

PART 10.23

STR-2 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) retail;
 - (d) multiple dwellings;
 - (e) multiple dwelling accessory uses;
 - (f) public parking as an accessory use;
 - (g) public buildings;
 - (h) playgrounds, greenhouses and plant nurseries as accessory uses and not for commercial purposes;
 - (i) churches;
 - (j) kindergartens;
 - (k) schools, except trade schools.

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- Retail Use 2 Where any building contains any retail use, the retail use shall
- (a) be located on the ground floor;
 - (b) be located along the westerly lot line; and
 - (c) not occupy more than 670 m².
- Minimum Site Area 3 The minimum site area of any lot shall be 3000 m².
- Buildings per Lot 4 More than one building may be located on a lot.
- Floor Space Ratio 5 The floor space ratio of all buildings shall not exceed 1.93 to 1.0.
- Height 6 No building shall exceed 28 m in height, or 8 storeys, measured from grade to the ceiling of the highest habitable space.
- Site Coverage 7 The site coverage shall not exceed 50%.
- Setback 8 The minimum setback from the westerly street boundary is shall be 1 m.
- 9 The minimum setback from the easterly street boundary shall be 4 m.
- 10 The minimum setback from the southerly lot line shall be 6 m.
- 11 The minimum setback from any other street or surface parking area shall be 4 m.
- Parking 12 0.5 parking spaces shall be provided for each transient accommodation unit.
- 13 No parking space shall be located closer to any street than 4 m.