

PART 8.16 – IHSN ZONE, INNER HARBOUR SHIP POINT NORTH DISTRICT**Uses**

- 1 The following uses are permitted in this zone:
 - (a) public markets;
 - (b) offices serving tourists;
 - (c) docks for pleasure boats;
 - (d) docks for fishing boats;
 - (e) docks for aircraft and associated ancillary office accommodation;
 - (f) exhibits;
 - (g) parking;
 - (h) parks;
 - (i) restaurant as an accessory use to docks for aircraft or docks for pleasure boats.

Density

- 2 The maximum floor space ratio of a lot must be 0.8:1.

Height

- 3 No building shall extend above the level of Wharf Street.

Setback

- 4 The minimum setback must be 7.5 m from the high water mark.

Public Access

- 5 For each building, public pedestrian access must be provided in the form of a landscaped roof deck from which water edge views are unobstructed.

Restaurant Regulations

- 6 In addition to the above regulations, the following regulations apply to a restaurant as an accessory use to docks for aircraft or docks for pleasure boats:
 - (a) maximum floor area must be 144 m²;
 - (b) restaurant must occupy no more than 50% of the floor area of a building;
 - (c) no parking is required for a restaurant.

Note: For parking requirements see Schedule “C”.