

PART 7.69 – M2-SE ZONE, SONGHEES EMPLOYMENT-RESIDENTIAL

7.69.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

Uses permitted in the M2-S Zone, Songhees Light Industrial District, subject to the regulations set out in Part 7.16 of the Zoning Regulation Bylaw

- a. Multiple dwelling

7.69.2 Lot Area

- a. Lot area (minimum) 1400m²

7.69.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 3385m²
- b. Floor space ratio (maximum) 2.4:1

7.69.4 Height, Storeys

- a. Principal building height (maximum) 21.5m
- b. Storeys (maximum) 5

7.69.5 Setbacks, Projections

- a. Front yard setback (minimum) 3.0m
- b. Rear yard setback (minimum) 2.88m
- c. Side yard setback from interior lot lines (minimum) 0m

7.69.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 80%
- b. Open site space (minimum) 11%

7.69.7 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”
- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw 24-061 adopted November 28, 2024

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw