

10.19 Regional Centre Zone (RC)

10.19.1 Permitted Uses

Amusement
Catering
Child Care
Convenience Store
Conservation
Cultural and Civic
Educational
General Service
General Assembly
Hotels
Indoor Assembly
Medical and Professional
Office
Personal Service
Police Station
Service Station
Shop
Shopping Centre
Take-out Food Service
Telecommunications and Antenna
Theatre
Veterinary
Utilities
Existing Uses

10.19.2 Discretionary Uses

General Industry including Service Station
Indoor Market
Light Industry
Outdoor Market

10.19.3 Lot Requirements

Minimum building line setback (m)	12
Minimum side yard	10
Minimum flanking yard setback (m)	10
Minimum rear yard depth (m)	8
Maximum height (m)	15
Minimum lot frontage (m)	45
Maximum lot coverage	50%
Minimum landscaping lot coverage	12%

10.19.4 Landscaping Standard

Notwithstanding the Requirements of Regulation 5.12, the following landscaping requirement shall apply to development in the Regional Centre Use Zone:

1. There shall be a landscaped area of at least 12 metres in depth that runs the length of and directly abuts the front lot line, excluding driveway openings, and such land within this required landscaped area shall be grassed (or other appropriate vegetative ground cover) and trees or shrubs shall be planted at a minimum rate of one per each 5 metres.
2. The Authority may reduce the depth of the landscaped area abutting the front lot line subject to the following conditions:
 - a) A landscaped area of at least 5 metres in depth is provided. This landscaped area shall run the length of and directly abuts the front lot line excluding driveway openings.
 - b) The developer submits a landscape plan that is satisfactory to the Authority. The landscape plan shall show an increased density of plantings and shall show different spacing and/or cluster planting to complement the proposed development and overall character of the area. Trees, shrubs or ornamental features will be planted or placed at density greater than one per each 4 metres.
 - c) The developer is responsible for undertaking the landscaped work in accordance with the approved landscaped plan and the requirements and conditions of the Authority.
3. The landscaped area along the front lot line is not to be used for snow storage purposes.
4. The developer shall extend the landscaping to the curb or sidewalk.
5. If the material used for ground cover is other than sod (such as ground cover perennials, mulching or ornamental gravel), the material shall be appropriately contained and secured so not to spill onto the sidewalk or street.
6. All disturbed areas shall be re-instated with topsail and sod.
7. Flanking street side yard, side yard and rear yard shall be grassed (or other appropriate vegetative ground cover). Trees or shrubs shall be planted at a minimum rate of one per each 5 metres along the flanking street.
8. The Authority encourages the retention or reinstatement of natural vegetation. In addition, the use of natural landscape features is encouraged.

10.19.5 Access Control

In order to control access to the streets, the Authority may determine:

- a) the number, location and layout of accesses to a street;
- b) require access to a service or internal road system in order to provide a connection between various uses and reduce the number of accesses onto the street; and
- c) require two or more properties to share a joint access to the street where individual access is not desirable.

10.19.6 Appearance and Maintenance

1. All buildings shall be of good architectural design.
2. All buildings, parking lots, driveways and accesses, and landscaping shall be maintained in a state of good condition and in a neat and tidy manner including the trimming and upkeep of landscaped areas and the removal of debris and unsightly objects.
3. Building lines shall be parallel and perpendicular to the street line.

10.19.7 Signs

Notwithstanding Regulation 8.10 and 8.12, the following standards shall apply to signs in the Regional Centre use zone.

1. Pylon signs greater than 3 metres in height shall be designed and certified by a Professional Engineer registered to practice in Newfoundland and Labrador. The Professional Engineer shall certify that the sign is designed, constructed and erected to withstand ice and wind loads.
2. One pylon sign shall be permitted per street frontage of a lot subject to the following conditions:
 - a) The size, shape, illumination and material construction of the sign shall be to the satisfaction of the Authority, having due regard to the safety and convenience of users of adjacent streets, sidewalks and the general amenity of the surrounding area;
 - b) The sign does not create an obstruction for vehicular traffic into and out of the lot.
 - c) The sign shall have a maximum overall height of 6 metres above the surface of the ground;
 - d) The maximum area for the sign face shall be 24 square metres;
 - e) There shall not be any electrical component of the sign within 1 metre above the surface of the ground.
 - f) A minimum separation of 15 metres shall be maintained between pylon signs located on abutting properties.
3. Notwithstanding these requirements and the requirements in Section 8 of these Regulations, signs for buildings housing two or more uses or occupancies shall be limited to one pylon sign per street frontage for the whole building. Such pylon sign shall display the advertisement for all uses or occupancies in the building.
4. One pylon sign may be erected at the intersection of the Conception Bay Bypass and Legion Road for the sole purpose of identifying the regional centre and uses established within the centre. This sign shall have a maximum overall height of 20 metres above the surface of the ground;
5. The provincial Highway Sign Regulations apply within 100 metres of all highways constructed and maintained by the Department of Transportation and Works. The erection or placement of any sign within 100 metres of the road right of way of the Conception Bay Bypass must meet the conditions of the Highway Sign Regulations. A Highway Sign permit must be obtained from the Government Service Centre before the Authority will issue a permit for the sign.

10.19.8 Wall Sign

1. A wall sign shall be permitted on a wall abutting any street subject to the following conditions:
 - a) Unless otherwise determined by the Authority, the total area of all wall signs on any wall shall not exceed 20 percent of the wall face.
 - b) The length of the sign shall not be longer than the horizontal measurement of the wall face to which it is attached and shall not extend beyond the end of the wall to which it is attached with the exception of wrap around signs.
 - c) The wall sign shall be of an architectural scale and styling that is, in the opinion of the Authority, in keeping with the architectural scale and styling of the building to which it is attached.
 - d) A wall sign shall not cover any part of a required exit or obstruct free access or egress.

10.19.9 Temporary/Portable Signs

Notwithstanding Regulation 8.12 (1), temporary or portable signs are not permitted in the Regional Centre (RC) zone.

10.19.10 Parking

1. Shops and shopping centres over 4500 square metres shall be exempt from the parking standards outlined in Section 9. The Authority shall specify the required parking based on an evaluation of the proposed uses, internal areas accessible to the public, the number of employees and the range of uses (shop, warehousing, distribution, and/or serving of meals or refreshments) within the building.
2. All parking lots shall be paved and shall provide drainage, lighting, curbs and landscaping in accordance with the requirements of the Authority.

10.19.11 Screening

Screening shall be required where outdoor storage extends beyond the front of the building. A solid screen in the form of a natural or structural barrier, as may be required by the Authority, shall be installed along the outdoor storage yard abutting or adjacent to the road. The screening shall be maintained by the owner or occupier to the satisfaction of the Authority.

10.19.12 Day Care Centre

1. A Day Care Centre shall be permitted provided that:
 - a) Provincial Regulations are met;
 - b) The use is complementary to and will not prejudice adjacent uses;
 - c) The location provides sufficient area and sight distances for the safe and convenient drop off and pick up of children without hindering vehicular and pedestrian traffic on the street;
 - d) The outdoor play area shall not be located in front of the building or within the flanking street side yard. The outdoor play area shall be suitably fenced.

10.19.13 Educational

1. Educational uses shall be permitted provided that:
 - a) Provincial Regulations are met;
 - b) The use is complementary to and will not prejudice adjacent uses; and
 - c) The use is restricted to colleges and post secondary training schools.

10.19.14 Existing Uses

Existing uses shall be permitted to continue.

10.19.15 General Industry and Light Industry

1. General industrial or light industrial uses may be permitted at the discretion of the Authority provided:
 - a) The use is complementary to and will not prejudice development of adjacent uses or the overall development concept;
 - b) The use is located between the Conservation Open Space zone and the St. John's municipal boundary;
 - c) The use shall not be obnoxious by reason of noise, vibration, odour, dust, smoke, unsightly outdoor storage, refuse matter, water carried waste or parking of commercial motor vehicles;
 - d) The use shall not involve the use of chemical process which result in the emission of gases, use of significant volumes of water, discharge significant wastewater or which generate significant levels of truck traffic;
 - e) The use shall not involve the use, processing or storage of any hazardous materials or products;

- f) The use shall not occupy land that the Authority considers suitable for retail, assembly, business and personal service, or recreational open space uses;
- g) The use shall not negatively affect land zoned as Conservation Open Space; and
- h) Each proposal will be evaluated to ensure that there is sufficient municipal service capacity and that there is sufficient capacity on provincial and town streets.

10.19.16 Outdoor Market and Indoor Market

1. Outdoor market or indoor market uses may be permitted at the discretion of the Authority provided:
 - a) The use shall not include the keeping, display or sale of live animals;
 - b) The use is complementary to and will not prejudice development of adjacent uses or the overall development concept;
 - c) The use is located between the Open Space zone and the St. John's municipal boundary; and;The use shall not be obnoxious by reason of noise, odour, dust, unsightly outdoor storage, refuse, debris or commercial vehicle parking.