

SNC-1 ZONE, SONGHEES WILSON PARK COMMERCIAL DISTRICT

Uses	1	The following uses are the only uses permitted in this zone:
		(a) all of the uses permitted in the SNC Zone, Songhees Neighbourhood Commercial District;
		(b) <u>liquor retail store</u>
		(c) a retail business that
		(i) sells beer and wine at the same location at which they are produced, and
		(ii) does not emit noise or odours that are offensive to the immediate neighbourhood or the general public.;
Lot Area	2	(1) The <u>area</u> of a <u>lot</u> that contains a residential use must be at least 2,000m ² .
		(2) The <u>area</u> of a <u>lot</u> that contains a non-residential use must be at least 14,000m ² .
Height	3	(1) A <u>building</u> containing non-residential uses must not be more than 4 <u>storeys</u> nor 12m high, measured from <u>grade</u> to the ceiling of the highest habitable space.
		(2) A <u>building</u> containing residential uses must not be more than 10 <u>storeys</u> nor 32m high, measured from <u>grade</u> to the ceiling of the highest habitable space.
Floor Area	4	(1) The <u>total floor area</u> of all <u>buildings</u>
		(a) containing non-residential uses must not exceed 8700m ² ;
		(b) containing residential uses must not exceed 8400m ² .
		(2) The gross floor area, including that of <u>basements</u> of all parts of <u>buildings</u> that are used for the retail business described in section 1(b) must not exceed 275m ² .
Lot Coverage	5	<u>Site coverage</u> must not exceed
		(a) 50% for non-residential <u>buildings</u> ;
		(b) 80% for residential <u>buildings</u> .
Siting	6	Both residential uses and non-residential uses must not be located on the same <u>lot</u> or in the same <u>building</u> .

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| Setbacks | 7 | The <u>setback</u> from a <u>street</u> must be at least 3m. |
| Parking | 8 | (1) There must be at least one parking space for every 20m ² of retail and office use on a <u>lot</u> .

(2) Section 6 of Schedule C applies to permit parking spaces, for non-residential uses, to be located on a different <u>lot</u> than the <u>building</u> for which they are provided. |
| Landscaping | 9 | All <u>areas</u> located within 3m of a <u>street</u> must be landscaped. |