

**PART 10.1 - ST-1 ZONE, SONGHEES-SITKUM DISTRICT**

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| Permitted Uses | <ol style="list-style-type: none"> <li>1. The following uses are permitted           <ol style="list-style-type: none"> <li>(a) <u>multiple dwellings</u>;</li> <li>(b) a mixture of <u>multiple dwellings</u> and business and professional offices.</li> </ol> </li> <li>2. Where any <u>building</u> contains a mixture of <u>multiple dwellings</u> and business and professional offices, the business and professional offices shall be located on an elevation not higher than 1.5m above finished ground level.</li> </ol>   |
| Density        | <ol style="list-style-type: none"> <li>3. The <u>floor space</u> ratio shall not exceed 1.9 to 1.</li> </ol>   |
| Height         | <ol style="list-style-type: none"> <li>4. No <u>building</u> shall exceed 24m or 8 <u>storeys</u> in <u>height</u>.</li> </ol>   |
| Site Coverage  | <ol style="list-style-type: none"> <li>5. The <u>site coverage</u> shall not exceed 50%.</li> </ol>  |
| Parking        | <ol style="list-style-type: none"> <li>6. Where any <u>multiple dwellings</u> are used as rental or cooperative housing, 1.1 parking spaces shall be provided for each <u>dwelling unit</u>.</li> <li>7. Where any <u>multiple dwellings</u> are used as a senior citizens' residence, 0.4 of a parking space shall be provided for each <u>dwelling unit</u>.</li> <li>8. Where any <u>multiple dwellings</u> are strata titled, 1.3 parking spaces per <u>dwelling unit</u> shall be provided.</li> <li>9. All required parking shall be sited within an <u>enclosed parking space</u>.</li> <li>10. Any <u>surface parking space</u> provided shall be subject to the requirements of Sections 17, 18 and 19.</li> <li>11. Except as provided in this Part, the provisions of Schedule "C" shall apply in this zone.</li> </ol> |
| Setback        | <ol style="list-style-type: none"> <li>12. The minimum <u>setback</u> from Esquimalt Road shall be 15m.</li> <li>13. The minimum <u>setback</u> from Sitkum Road shall be the greater of 3m or half the <u>height</u> of the <u>building</u> wall nearest to Sitkum Road.</li> <li>14. The minimum <u>setback</u> from the north <u>boundary</u> of the <u>lot</u> shall be 10m.</li> <li>15. The minimum <u>setback</u> from the west <u>boundary</u> of the <u>lot</u> shall be the greater of 3m or half the <u>height</u> of the <u>building</u> wall nearest to the west <u>boundary</u> of the <u>lot</u>.</li> </ol>  |

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Site Area

16. The minimum site area shall be 1800m<sup>2</sup>.

Landscaping

17. Not less than 40% of the lot shall be landscaped.

18. Except for driveways, the entire area of the site within the distances from Esquimalt and Sitkum Roads prescribed in Sections 12 and 13 shall be landscaped.

19. Except for driveways, any area within 10m of the north boundary of the lot shall be landscaped.