

PC54—Commercial and Industrial

Factsheet 5 | Neighbourhood Centre Zone

The **Neighbourhood Centre Zone** provides for a range of small-scale commercial activities that service the day-to-day needs of the immediate residential neighbourhood. Neighbourhood centres accommodate a range of commercial, retail, and community services, and provide a limited range of services, employment, and living opportunities.

Neighbourhood centres are of a scale that aligns well with the low to medium density of the surrounding residential neighbourhoods. Most Neighbourhood centres comprise of two to three small scale shops but can be as small as a single dairy. Buildings in the *Neighbourhood Centre Zone* usually are of a similar size to the surrounding residential neighbourhood. Typically buildings are built up to the road frontage, with retail windows along the frontage and car parking available on the street. Residential units are located either above the ground floor or towards the back of the site.

Due to their location within residential neighbourhoods, non-residential activities and development have the potential to generate adverse effects where they are directly adjoining residential, open space or recreation areas. To manage these potential effects, buildings have to be set back and outdoor storage and parking areas need to be screened.

ACTIVITIES

BUILT FORM/CHARACTER

ACTIVITIES	BUILT FORM/CHARACTER
<p>Shops and services for immediate residential neighbourhood</p> <ul style="list-style-type: none"> • Retail • Commercial Services • Food and beverage • Community facilities • Residential 	<p>Small scale</p> <ul style="list-style-type: none"> • Lower density • 1 – 3 tenancies • Permitted gross floor area per tenancy: 150 m² • Height compatible with surrounding residential (up to 3 – 4 storeys) • Some active frontage requirements