

PART 10.24 – SOC ZONE, SONGHEES OFFICE COMMERCIAL DISTRICT

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) offices used for business, charitable, religious, political or other purposes; (b) retail sales; (c) <u>laundrettes</u>; (d) <u>service stations</u>, or a <u>service station</u> in combination with all or any other permitted use. (e) <u>high tech</u>; (f) <u>call centre</u>.
Retail Use	2	<p>Where any <u>building</u> is used for retail sales, the use shall be:</p> <ul style="list-style-type: none"> (a) limited to the ground floor; (b) not exceed 185m² on any <u>lot</u>.
Service station	3	<p>Not more than one <u>service station</u> shall be erected, used or maintained on any <u>lot</u>.</p>
	4	<p>For the purposes of this part, the servicing of motor vehicles shall not include:</p> <ul style="list-style-type: none"> (a) any painting of motor vehicles, or repairs to any part of the chassis, frames, transmission, drive train or exterior portion or portions of a body of a motor vehicle or repairs to any externally mounted accessory other than a lamp, license plate, windshield wiper, mirror, bumper guide, or wheel or tire; (b) the work of washing, cleaning or polishing any exterior metal surface of any vehicle unless: <ul style="list-style-type: none"> i. the equipment or machinery used in the performance of such work is fully automated and no substantial part of the washing, cleaning or polishing is performed manually; and ii. the noise level created by the equipment or machinery does not exceed 55 decibels, as measured at any point on the property line of the <u>lot</u> on which the <u>service station</u> stands.

	5	The prohibition contained in Section 4(a) does not prohibit the repair of any part by the removal of that part or accessory and replacement with a new part or accessory of the same kind.
Buildings Per Lot	6	More than one <u>building</u> may be located on a <u>lot</u> .
Minimum Lot Size	7	No <u>lot</u> shall be less than 1500m ² .
Floor space ratio	8	The <u>floor space ratio</u> of all <u>buildings</u> shall not exceed 0.4 to 1.
Height	9	No <u>building</u> shall exceed 10.5m in <u>height</u> or 3 <u>storeys</u> , measured from grade to the ceiling of the highest habitable space.
Site Coverage	10	<u>Site coverage</u> shall not exceed 25%.
Setbacks	11	The minimum <u>setback</u> from Esquimalt Road or Tyee Road shall be 6m.
	12	Except as provided in Section 11, a minimum <u>setback</u> from any other <u>lot</u> line shall be 1.5m.
Landscaping	13	Except for driveways, any area within a required minimum <u>street setback</u> shall be landscaped.
	14	No service area for any gas bar may be located in any required <u>setback</u> .
Parking	15	No parking spaces shall be located closer to any <u>street</u> than 6m.
	16	1 parking space for each 20m ² of gross floor area of any <u>service station</u> use.