

PART 10.13

SMD-6 ZONE, SONGHEES MULTIPLE DWELLING DISTRICT

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| Permitted Uses | 1 The following uses are permitted: <ul style="list-style-type: none">(a) <u>multiple dwellings</u>;(b) <u>multiple dwelling accessory uses</u>;(c) public parking as an <u>accessory use</u>;(d) <u>public buildings</u>;(e) playgrounds, greenhouses and plant nurseries as <u>accessory uses</u> and not for commercial purposes;(f) churches;(g) <u>home occupations</u>;(h) <u>kindergartens</u>;(i) any school, except trade schools;(j) <u>rest homes Class "A"</u>;(k) <u>rest homes Class "B"</u>. |
| Buildings per Lot | 2 More than one <u>building</u> may be located on a <u>lot</u> . |
| Floor Space Ratio | 3 The <u>floor space ratio</u> of all <u>buildings</u> shall not exceed 1.9 to 1.0. |
| Height | 4 No <u>building</u> shall exceed 28 m in height or 8 storeys, measured from <u>grade</u> to the ceiling of the highest habitable space. |
| Separation between | 5 Except for <u>multiple dwelling</u> or <u>multiple dwelling accessory uses</u> , any use shall be located below the third <u>storey</u> of any <u>building</u> . |
| Site Coverage | 6 The <u>site coverage</u> shall not exceed 50%. |

Setbacks

- 7 Except as provided in Sections 8, 9 and 10, the minimum setback of any building from any boundary shall be 4 m.
- 8 The minimum setback of any building from Tyee Road shall be 8 m.
- 9 The minimum setback from Esquimalt Road shall be 10 m.
- 10 The minimum setback from Sitkum Road shall be 2 m.

Parking

- 11 (1) 1.4 parking spaces shall be provided for each dwelling unit.

(2) 15% of the total number of parking spaces required pursuant to subsection (1) shall be designated for visitors.
- 12 No parking spaces shall be located closer to any street than
 - (a) 8 m from Tyee Road;
 - (b) 10 m from Esquimalt Road;
 - (c) 2 m from Sitkum Road;
 - (d) 4 m from any other street.