

**PART 4.35 – C1-G ZONE, GORGE ROAD NEIGHBOURHOOD BUSINESS DISTRICT**

Permitted Uses	1	The following uses are permitted:  (a) business offices;  (b) professional offices and businesses;  (c) <u>high tech</u> ;  (d) <u>call centre</u> .
Height	2	No <u>building</u> shall exceed 8.0m in <u>height</u> .
Setback	3	The minimum <u>setback</u> from any <u>street</u> shall be 6m.
Floor Space Ratio	4	The <u>floor space ratio</u> shall not exceed .42 to 1.
Parking	5	One parking space for each 280m <sup>2</sup> of <u>total floor area</u> shall be provided.
Exemption	6	The provisions of Section 5 of Part 4.3, the C1-N Zone, Neighbourhood Shopping District do not apply in this zone.
General Regulations	7	Except as provided in this part, the regulations applicable in the C1-N Zone, Neighbourhood Shopping District apply in this zone.