dwelling must not exceed the most common minimum width of the dwelling (normally measured at the centre point of the dwelling) by a ratio of 3 to 1, that is the length must not exceed 3 times the prevalent width, except for the replacement of mini-home homes which were lawfully existing at the time the Bylaw came into effect. Mini-home dwellings as per the definition are not permitted. Residential dwellings where the majority of the structure is constructed using shipping containers shall be exempt from the width to length ratio requirements of this section.

#### **6.2.6. Site Plan Criteria**

The Development Officer shall approve a site plan application where the following matters have been addressed by the applicant:

- a) The location of structures on the lot:
  - i) All proposed and existing structures and areas for outdoor storage & display are identified on the site plan.
- b) The location of off-street loading and automotive parking facilities:
  - i) All proposed and existing automotive parking is identified on the site plan; and
  - ii) All proposed automotive parking is located in a manner which allows for the effective circulation of vehicles within the site and for the safety of pedestrians within the parking area.
  - iii) Requirements of the Land Use Bylaw dealing with off-street loading and parking facilities may be varied by a site-plan approval
- c) The location of bicycle parking facilities:
  - i) All proposed and existing bicycle parking is identified on the site plan; and
  - ii) All proposed bicycle parking is located in a manner which allows for the effective circulation of vehicles within the site and for the safety of pedestrians within the parking area.
  - iii) Requirements of the Land Use Bylaw dealing with bicycle parking facilities may be varied by a site-plan approval
- d) The location, number and width of driveway accesses to streets
  - i) All proposed and existing driveway accesses are identified on the site plan; and
  - ii) All proposed driveway accesses are of a sufficient width to allow for the safe and efficient movement of vehicles to and from the site.

- e) The type, location, and height of walls, fences, hedges, trees, shrubs, ground cover, or other landscaping necessary to protect and minimize the land use impact on adjoining lands:
  - i) All requirements under the Land Use Bylaw for landscaping and hedges or fencing used for buffering are identified on the site plan including proposed landscaping for yard setbacks, parking areas, and property lines;
  - ii) All open storage including refuse containers are buffered with an opaque fence or hedge sufficient to screen the storage area from adjacent properties and the street; and
  - iii) Sufficient landscaping including trees, shrubs, grass, and other ground cover shall be provided around any structures on the site and any parking areas to minimize the visual and environmental impact of the use on the surrounding area.
- f) The retention of existing vegetation:
  - i) All retained vegetation including trees, shrubs, and ground cover is identified on the site plan.
- g) The location of walkways, the type of surfacing material, and all other means of pedestrian access:
  - i) All proposed walkways are identified on the site plan and are located to provide safe and accessible pedestrian access to the commercial entrance from the parking area and from the street; and
  - ii) All walkways are surfaced with a paving material such as brick, cobblestone, concrete, or any other suitable material to clearly delineate pedestrian walkways from vehicle circulation areas.
- h) The type and location of outdoor lighting:
  - i) Exterior lighting used to illuminate any area within the site is located in a manner which would not reflect onto adjacent properties or the street; and
  - ii) Lighting is sufficient to provide safety and convenience for both pedestrians and vehicles accessing all public areas of the site.
- i) The location of facilities for the storage of solid waste:
  - i) All facilities for the storage of solid waste are identified on the site plan; and
  - ii) All solid waste storage is located so that such waste is not openly visible from the immediate area surrounding the commercial use, any surrounding properties, or the street.
- j) The grading or alteration in elevation or contour of land and provision for the management of storm and surface water:
  - i) All development within the site is undertaken to not alter the elevation or contour of the land including the excessive removal of topsoil beyond that required for basic lot grading necessary to locate any structures, roads, parking, or driveways;
  - ii) Any alteration of land including the removal of topsoil shall be undertaken in a manner which does not impact negatively on the natural function of any watercourse abutting the property or located on the property including runoff and erosion; and
  - iii) The site plan identifies measures for the effective drainage of stormwater within the site as well as any downstream or upstream areas which may be affected by the development.
- k) All matters considered by site plan approval shall be adequately maintained.

### **6.2.7. Additional Evaluation Materials for Site Plan Approval Uses**

Before a development permit is issued, the Development Officer shall be provided with the following information when considering a site plan approval use:

- a) Building elevations to scale showing the front, side and rear elevations of the proposed development including all existing and proposed building elements.
- b) A site plan meeting the requirements of this section.
- c) a letter provided by the applicant indicating that the applicant and/or owner agrees to carry out the terms of the site plan.

d) Any other information the Development Officer deems necessary to properly evaluate the proposal.

### **6.2.8. Exemptions from Site Plan Approval**

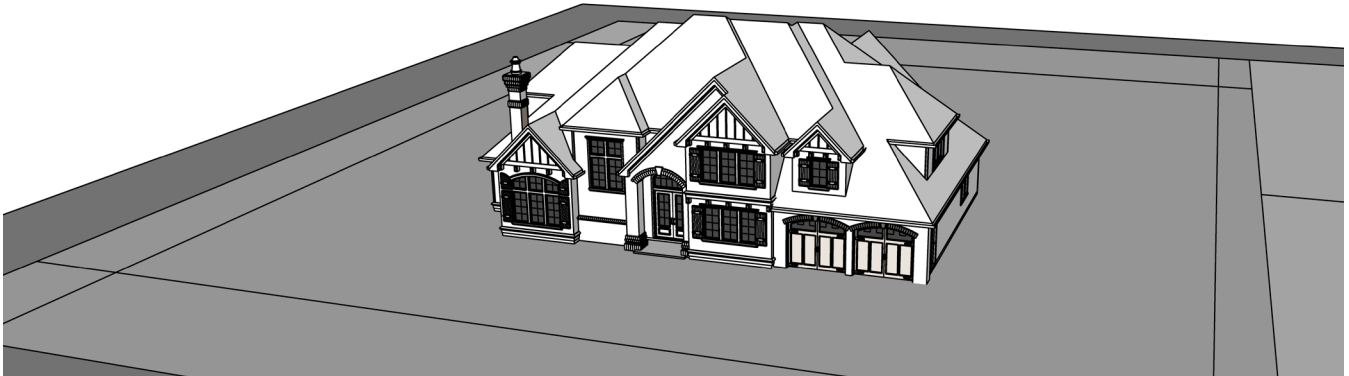
The following matters do not require site plan approval, however all other requirements of this Bylaw shall be met before a development permit is issued:

- a) Temporary Construction Uses;
- b) The addition of vegetation on the property;
- c) Building repairs;
- d) Signage on a property where no site plan approval is currently applicable, or where signage is not indicated on an existing site plan;
- e) Accessory structures on a property where no site plan approval is currently applicable;
- f) Installation, replacement or repair of minor building features, including a change in size of windows and doors that do not face streetlines;
- g) Assuming adequate parking is provided according to the general provisions section:
  - i) Change of use or tenancy;
  - ii) Interior renovations;
  - iii) Additions having a gross floor area of 75 m<sup>2</sup> or less provided floor area maximums are met, and street-facing facades are not changed.

### **6.2.9. Solar Neighbourhoods**

A solar farm shall be permitted on residential neighbourhood zoned lands if the purpose of the solar farm is to support the electricity needs of the neighbourhood.

### 6.3. CR: Country Residential



The diagram and photographs above are for illustrative purposes only.

#### Intent

To provide for and protect low-density rural subdivisions comprised of detached, single unit homes and residential use types compatible with a quiet, family-living environment.

- \_\_\_\_\_ Detached buildings
- \_\_\_\_\_ Up to 3 storeys
- \_\_\_\_\_ Home-based businesses permitted
- \_\_\_\_\_ Accessory dwellings units permitted



Single Unit Dwelling



Bed & Breakfast

#### CR Zone: Conditional Uses by Site Plan Approval

- **Accessory uses** or **accessory buildings** in excess of the applicable zone requirements.
- **Home-based business uses** in excess of 80 m<sup>2</sup> up to a maximum of 140 m<sup>2</sup> of commercial floor area.

### 6.3.1. Zone Requirements

In the Country Residential (CR) Zone, no development permit shall be issued except in conformity with the following requirements:

#### General Zone Requirements

	Type of Servicing
	On-Site <sup>i</sup>
Minimum Lot Area	3,720 m <sup>2</sup>
Minimum Lot Frontage	30 m
Minimum Front Yard	7.5 m
Minimum Rear Yard	10 m
Minimum Side Yard	1.8 m
Minimum Flankage Yard	6 m
Maximum Building Height	Lesser of 2½ storeys or 11 m

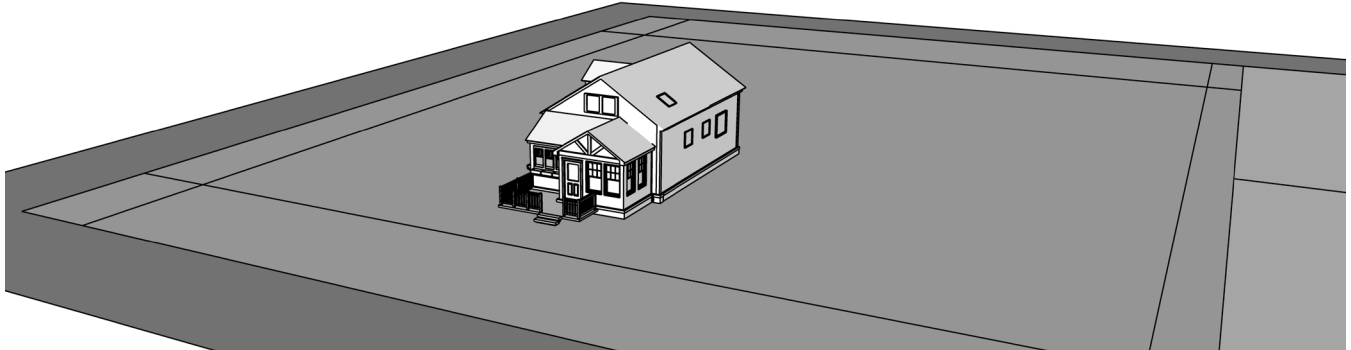
#### Conditions

<sup>i</sup> Approval from the Nova Scotia Department of the Environment is required for a on-site sewage disposal system.



## 6.4. LR: Lakeshore Residential

**A** Regulations on facing page.



The diagram and photographs above are for illustrative purposes only.

### Intent

To provide for and protect lakeshore residential communities comprised of detached, single-family homes and residential use types compatible with a quiet, family-living environment.

Detached buildings
Up to 2½ storeys
Home-based businesses permitted
Accessory dwellings units permitted



Single Unit Dwelling



Boathouse

### LR Zone: Conditional Uses by Site Plan Approval

- **Accessory uses** or **accessory buildings** in excess of the applicable zone requirements.
- **Home-based business uses** in excess of 80 m<sup>2</sup> up to a maximum of 140 m<sup>2</sup> of commercial floor area.

### 6.4.1. Zone Requirements

In the Lakeshore Residential (LR) Zone, no development permit shall be issued except in conformity with the following requirements:

#### General Zone Requirements

	Type of Servicing
	On-Site <sup>i</sup>
Minimum Lot Area	3,720 m <sup>2</sup>
Minimum Lot Frontage	30 m
Minimum Front Yard	7.5 m
Minimum Rear Yard	10 m
Minimum Side Yard	1.8 m
Minimum Flankage Yard	6 m
Maximum Building Height	Lesser of 2½ storeys or 11 m

#### Conditions

<sup>i</sup> Approval from the Nova Scotia Department of the Environment is required for a on-site sewage disposal system.

### 6.4.2. Boathouses and Docks

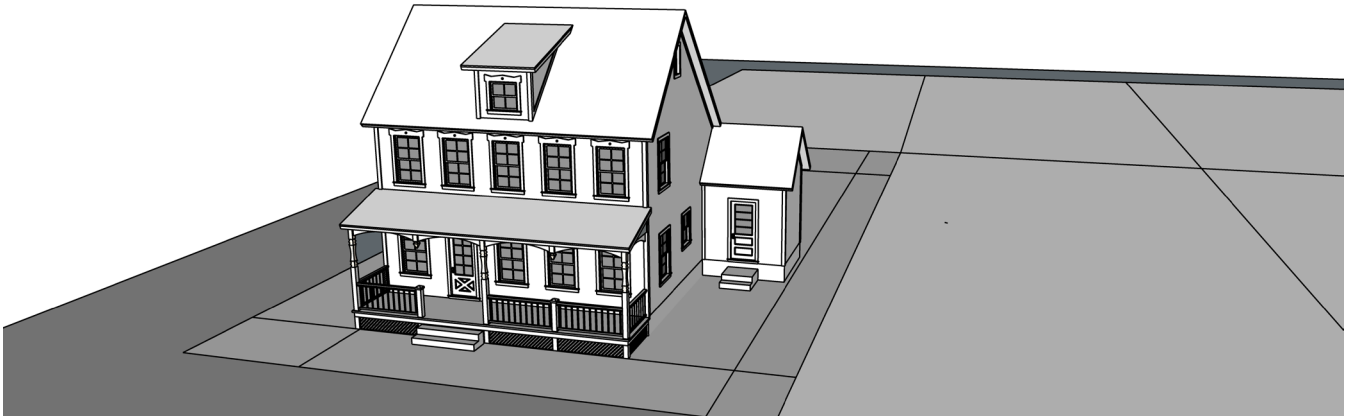
In the Lakeshore Residential (LR) Zone a maximum of one boathouse and one dock shall be permitted in accordance with the following provisions:

- a) The area of the boathouse shall not exceed a total ground area of 65 m<sup>2</sup>.
- b) Boathouses shall only be used for the storage of boats, watercraft like canoes and kayaks, and associated marine accessories and equipment.
- c) A boathouse shall have a maximum width of 7 m on the side that is most parallel to the shoreline.
- d) A dock shall have a maximum width of 3 m at the shoreline.
- e) A maximum of 25% of the shoreline frontage or up to 10 m of shoreline frontage, whichever is the lesser, may be used for a combination of the boathouse and dock.

### 6.4.3. Shoreline Vegetation

Natural vegetation within 10 m of the normal high water mark of any lake shoreline is to remain undisturbed except to allow for the construction of docks, boathouses and a maximum 1.8 m width walkway. In addition, up to 35% of trees and underbrush may be removed to enable a filtered view of the lake. Nothing in this section shall prevent the removal of a dangerous or diseased tree.

## 6.5. R1: Established Residential Neighbourhood



The diagram and photographs above are for illustrative purposes only.

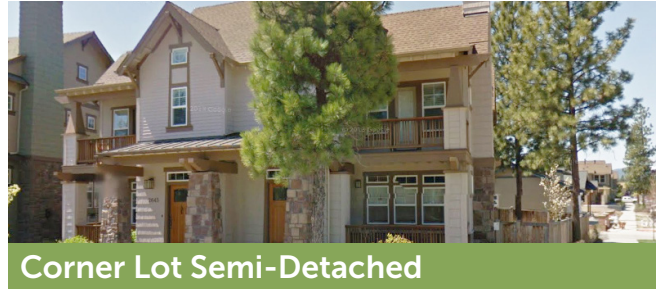
### Intent

To provide for and protect neighbourhoods comprised of detached, single unit homes and residential use types compatible with a quiet, family-living environment. Duplex uses are permitted on corner lots which are designed to be compatible with adjacent dwellings.

Detached buildings
Small footprint
Up to 2½ storeys
Home-based businesses permitted
Accessory dwellings units permitted
Corner lot two unit buildings



Single Unit Dwelling



Corner Lot Semi-Detached

### R1 Zone: Conditional Uses by Development Agreement

- **Zero Lot Line Developments** subject to the requirements of the Municipal Planning Strategy for areas which do not border Grand Lake.

### R1 Zone: Conditional Uses by Site Plan Approval

- **Accessory uses** or **accessory buildings** in excess of the applicable zone requirements.
- **Home-based business uses** in excess of 80 m<sup>2</sup> up to a maximum of 140 m<sup>2</sup> of commercial floor area.
- **Two Unit Dwellings** uses where:
  - lots are serviced by wastewater and water services;
  - the lot is a corner lot, fronted on both corners by a public road;
  - proposals comply with the design requirements of this zone;
  - the lot does not border Grand Lake.

### 6.5.1. Zone Requirements

In the Established Residential Neighbourhood (R1) Zone, no development permit shall be issued except in conformity with the following requirements:

#### General Zone Requirements

	Type of Servicing		
	Sewer and Water	Sewer Only	On-Site <sup>i</sup>
Minimum Lot Area	500 m <sup>2</sup>	920 m <sup>2</sup>	3,720 m <sup>2</sup>
Minimum Lot Frontage	16 m	22 m	30 m
Minimum Front Yard	5 m	5 m	7.5 m
Minimum Rear Yard	6 m	7 m	10 m
Minimum Side Yard	1.8 m	1.8 m	1.8 m
Minimum Flankage Yard	5 m	6 m	6 m
Maximum Building Height	Lesser of 2½ storeys or 11 m	Lesser of 2½ storeys or 11 m	Lesser of 2½ storeys or 11 m

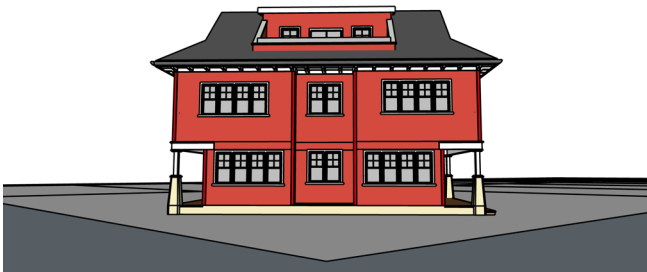
#### Conditions

<sup>i</sup> Approval from the Nova Scotia Department of the Environment is required for a on-site sewage disposal system.

### 6.5.2. Two Unit Dwelling Design Requirements

Two Unit Dwelling uses must conform with the following design requirements:

- a) Two Unit Dwelling uses must provide a frontal facade design to both street frontages, or where a lot configuration makes this impractical, a distinctive architectural treatment at the corner is required such as spires, turrets, belvederes, porticos, arcades, or archway.



- b) Two Unit Dwellings must be designed to be appear as a single unit dwelling.
  - i) Articulation is required on each street-facing facade of the building. This may be achieved through porches, bay windows, recessed entrances, changes in materials, and architectural details.
  - ii) Exterior siding materials must be carried down to within 20 cm of grade. Only 20 cm of exposed foundation is permitted on any street-facing facade elevation.
  - iii) Garages entrances must be located behind the main entrances to the dwelling.
  - iv) A maximum of one garage entrance may be located on a street-facing facade.
- c) The Two Unit Dwelling should be located close to the property line of street facing facades in order to frame the corner: a maximum front and flankage yard of 6 m is permitted.



### 6.5.3. Grand Lake Properties

For R1 zoned properties bordering Grand Lake, the following shall apply:

- a) A maximum of one boathouse and one dock shall be permitted in accordance with the following provisions:
  - i) The area of the boathouse shall not exceed a total ground area of 65 m<sup>2</sup>.
  - ii) Boathouses shall only be used for the storage of boats, watercraft like canoes and kayaks, and associated marine accessories and equipment.
  - iii) A boathouse shall have a maximum width of 7 m on the side that is most parallel to the shoreline.
  - iv) A dock shall have a maximum width of 3 m at the shoreline.
  - v) A maximum of 25% of the shoreline frontage or up to 10 m of shoreline frontage, whichever is the lesser, may be used for a combination of the boathouse and dock.
- b) Natural vegetation within 10 m of the normal high water mark of any lake shoreline is to remain undisturbed except to allow for the construction of docks, boathouses, and walkways 1.8 m in width. In addition, up to 35% of trees and underbrush may be removed to enable a filtered view of the lake. Nothing in this section shall prevent the removal of a dangerous or diseased tree.
- c) Zero Lot Line Development agreement provisions shall be inoperative.

## 6.6. R2: Two Dwelling Unit Residential Zone



The diagram and photographs above are for illustrative purposes only.

### Intent

To provide for a range of affordable two-unit dwelling options such as duplexes, semi-detached dwellings & linked dwellings. A limited range of small multiplex units are also allowed in the zone when designed to be compatible. Supportive commercial uses such as convenience stores and Live/Work uses are also permitted when designed to be compatible.

- \_\_\_\_\_ Detached buildings
- \_\_\_\_\_ Small footprint
- \_\_\_\_\_ Up to 2½ storeys
- \_\_\_\_\_ Buildings near the lot middle-front
- \_\_\_\_\_ Home-based businesses permitted
- \_\_\_\_\_ Concealed or screened parking



Single Detached Dwelling



Bed & Breakfast



Semi-Detached Dwelling



Small Multiplex

### R2 Zone: Conditional Uses by Development Agreement

- **Accessory buildings** in excess of the applicable zone requirements.
- **Institutional Use (IU) Zone** uses.
- **Zero Lot Line Developments** subject to the requirements of the Municipal Planning Strategy.

**R2 Zone: Conditional Uses by Site Plan Approval**

- **Convenience Store** uses where:
  - the lot is a corner lot, fronted on both corners by a public road;
  - the lot fronts on a major collector or arterial road;
  - proposals comply with the design requirements of this zone
- **Live/Work** uses where:
  - the lot is a corner lot, fronted on both corners by a public road;
  - the lot fronts on a major collector or arterial road;
  - proposals comply with the design requirements of this zone
- **Fourplex** uses where:
  - the lot is a corner lot, fronted on both corners by a public road;
  - the lot fronts on a major collector or arterial road;
  - proposals comply with the design requirements of this zone
- **Home-based business uses** in excess of 80 m<sup>2</sup> up to a maximum of 140 m<sup>2</sup> of commercial floor area.

**6.6.1. General Zone & Two Unit Dwelling Requirements**

In the Two Dwelling Unit Residential Zone (R2) Zone, no development permit shall be issued except in conformity with the following requirements:

a) The following requirements are satisfied:

	Type of Servicing		
	Sewer and Water	Sewer Only	On-Site <sup>i</sup>
Minimum Lot Area <sup>ii</sup>	550 m <sup>2</sup>	920 m <sup>2</sup>	3,720 m <sup>2</sup>
Minimum Lot Frontage	18 m	18 m	30 m
Minimum Front Yard	5 m	5 m	5 m
Minimum Rear Yard	6 m	6 m	10 m
Minimum Side Yard			
• Common Wall <sup>iii</sup>	0 m	0 m	0 m
• Detached Wall	1.8 m	1.8 m	2 m
Minimum Flankage Yard	5 m	6 m	6 m
Maximum Building Height	Lesser of 2½ storeys or 11 m	Lesser of 2½ storeys or 11 m	Lesser of 2½ storeys or 11 m

**Conditions**

<sup>i</sup> Approval from the Nova Scotia Department of the Environment is required for a on-site sewage disposal system.

<sup>ii</sup> The minimum lot area and frontage may be subdivided into two lots so each lot contains a single unit provided half of the minimum lot area and frontage is met for each lot. Only applicable to semi-detached and linked dwellings, where Municipal services are available.

<sup>iii</sup> In order to subdivide between two units of a Linked Dwelling, the inward facing linked dwelling walls must meet the minimum separation distance of the building code.

b) A development permit may be issued to permit a second single unit dwelling on a lot provided the proposed second dwelling is located so that the property could be subdivided into two separate lots, each containing one of the dwellings, with both resulting lots in compliance with the above minimum lot standard requirements for the R2 Zone.

c) Two Unit Dwelling located on a lot serviced by municipal water and waste water services may be subdivided into 2 lots provided:

- i) Each lot shall contain no more than a single unit;

- ii) Each dwelling unit has separate service connections;
- iii) All applicable provisions of the East Hants Municipal Subdivision Bylaw are satisfied.

### 6.6.2. Live/Work, Convenience Store & Fourplex Site Plan Approval Application Requirements

A site plan approval application may be considered for the following uses listed on the table below, provided the following requirements, and all other requirements of this Bylaw are met:

- a) The lot is a corner lot, fronted on both corners by a public road;
- b) The lot fronts on a Provincial Route or Collector Highway as indicated in Appendix B of the Municipal Planning Strategy.
- c) The following requirements are satisfied:

	Retailers & Rental Services, General (Convenience Store): Sewer & water or Sewer only	Retailers & Rental Services, General (Convenience Store): On Site	Live/ Work: Sewer & water or Sewer only	Multiplex, Small (Fourplex) Sewer & water or Sewer only
Minimum Lot area	700 m <sup>2</sup>	3,720 m <sup>2</sup>	700 m <sup>2</sup>	Larger of 600 m <sup>2</sup> or 175 m <sup>2</sup> per dwelling unit
Maximum Ground Floor Area	235 m <sup>2</sup>	235 m <sup>2</sup>	235 m <sup>2</sup>	225 m <sup>2</sup>
Minimum Lot Frontage	23 m	30 m	23 m	18.5 m
Minimum Front Yard	5 m	5 m	5 m	5 m
Minimum Rear Yard	6 m	10 m	6 m	6 m
Minimum Side Yard	4.5 m	4.5 m	4.5 m	4.5 m
Minimum Flankage Yard	6 m	6 m	6 m	6 m
Maximum Building Height	Lesser of 2½ storeys or 11 m	Lesser of 2½ storeys or 11 m	Lesser of 2½ storeys or 11 m	Lesser of 2½ storeys or 11 m
Maximum Number of Dwelling Units	1	1	1	4
Maximum Lot Coverage	50%	50%	50%	50%

- d) Site plans shall be required for site plan approval uses in an R2 Zone pursuant to site plan provisions under the *Municipal Government Act*. The site plan shall be prepared by a qualified professional of sufficient detail to address all of the matters identified above and in the Site Plan Approval Design Requirements of this section. The site plan must:
  - i) Identify the location of all existing easements.
- e) No development permit shall be issued in an R2 Zone for a site plan approval use, unless a site plan has been approved, pursuant to the Site Plan Approval Design Requirements of this section, and provided the applicant has entered into a written agreement to carry out the terms of the site plan.

### 6.6.3. Fourplex Design Requirements



- a) Multiplex, Small (Fourplexes) must be designed to appear as a single unit dwelling.
  - i) Articulation is required on each street-facing facade of the fourplex. This may be achieved through porches, bay windows, recessed entrances, changes in materials, and architectural details.
  - ii) Exterior siding materials must be carried down to within 20 cm of grade. Only 20 cm of exposed foundation is permitted on any street-facing facade elevation.
  - iii) Garage entrances must be located behind the main entrances to the dwelling.
  - iv) A maximum of one garage entrance may be located on a street-facing facade.

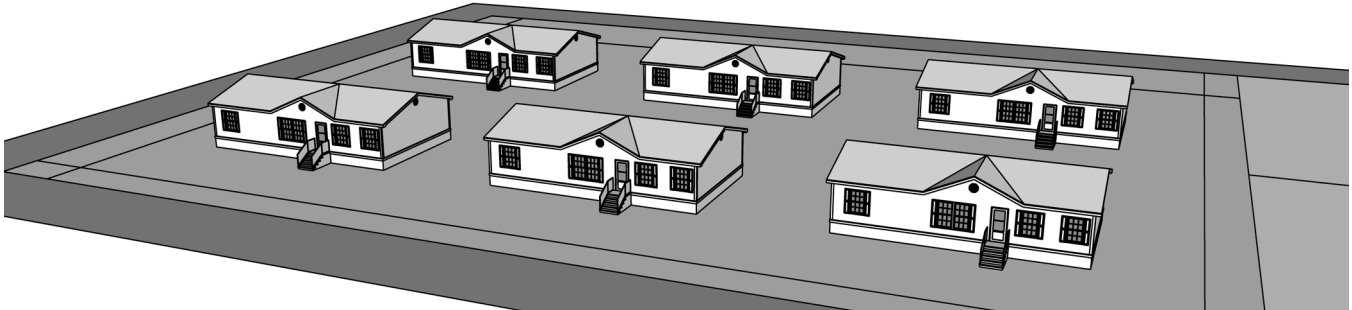
#### **6.6.4. Live/Work Design Requirements**

- a) Live/Work uses must be designed to appear primarily as a single unit dwelling.
  - i) The external appearance of buildings must be consistent with a residential use.
  - ii) No outdoor storage or outdoor display associated with the business shall be permitted.
  - iii) Signage advertising the business shall comply with the requirements set out in Part 4 of this Bylaw.
  - iv) The business use may employ a maximum of 2 employees who are not residents in the dwelling.
  - v) No live/work use may have mechanical or electrical equipment that creates external noise or interferes with electronic equipment in adjacent dwellings.
  - vi) A maximum of 5 client visits at a time is permitted for a personal or professional service home-based business use.

#### **6.6.5. Site Plan Approval Design Requirements**

- a) Site plan approval uses in an R2 Zone must meet the following requirements to the satisfaction of the Development Officer:
  - i) Developments on corner sites must provide a frontal facade design to both street frontages;
  - ii) The location of new structures and parking and loading facilities on the lot shall minimize negative impacts to the surrounding neighbourhood, including fumes, lighting, or other nuisances to occupants of nearby residences;
  - iii) Walls, fences, hedges, trees, shrubs, ground cover or other landscaping elements, or a combination thereof, shall be provided as is necessary to protect and minimize negative land use impact on neighbouring properties;
- b) Signage requirements in the rest of the Bylaw may be varied by site plan approval. The type, location, number and size of signs or sign structures must not negatively alter the appearance of the streetscape or neighbourhood.

## 6.7. MH: Mini-Home Zone



The diagram and photographs above are for illustrative purposes only.

### Intent

To provide for mini-home communities. Ancillary buildings and services are also permitted in this zone.

Detached mini-home developments  
Concealed or screened parking  
No accessory dwellings



Mini-Home

### 6.6.1. Zone Requirements

No development permit shall be issued for the MH Zone except in conformity with the following requirements:

- a) The proposed dwelling must be sited so that the property could be subdivided into 2 separate serviced lots, with both resulting lots in compliance with the minimum serviced lot requirements of the MH Zone.
- b) The requirements below are satisfied:

Minimum Lot area	6,000 m <sup>2</sup>
Maximum Density	8 units / 4,050 m <sup>2</sup>
Minimum Setback from any property line	12.2 m

- c) When submitting an application for approval of a new mini-home community, the applicant must submit a detailed plan of the proposed mini-home community:
  - i) North point designated true or magnetic, scale and date.
  - ii) Name and address of applicant.
  - iii) Name of the proposed mini-home community.
  - iv) Area and dimensions of the mini-home community with accurate distances and bearings as determined by survey.

- v) Number, location, and size of all mini-home spaces.
  - vi) Location, gradient, and width of all streets.
  - vii) Existing rights of way.
  - viii) Contours of the lands involved at an interval of not greater than 1.5 m.
  - ix) All connections to existing public highways.
  - x) Location and use of all proposed and existing buildings on the lands.
  - xi) Location and use of all buildings on adjoining properties within 150 m.
  - xii) Location and description of all services which may be required by this or any other Bylaw or any Act of the legislature.
- d) No person(s) shall operate a mini-home community unless:
- i) Each mini-home space is at least 464 m<sup>2</sup> in area.
  - ii) The distance from a street right-of-way to all mini-homes is at least 12.2 m measured at right angles to the right of way.
  - iii) All mini-homes are at least 12.2 m from the nearest side and rear boundary line.
  - iv) Each mini-home space is at least 15.2 m wide in its least dimension or width and at least 30.5 m in length.
- e) Mini-home spaces shall be of such elevation, distance and angle in relation to access streets and the mini-home home space that placement and removal of a mini-home home can be accomplished without infringement on other property or another mini-home space, or allowing the undercarriage of the mini-home to make contact with the ground. Planks of steel mats shall be made available by the community operator and shall be used during placement or removal of a mini-home except on paved or graveled access-ways.
- f) The limits of each mini-home space shall be permanently marked on the ground by flush stakes, markers, or other suitable means.
- g) No mini-home space shall be accessible directly to any street external to the community.
- h) Off street parking shall be provided at the rate of 1 standard space per mini-home space.
- i) Not less than 10% of the developed site area shall be developed exclusively for recreation and public open space uses.
- j) A mini-home community shall be located on a properly drained site that is above the high water line, is at all times free of stagnant water pools, is graded for rapid drainage and shall not be located so that its drainage will endanger any water supply or contaminate any lake or river.
- i) No advertising sign or other device shall be allowed except as follows:
  - ii) Not more than 1 ground sign shall be permitted.
  - iii) The surface area of the sign shall not exceed 9.75 m<sup>2</sup>.
  - iv) Flashing signs shall not be permitted.
  - v) The sign or its illuminator shall not cast a reflection upon any mini-home.
  - vi) The sign or its illuminator shall not, by reason of its location, shape or colour, interfere with traffic or be confused with or obstruct the view or effectiveness of any official traffic sign, signal, or marking.
  - vii) Ground signs shall have a setback of 2.5 m.
  - viii) No sign shall be located so as to cast a shadow on any mini-home space during the period between one hour after sunrise and one hour before sunset.
  - ix) The owner of a sign shall maintain it in good condition.
  - x) When a sign is not maintained in good condition the owner of the sign shall carry out maintenance or remove it within 10 days of a written request to do so from the Municipal Bylaw Enforcement

Development Officer.

- k) The owner of the mini-home shall maintain it in good repair and a clean sanitary condition.
- l) Cul-de-sacs shall have a turning circle at the dead end with a radius as required by the Municipality of East Hants, and a length not exceeding 76.2 m.
- m) All mini-home spaces and other facilities within a mini-home community shall be served by an internal private street within the Mini-home Community. All streets shall have a minimum right-of-way of 20 m.
- n) Internal community streets shall be provided with street lighting equipment satisfactory to the Municipal Building inspector and/or Transportation Engineer.
- o) Mini-home Communities shall be connected to a private wastewater and water system owned and maintained by the owner of the Mini-home community.
- p) Each mini-home shall, within 30 days of its being placed on a mini-home stand, have appropriate skirts or other screening installed on all four sides.
- q) Mini-home wheels, once removed, must either be stored in a safe, sheltered, convenient place provided within the mini-home community, or stored under the mini-home in such a manner that they are not visible.
- r) The owner of the mini-home community shall apply to the Municipal Development Officer for a development/building permit before a mini-home arrives to the community, and the following information will be required.
  - i) Name and address of the owner of the mini-home.
  - ii) Make, size, and year of mini-home.
  - iii) Serial number of mini-home.
  - iv) Lot number the mini-home is to be placed on.

Regulation	Amendment Date	Description