

PART 10.6 – SRS ZONE, SONGHEES SINGLE FAMILY RESIDENTIAL DISTRICT

Permitted Uses	1	The following uses are permitted: <ul style="list-style-type: none"> (a) <u>single family dwellings</u> and <u>accessory uses</u>; (b) <u>public buildings</u>; (c) <u>home occupations</u>; (d) <u>accessory buildings</u>; (e) public parks; (f) playgrounds, greenhouses and plant nurseries as <u>accessory uses</u> and not for commercial purposes; (g) <u>churches</u>; (h) <u>kindergartens</u>; (i) any school, excluding trade schools; (j) public parking.
Height	2	Any <u>building</u> used for the principal use on a <u>lot</u> shall not exceed 11m or 3 <u>storeys</u> in <u>height</u> .
Site Coverage	3	The <u>site coverage</u> shall not exceed 50%.
Accessory Building	4	Any <u>accessory building</u> shall not exceed 4m in <u>height</u> .
	5	Any <u>accessory building</u> shall not occupy more than 30% of a <u>rear yard</u> .
	6	Any <u>accessory building</u> shall: <ul style="list-style-type: none"> (a) be located in a <u>rear yard</u>; (b) be located so as to provide a passage of at least 2.4m between the <u>accessory building</u> and the principal <u>building</u>.
Setbacks	7	Subject to Sections 8 and 9, the minimum <u>setback</u> of the principal <u>building</u> shall be at least 6m from the property line and the <u>front yard</u> so provided shall be unobstructed by any form of <u>building</u> .
	8	An entrance step and porch may project 2.5m into the <u>front yard</u> where their height, including any vertical enclosure to the porch and steps, does not exceed 1.7m from the ground level.
	9	Any roof to such porch and steps shall have a maximum projection into the <u>front yard</u> of 1.6m and shall be unsupported by vertical supports in front of the main wall.
Rear Yard	10	A <u>rear yard</u> of at least 6m shall be provided.
Side yards	11	A <u>side yard</u> of at least 1.5m shall be provided on each side of the principal <u>building</u> .

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| Site Area | 12 | No <u>building</u> shall be erected, used or maintained on a <u>lot</u> having an area of less than 260m ² . |
| Lot Width | 13 | No <u>building</u> shall be erected, used or maintained on a <u>lot</u> having an average width of less than 10m. |
| Parking | 14 | 1.7 parking spaces shall be provided for each school classroom. |
| | 15 | (1) 1.5 parking spaces shall be provided for each <u>dwelling unit</u> .
(2) 15% of the total number of parking spaces required pursuant to subsection (1) shall be designated for visitor parking. |
| | 16 | No parking spaces shall be located closer to any <u>street</u> than the minimum <u>setback</u> required under Section 7. |