

5.12 URBAN SALVAGE YARD (M3) ZONE**PERMITTED USES IN M3 ZONE**

5.12.1 The following uses shall be permitted in any M3 Zone:

Holding Yard for Impounded Vehicles or Insurance Settlements
Salvage Yards
Service Stations

SPECIAL REQUIREMENTS IN M3 ZONE

5.12.2 Any permitted use in any M3 Zone must comply with the following special requirements:

5.12.2.1 All salvage vehicles must be stored in the salvage storage yard and shall not be visible to any member of the travelling public on a public road within 1,500 feet of the permitted use.

5.12.2.2 Any salvage storage area forming part of a permitted use shall be screened from the travelling public and nearby residential properties by natural or planted vegetation, an earth berm, an opaque fence, a building or other method of landscaping or by a combination of such methods of screening so as not to be visible to either the travelling public or persons standing on nearby residential properties.

Restrictions on Outdoor Storage and Outdoor Commercial Display

- 5.12.2.3 a. Outdoor storage shall not be permitted outside of the salvage storage yard.
- b. No outdoor commercial display on any required front yard shall be located closer than twenty (20) feet from the front lot line. The area devoted to an outdoor commercial display shall not exceed twenty-five per cent (25%) of the total area of the front yard.

Signs

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

Off Street Parking

- 5.12.2.5
- a. Off street parking for salvage yards shall be provided at the rate of one (1) space for every employee.
 - b. Off street parking for service stations shall be provided at the rate of one (1) space per pump plus two (2) spaces per service bay.

Service Station Canopies

- 5.12.2.6
- 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.

REGULATIONS IN URBAN SALVAGE YARD (M3) ZONE

5.12.3 Any permitted use in the any M3 Zone must comply with the following regulations:

URBAN SALVAGE YARD (M3) ZONE	Service Stations	Salvage Storage Yard	Holding Yard
Minimum Lot Area	20,000 sq ft	2 acres	4,000 sq ft
Minimum Lot Frontage	125 ft	200 ft	No Regulation
Minimum Front Yard or Flankage Yard	80 ft	80 ft Accessory Bldgs 45 ft	80 ft Accessory Bldgs 45 ft
Minimum Side Yard			
a) General	10 ft	15 ft	15 ft
b) Abutting where an M3 Zone abuts an R1, R2, or R3 Zone)	25 ft	25 ft	25 ft
Minimum Rear Yard			
a) General	25 ft	15 ft	15 ft
b) Abutting (where an M3 Zone abuts an R1, R2, or R3 Zone)	40 ft	25 ft	25 ft
Maximum Lot Coverage of Buildings	35%	35%	35%
Maximum Height of Main Building	35 ft	35 ft	35 ft
Maximum Height of Accessory Building	15 ft	15 ft	15 ft

PART 5	AMENDED DATE	SECTION
	August 17, 1982	5.12.2.6
	May 1, 1990	5.12.2.4
	November 5, 2002	5.12.3
	May 10, 2005	5.12 / 5.12.2.6 f
	February 2, 2007	5.12.2.4

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