

PART 10.2

ST-2 ZONE, SONGHEES-SITKUM (PRINT PLANT) DISTRICT

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| Permitted Uses | 1 The following uses are permitted:
(a) <u>multiple dwellings</u> ;
(b) a mixture of <u>multiple dwellings</u> and business and professional offices;
(c) printing plant, where such use is not noxious or offensive to any adjacent property or the general public by reason of emitting odors, dust, smoke, gas, noise, effluent, radiation, broadcast interference, glare, humidity, heat, vibration or hazard. |
| Restriction | 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 1.5 m above finished ground level. |
| Density | 3 The <u>floor space ratio</u> shall not exceed 1.9 to 1.0. |
| Height | 4 No building shall exceed 24 m or 8 storeys in <u>height</u> . |
| Site Coverage | 5 The <u>site coverage</u> shall not exceed 50 percent. |
| Parking | 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> .
7 Where any <u>multiple dwellings</u> are used as a <u>senior citizens' residence</u> 0.4 of a parking space shall be provided for each <u>dwelling unit</u> .
8 Where any <u>multiple dwellings</u> are strata titled, 1.3 parking spaces shall be provided for each <u>dwelling unit</u> .
9 Except where a <u>building</u> is used as a printing plant, all required parking shall be sited within an <u>enclosed parking space</u> . |

Setbacks

- 10 Any surface parking space provided shall be subject to the requirements of Sections 19, 20, 21, 22, 23 and 24.
- 11 Except as provided in this Part, and subject to Section 12, the provisions of Schedule "C" shall apply in this Zone.
- 12 Where a building is used as a printing plant, no landscape screen is required for any surface parking or loading area.
- 13 The minimum setback from Esquimalt Road shall be 15 m.
- 14 The minimum setback from Sitkum Road and the east lot line shall be the greater of 3 m or half the height of the building wall nearest to the east boundary of the lot.
- 15 Subject to Section 16, the minimum setback from the north boundary of the lot shall be 10 m.
- 16 Where a building is used as a printing plant, no setback from the north boundary of the lot is required.
- 17 The minimum setback from the west boundary of the lot shall be the greater of 3 m or half the height of the building wall nearest to the west boundary of the lot.

Site Area

- 18 The minimum site area shall be 1800 m².

Landscaping

- 19 Subject to Section 20, not less than 40 percent of the lot shall be landscaped.
- 20 Where a building is used as a print plant, not less than 30 percent of the lot shall be landscaped.
- 21 Subject to Section 22, except for driveways, the entire area of the site within the distances from Esquimalt and Sitkum Roads prescribed in Sections 13 and 14 shall be landscaped.

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- 22 Where any building is used as a printing plant, the area of the site within the distances from Esquimalt Road shall be landscaped.
- 23 Except for driveways, any area within 10 m of the north boundary of the lot shall be landscaped.
- 24 Where any building is used as a printing plant, the provisions of Section 23 do not apply.