

PART 10.10 – SMD-3 ZONE, SONGHEES MULTIPLE DWELLING DISTRICT

Permitted Uses	<p>1 The following uses are permitted:</p> <p>(a) <u>multiple dwellings</u>;</p> <p>(b) <u>multiple dwelling accessory uses</u>;</p> <p>(c) public parking as an <u>accessory use</u>;</p> <p>(d) <u>public buildings</u>;</p> <p>(e) playgrounds, greenhouses and plant nurseries as <u>accessory uses</u> and not for commercial purposes.</p>
Buildings Per Lot	<p>2 More than one <u>building</u> may be located on any <u>lot</u>.</p>
Floor Space Ratio	<p>3 The floor space ratio of all <u>buildings</u> shall not exceed 1.6 to 1.</p>
Height	<p>4 No <u>building</u> shall exceed 17.5m in <u>height</u> or 5 <u>storeys</u>, measured from grade to the ceiling of the highest habitable space.</p>
Site Coverage	<p>5 The <u>site coverage</u> shall not exceed 50%.</p>
Setbacks	<p>6 Except as provided in Section 7, the minimum <u>setback</u> from any boundary shall be 8m.</p> <p>7 The minimum <u>setback</u> from Kimta Road shall be 4m.</p>
Parking	<p>8 (1) 1.6 parking spaces for each <u>dwelling unit</u> shall be provided.</p> <p>(2) 15% of the total number of parking spaces required pursuant to subsection (1) shall be designated for visitor parking.</p> <p>9 Parking shall not be located closer to any street than</p> <p>(a) 4m from Kimta Road;</p> <p>(b) 8m from any other street</p>