

PART 8.3 – CHP-PB ZONE – CATHEDRAL HILL PRECINCT (PUBLIC BUILDINGS) DISTRICT

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| Permitted Uses | 1 | <p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) <u>public buildings</u> and <u>accessory buildings</u>; (b) <u>churches</u> and <u>accessory buildings</u>, including church halls, manses, rectories and other <u>buildings</u> used solely as a place of residence for a clergyman, minister, priest, rabbi or person holding a similar office, and for the members of his or her household; (c) community recreational facilities owned and occupied by a charitable or philanthropic organization, and used only for the pleasure and recreation of the public, including facilities for the parking of motor vehicles in the possession or control of the persons using or employed in the community recreational building, a <u>restaurant</u> in such building, operated exclusively for the comfort and convenience of the persons using or employed in the <u>building</u>; (d) theatres, and as an <u>accessory use</u> to such theatre a <u>restaurant</u> in the same building operated exclusively for the comfort and convenience of the persons using or employed in the theatre. |
| Buildings | 2 | No <u>buildings</u> shall have a <u>floor space ratio</u> in excess of 2:1. |
| | 3 | No <u>building</u> shall have a <u>height</u> in excess of 22.5m. |
| | 4 | Not more than one <u>building</u> shall be erected or used on one <u>lot</u> . |
| | 5 | Except in the case of a <u>building</u> used as an <u>accessory</u> to a <u>church</u> no <u>accessory use</u> shall be undertaken, maintained or carried on except upon and entirely within the same <u>lot</u> as the principal use. |
| | 6 | No <u>building</u> shall be nearer to any <u>street boundary</u> than a distance of 7.5m |
| | 7 | <p>The prohibition contained in the preceding section does not apply to:</p> <ul style="list-style-type: none"> (a) any part of a <u>building</u> that is wholly below <u>grade</u>, provided that no such part of a <u>building</u> shall be nearer to any <u>street boundary</u> than a horizontal distance of 3m; |

- (b) any roof projections, entrance canopy or steps forming part of a building, provided that no such part of a building shall be nearer to any street boundary than a horizontal distance of 4.5m; or
- (c) walls, terraces, patios, trellises, ornamental pools and similar structures forming part of the landscaping of the lot.
- 8 Except in respect of a building on a boundary of a lot other than a street boundary no part of a building shall be nearer to such other boundary than a horizontal distance of 3m.
- Loading Areas 9 On each lot upon which a building is situate an area of not less than 60m² shall be set aside and maintained for the loading and unloading of vehicles.
- 10 No part of any such area shall be nearer to any street boundary than 7.5m.
- Landscaping 11 All that part of the surface of a lot lying between a building and a street boundary and not occupied by steps, canopies, patios or driveways, shall be graded and landscaped.

Note: Parking – for requirements see Schedule “C”.