

PART 10.47 – SMD-14 ZONE, SONGHEES HOUSING DISTRICT

10.47.1 Development Areas

This zone is divided into Development Areas A and B, as shown on the map attached as Appendix A

10.47.2 General Regulations

10.47.3 Lot Area

- a. Lot area (minimum) 3934.0m²

10.47.4 Floor Space Ratio

- a. Floor space ratio for the combined area of the lands within this Zone (maximum) 2.75:1

10.47.5 Building Separation

- a. Separation between principal buildings (minimum) 10.0m

10.47.6 Buildings Per Lot

- a. More than one building may be located on a lot

10.47.7 Site Coverage

- a. Site Coverage (maximum) 50.0%

10.47.8 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part
- b. Multiple dwelling (minimum) 0.57 spaces per self-contained dwelling unit
- c. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

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Development Area A

10.47.9 Permitted Uses in Development Area A

The following uses are the only uses permitted in Development Area A

- a. Multiple dwelling
- b. Public Building
- c. Home occupation subject to the regulations in Schedule “D”

10.47.10 Floor Area

Floor <u>area</u> of a <u>building</u> (maximum)	4,480.0m ²
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10.47.11 Height, Storeys

- | | |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 19.0m |
| b. <u>Storeys</u> (maximum) | 6 |

10.47.12 Setbacks

- | | |
|---|------|
| a. <u>Rear yard setback</u> (minimum) | 3.1m |
| b. <u>Side yard setback</u> (southeast) (minimum) | 6.0m |
| c. <u>Side yard setback</u> (northwest) (minimum) | 3.0m |

Development Area B

10.47.13 Permitted Uses in Development Area B

The following uses are the only uses permitted in Development Area B

- a. Multiple dwelling
- b. Public Building
- c. Home occupation subject to the regulations in Schedule “D”

10.47.14 Floor Area

Floor <u>area</u> of a <u>building</u> (maximum)	6335m ²
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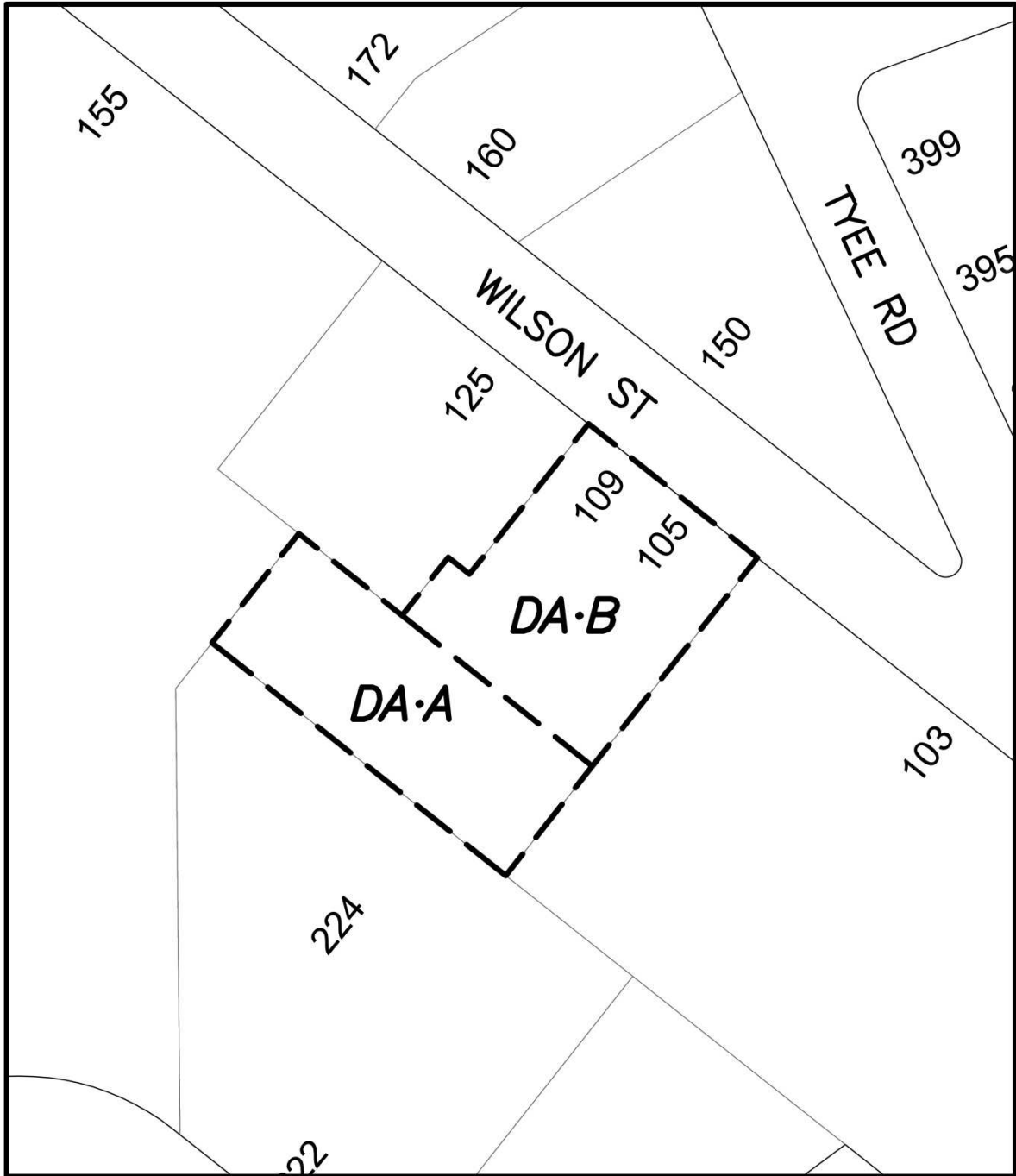
10.47.15 Height, Storeys

- | | |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 28.5m |
| b. <u>Storeys</u> (maximum) | 10 |

10.47.16 Setbacks, Projections

- | | |
|--|-------|
| a. <u>Front yard setback</u> (minimum) | 6.0m |
| Except for the following maximum projections into the setback: | |
| • Bay window | 1.3m |
| b. <u>Side yard setback</u> (southeast) (minimum) | 6.0m |
| c. <u>Side yard setback</u> (northwest) (minimum) | 15.0m |

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Appendix A
Development Areas
SMD-14 Zone - Songhees Housing District

