

PART 7.8M-S ZONE, MARINE SERVICE DISTRICT

Permitted Uses

- 1 The following uses are permitted:
 - (a) Docks, wharves, piers and similar structures used or intended to be used for or in connection with the use and enjoyment of the Victoria Harbour or for navigational purposes;
 - (b) Facilities for the construction, repair and maintenance of marine vessels, including work on hulls, decks, holds and engines;
 - (c) Radio and radar sales and service facilities;
 - (d) Storage, repair and supply of fishing equipment;
 - (e) Sale, repair and reconditioning of small and large marine engines;
 - (f) Facilities for control of oil spills;
 - (g) Joinery or welding shops;
 - (h) Electrical shops;
 - (i) Canteen facilities for employees, but excluding restaurants;
 - (j) Parking and loading facilities.

Height

- 2 No building shall be constructed or extended to exceed a height of 15 m.

Floor Space Ratio

- 3 The total floor space ratio of buildings on a lot shall not exceed 0.3 : 1.

Setbacks

- 4 No building shall be erected within a distance of 6 m of any boundary of a lot.

Landscaping

5 In all areas where driveways or surface parking areas are provided, a landscaped screening buffer having a minimum width of 1.5 m planted with shrubs or trees having a minimum height of 1 m shall be provided and the plant material maintained.

Site Coverage

6 Site coverage by buildings shall not exceed 30% of the site area.

Prohibitions

7 No industrial activity which generates noise levels, dust, odors or omissions incompatible with adjoining office commercial or residential uses shall be permitted.

Note: Parking - For requirements see Schedule "C".

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