

PART 10.18

SMD-11 ZONE, SONGHEES MULTIPLE DWELLING DISTRICT

- Permitted Uses            1 The following uses are permitted:
- (a) multiple dwellings;
  - (b) multiple dwelling accessory uses;
  - (c) public parking as an accessory use;
  - (d) public buildings;
  - (e) playgrounds, greenhouses and plant nurseries as accessory uses and not for commercial purposes.
- Buildings per Lot        2 More than one building may be located on a lot.
- Floor Space Ratio        3 The floor space ratio of all buildings shall not exceed 1.6 to 1.0.
- Height                    4 No building shall exceed 28 m in height or 8 storeys, measured from grade to the ceiling of the highest habitable space.
- Site Coverage            5 The site coverage shall not exceed 40%.
- Setbacks                   6 Except as provided in Sections 7 and 8, the minimum setback from any lot line shall be 8 m.
- 7 The minimum setback from Kimta Road and Songhees Road shall be 4 m.
- 8 The minimum setback from any lot line adjacent to any park shall be 4 m.
- Parking                    9 (1) 1.6 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.
- 10 No parking spaces shall be located closer to any street than 4 m.