

PART 10.9

SMD-2 ZONE, SONGHEES MULTIPLE DWELLING 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 the following:
 - (i) tourist or travel agencies;
 - (ii) beauty parlors and barber shops;
 - (iii) restaurants;
 - (iv) establishments in which there is a dining lounge license, dining room license or lounge license issued pursuant to the Liquor Control and Licensing Act; and
 - (v) accessory uses to a marina.
 - (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.

Restriction

- 2 Where any building is used for retail, the retail use shall be located on the ground floor adjacent to the easterly lot line and shall be limited to 1070 m² of the floor area of the building.

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- Buildings per Lot 3 More than one building may be located on any lot.
- Floor Space Ratio 4 The floor space ratio of all buildings shall not exceed 1.93 to 1.
- Height 5 No building shall exceed 18 m in height or 5 storeys, measured from grade to the ceiling of the highest habitable space.
- Site Coverage 6 The site coverage shall not exceed 40%.
- Setback 7 The minimum setback from the westerly street shall be 8 m.
- 8 The minimum setback from any lot line adjacent to a park shall be 6 m.
- 9 The minimum setback from the easterly street shall be 1 m.
- 10 The minimum setback from the northerly street shall be 4 m.
- Parking 11 (1) 1.5 parking spaces shall be provided for each dwelling unit.
- (2) 15% of the total number of parking spaces required pursuant to subsection (1) shall be designated for visitor parking.
- 12 No parking space may be located closer to any street than
- (a) 1 m from Camas Street;
- (b) 4 m from Kimta Road;
- (c) 8 m from any other street.
- 13 The minimum site area shall be 10,000 m².