

PART 10.8

SMD-1 ZONE, SONGHEES MULTIPLE DWELLING DISTRICT

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| Permitted Uses | 1 The following uses are permitted:
(a) <u>multiple dwellings</u> ;
(b) <u>multiple dwelling accessory uses</u> ;
(c) <u>public buildings</u> ;
(d) playgrounds, greenhouses and plant nurseries as <u>accessory uses</u> only and not for commercial purposes;
(e) public parking as an <u>accessory use</u> . |
| Buildings per Lot | 2 More than one <u>building</u> may be located on any <u>lot</u> . |
| Floor Space Ratio | 3 The <u>floor space ratio</u> of all <u>buildings</u> shall not exceed 1.86 to 1. |
| 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. |
| Site Coverage | 5 The <u>site coverage</u> shall not exceed 40%. |
| Setback | 6 The minimum <u>setback</u> of any <u>building</u> from Sitkum Road shall be 8 m.
7 Except as provided in the preceding section, the minimum <u>setback</u> of any <u>building</u> from any <u>street</u> or <u>lot line</u> shall be 4 m. |
| Parking | 8 (1) 1.5 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 visitor parking.
9 No parking space may be located closer to any street than
(a) 4 m from Kimta Road;
(b) 8 m from any other <u>street</u> . |

- 8 An entrance steps and porch may project 2.5 m into the front yard where their height, including any vertical enclosure to the porch and steps, does not exceed 1.7 m from the ground level.
- 9 Any roof to such porch and steps shall have a maximum projection into the front yard of 1.6 m and shall be unsupported by vertical supports in front of the main wall.
- Rear yard 10 A rear yard of at least 6 m shall be provided.
- Side Yards 11 A side yard of at least 1.5 m shall be provided on each side of the principal building.
- Building on Lot 12 More than one building may be located on a lot.
- Parking 13 1.7 parking spaces shall be provided for each school classroom.
- 14 No parking spaces shall be located closer to any street than the minimum setback required under Section 7.