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**PART 6 – COMMON ZONES****6.1 HIGHWAY COMMERCIAL (C6) ZONE****PERMITTED USES IN C6 ZONE**

6.1.1 The following uses shall be permitted in any C6 Zone:

a. **Principal Uses**

Automobile Sales and Service  
Automotive/Truck Repair  
Business Offices  
Convenience Stores  
Fixed Roof Overnight Accommodation  
Garden Nursery Sales and Supply  
Government Offices  
Grouped Commercial Building  
Grouped Commercial Facility  
Laundromats  
Medical Clinics  
Parking Lots  
Public Utilities  
Recreational Vehicle Sales and Service  
Restaurants (Drive In/Take Out)  
Service Stations  
Tourist Centres

b. **Uses Subject to Conditions**

Automotive/Truck Repair to a maximum of 50% lot coverage  
Display Courts (featuring uses similar to the following: swimming pools, prefabricated cottages/homes, boats) to a maximum of 50% lot coverage  
Existing Dwellings  
Furniture/Appliance Stores up to a maximum size of 5,000 square feet  
Outdoor Commercial Display to a maximum of 50% lot coverage

**SPECIAL REQUIREMENTS IN C6 ZONE**

6.1.2 Any permitted use in any C6 Zone must comply with the following special requirements:

**Parking**

6.1.2.1 a. A parking garage or parking structure as an accessory use shall be located in a side or rear yard only.

- b. No parking areas shall be located within twenty (20) feet of a lot line abutting a R1, R2, R3 or RM Zone, or a P1 Zone unless the abutting yard is fenced or screened so as to eliminate visual nuisance.
- c. Parking facilities for more than four (4) vehicles shall comply with the following standards:
  - i. parking and circulating areas shall be paved or asphalted;
  - ii. the lights used for illumination of the parking lot or parking station shall be so arranged as to divert the light away from streets, adjacent lots and buildings.
  - iii. a structure, not more than fifteen (15) feet in height and not more than fifty (50) square feet in area may be erected in the parking area for the use of attendants;
  - iv. each parking space shall be clearly demarcated and maintained as such;
  - v. no gasoline pumps or other service station equipment shall be located or maintained on the parking lot.

### **Parking Space Ratios**

#### **6.1.2.2 a. Service Stations**

Parking shall be provided at a ratio of one (1) parking space per pump plus two (2) spaces per service bay.

#### **b. Fixed Roof Overnight Accommodation**

Parking shall be provided at a ratio of one (1) parking space per suite or rental unit.

#### **c. Restaurants and Tourist Centres**

Parking shall be provided at a ratio of one (1) parking space for each 60 square feet of floor area.

d. **Two or More Uses**

Parking requirements shall equal the sum total of any combination of individual uses.

e. **Automobile Sales and Service/ Automotive/Truck Repair/ Business Offices/ Convenience Store/ Garden Nursery Sales and Supply/ Government Office/ Grouped Commercial Building/ / Grouped Commercial Facility/ Laundromats/ Medical Clinics/ Public Utilities, and Recreational Vehicle Sales and Service**

Parking shall be provided at a ratio of one (1) parking space for each 300 square feet of floor area.

f. **Furniture/Appliance Stores**

Parking shall be provided at a ratio of one (1) parking space for each 1,000 square feet of gross floor area with a minimum of 6 spaces.

**Access**

6.1.2.3

- a. A maximum of two (2) accesses to any lot in a C6 Zone from any public road shall be permitted.
- b. A minimum one hundred (100) foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses.
- c. Accesses shall have a maximum width of thirty-six (36) feet.
- d. Accesses shall be located a minimum of fifty (50) feet from the nearest street intersection except for an entrance or exit ramp to highway 101 where the minimum distance shall be two hundred (200) feet and shall be from a road other than the limited access highway.
- e. All vehicular traffic circulation associated with permitted accessory uses shall be accommodated on the property.

**Loading Spaces**

- 6.1.2.4 Loading spaces shall be provided at the rate of one (1) loading space for any retail store, storage, warehouse, department store, automobile, truck or recreational vehicle sales and service establishment and which is in excess of fifteen hundred (1,500) square feet. One space shall be provided for standing, loading, and unloading for every thirty thousand (30,000) square feet or fraction thereof of building floor area to a maximum of six (6) loading spaces.

**Outdoor Storage**

- 6.1.2.5 Where a portion of a lot is to be used for outdoor storage within a C6 Zone, the following requirements shall apply:
- a. The area devoted to outdoor storage may not exceed fifty (50) per cent of the total lot area.
  - b. Outdoor storage is not permitted within any front yard of a lot.
  - c. Outdoor storage is not permitted in a yard abutting a residential use in a R1, R2 or R3 Zone.

**Outdoor Commercial Display**

- 6.1.2.6 Where a portion of a lot is to be used for outdoor commercial display within a C6 Zone, the following requirements shall apply:
- a. Outdoor commercial display shall be located a minimum of ten (10) feet from the front lot line.
  - b. Outdoor commercial display is not permitted in a rear or side yard abutting a residential lot in a R1, R2 or R3 Zone unless the abutting yard is fenced or screened.

**Front Yard Landscaping**

- 6.1.2.7 At least 25% of the required front yard shall be landscaped with a combination of trees, grass, shrubs/bushes. Curbing is required to clearly define accesses and parking areas. Any portion of the required front yard not used for access, parking or walkways shall be grassed.

**Special Requirements for Service Stations**

- 6.1.2.8 a. No portion of any pump island shall be located closer than fifty (50) feet from any lot line.
- b. A minimum one hundred (100) foot separation distance consisting of a curb, barrier, or ditch designed to prevent vehicular access shall be maintained between accesses.
- c. The minimum angle of intersection of a ramp to a street line shall be forty-five (45) degrees.
- d. All vehicular traffic associated with permitted accessory uses shall be accommodated on the property.

**Signs**

- 6.1.2.9 All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES.

**Service Station Canopies**

- 6.1.2.10 A service station canopy is permitted in the front yard provided:
- a. It is accessory to a service station.
- b. The vertical supports of the service station canopy are not located closer to the front lot line than the centreline of the pump island.
- c. The minimum clearance between the established grade and the lowest point on the service station canopy is 14 feet.
- d. The minimum side yard is 20 feet.
- e. The service station canopy does not extend closer to the front lot line than 13 feet from the centreline of the pump island, but in no case shall the service station canopy extend beyond the front lot line.

- f. The service station canopy meets the minimum requirements of the Department of Transportation and Public Works of the Province of Nova Scotia. In the event of conflict between requirements, the more stringent regulation shall apply.

**Existing Dwellings**

- 6.1.2.11 Dwellings in existence prior to the adoption of this Bylaw and located within the New Minas growth centre boundary are permitted provided they meet the requirements of Section 5.1.3 of this Bylaw.

**REGULATIONS IN HIGHWAY COMMERCIAL (C6) ZONE**

6.1.3 Any permitted use in any C6 Zone must comply with the following regulations:

<b>HIGHWAY COMMERCIAL (C6) ZONE</b>	<b>Fixed Roof Overnight Accommodation, Service Stations (see also Special Requirements), Garden Nursery Sales and Supply</b>	<b>Automobile Sales and Service, Automotive/ Truck Repair, Convenience Store, Government Office, Grouped Commercial Building, Grouped Commercial Facility, Laundromats, Medical Clinics, Public Utilities, Recreational Vehicle Sales and Service, Business Offices, Tourist Centres, Restaurants</b>
Minimum Lot Area	2 acres	2 acres
Minimum Lot Frontage	200 ft	200 ft
Minimum Distance of Building from any Lot Line	80 ft.	
Minimum Front or Flankage Yard		45 ft
Minimum Distance of Pump Island from any Lot Line	50 ft	
Maximum Height of Main Building	35 ft	35 ft
Maximum Height of Accessory Building	20 ft	20 ft
Minimum Distance Between Main Building and Accessory Building	10 ft	10 ft
Maximum Lot Coverage	50% of lot area	50% of lot area
Minimum Area to be Provided for, Circulation, Loading Space, Service Area and Landscaping	25% of lot area	25% of lot area
Maximum Height of Fences (Non-Vegetative)	6 ft	6 ft
Minimum Side Yard a) General i. one side ii. other side b) Abutting (where a C6 Zone abuts an R1, R2, R3, 01, P1 Zone)		20 ft 20 ft 20 ft
Minimum Rear Yard a) General b) Abutting (where a C6 Zone abuts an R1, R2, R3 Zone)		25 ft 40 ft
Minimum Setback from the Top of Bank of any Stream or Watercourse		50 ft

<b>PART 6</b>	<b>AMENDED DATE</b>	<b>SECTION</b>
	September 6, 1988	6.1.1 a, b / 6.1.2.11
	September 5, 1989	6.1.1 a / 6.1.2.2 c / 6.1.3
	December 5, 1989	6.1.1 a / 6.1.2.2 b / 6.1.3
	February 19, 1990	6.1.2.9
	May 1, 1990	6.1.2.9
	February 26, 1997	6.1.1 a, b / 6.1.2.2 e / 6.1.2.2 f / 6.1.2.3 d
	July 4, 2000	6.1.1 b
	November 5, 2002	6.1.2.1 b
	June 22, 2004	6.1.1 a / 6.1.2.2 e / 6.1.2.4 / 6.1.2.5 / 6.1.2.6 / 6.1.2.7 / 6.1.3
	May 10, 2005	COMMON ZONES / 6.1 / 6.1.2.2 e / 6.1.2.10 f / 6.1.3
	February 2, 2007	6.1.2.9

**Note:** Numbering of Sections within this Bylaw may be different from the Amended Date.