

PART 7.38 - MS-3 ZONE, KINGSTON HOTEL DISTRICT

Uses	1	<p>The following uses are the only uses permitted in this Zone:</p> <p>(a) all of the uses permitted in the M-S-1 Zone, Marine Service (Outer Harbour) District;</p> <p>(b) <u>transient accommodation</u>.</p>
Lot area	2	A <u>lot</u> must have an <u>area</u> of at least 5000 m ² .
Height	3	A <u>building</u> must not exceed 26 m in <u>height</u> .
Floor space ratio	4	<p>Subject to subsections (a) and (b), the <u>floor space ratio</u> must not exceed 1.4:1;</p> <p>(a) for <u>transient accommodation</u> uses 0.5:1;</p> <p>(b) where an amenity is provided in the form of a 5 m wide path dedicated to public use, constructed and maintained by the private land owner in accord with City approved design plans, the <u>transient accommodation</u> uses may be increased to 1.4:1.</p>
Lot coverage	5	<u>Site coverage</u> must not exceed 50%.
Setbacks	6	<u>Setback</u> must be at least 9 m from a <u>street</u> .
	7	The shortest horizontal distance between the high water mark of Victoria Harbour and the wall of a <u>building</u> , excluding cornices, retaining walls, and fences, must be at least 6 m.
Parking	8	Parking must comply with Schedule C.
General	9	Except as provided in this Part, the regulations applicable in the M-S-1 Zone, Marine Service (Outer Harbour) District apply in this Zone.