

PART 10.22

STR-1 ZONE, SONGHEES TRANSIENT ACCOMMODATION RESIDENTIAL DISTRICT

Permitted Uses:

- 1 The following uses are permitted:
  - (a) transient accommodation;
  - (b) transient accommodation accessory uses, which for the purposes of this part, shall include:
    - (i) tourist or travel agencies;
    - (ii) beauty parlors and barber shops;
    - (iii) restaurants;
    - (iv) establishments in respect of which there is a dining lounge license, dining room license or lounge license issued pursuant to the Liquor Control and Licensing Act;
    - (v) uses accessory to a marina;
    - (vi) clubs;
  - (c) multiple dwellings;
  - (d) multiple dwelling accessory uses;
  - (e) public parking as an accessory use;
  - (f) public buildings;
  - (g) playgrounds, greenhouses and plant nurseries as accessory uses and not for commercial purposes;
  - (h) churches;
  - (i) kindergartens;
  - (j) schools, except trade schools.

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- Minimum Site Area      2    The minimum area of any lot shall be 7000 m<sup>2</sup>.
- Buildings per Lot      3    More than one building may be located on a lot.
- Floor Space Ratio      4    The floor space ratio of all buildings shall not exceed 1.8 to 1.0.
- Height                    5    No building shall exceed 28 m in height or 8 storeys, measured from grade to the ceiling of the highest habitable space.
- Site Coverage            6    The site coverage shall not exceed 50%.
- Setback                    7    Subject to Sections 7 and 8, the minimum setback from any lot line shall be 8 m.
- 8    The minimum setback from any lot line adjoining the SLC Zone, Songhees Limited Commercial District, shall be 4 m.
- 9    The minimum setback from any lot line adjacent to any park shall be 4 m.
- Parking                    10    Parking spaces for the SLC Zone, Songhees Limited Commercial District, may be sited on any lot within this zone.
- 11    0.5 parking spaces shall be provided for each transient accommodation unit.
- 12    No parking spaces may be located closer to any street than 8 m.