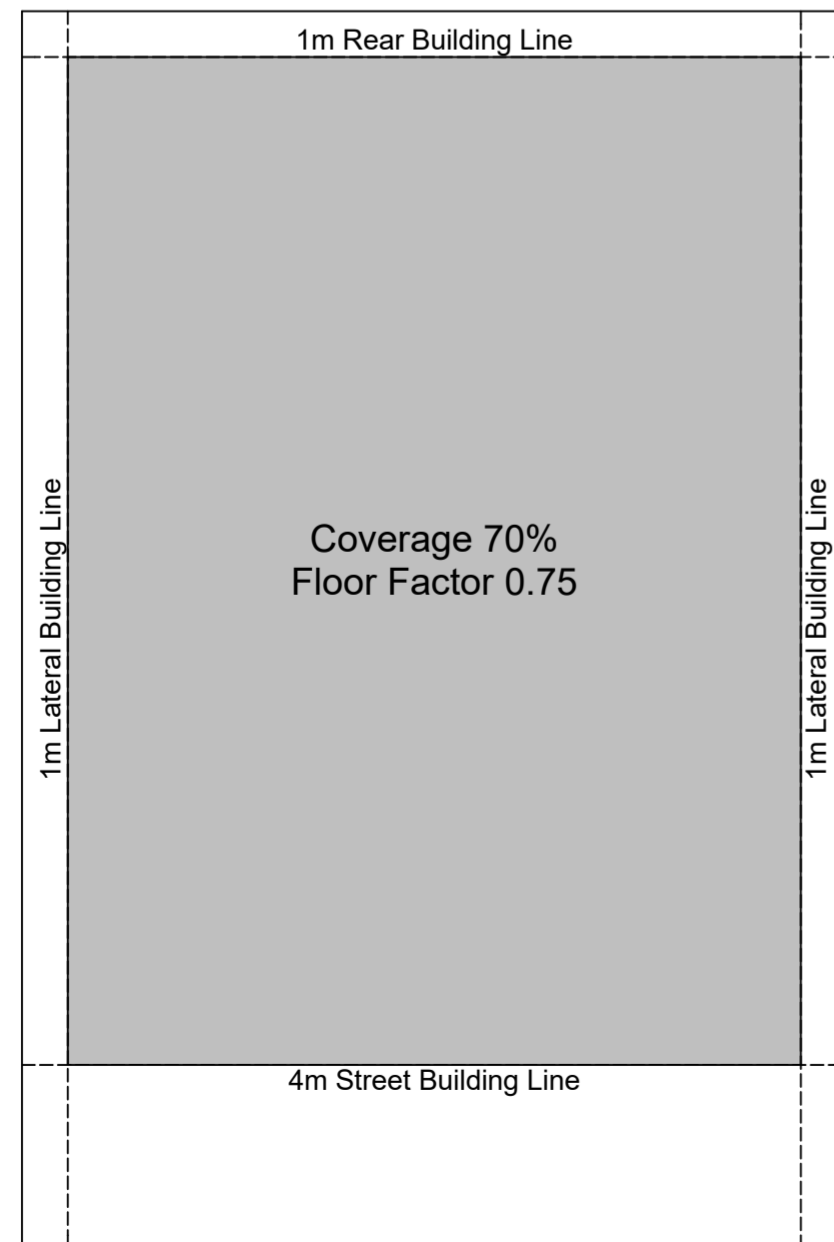
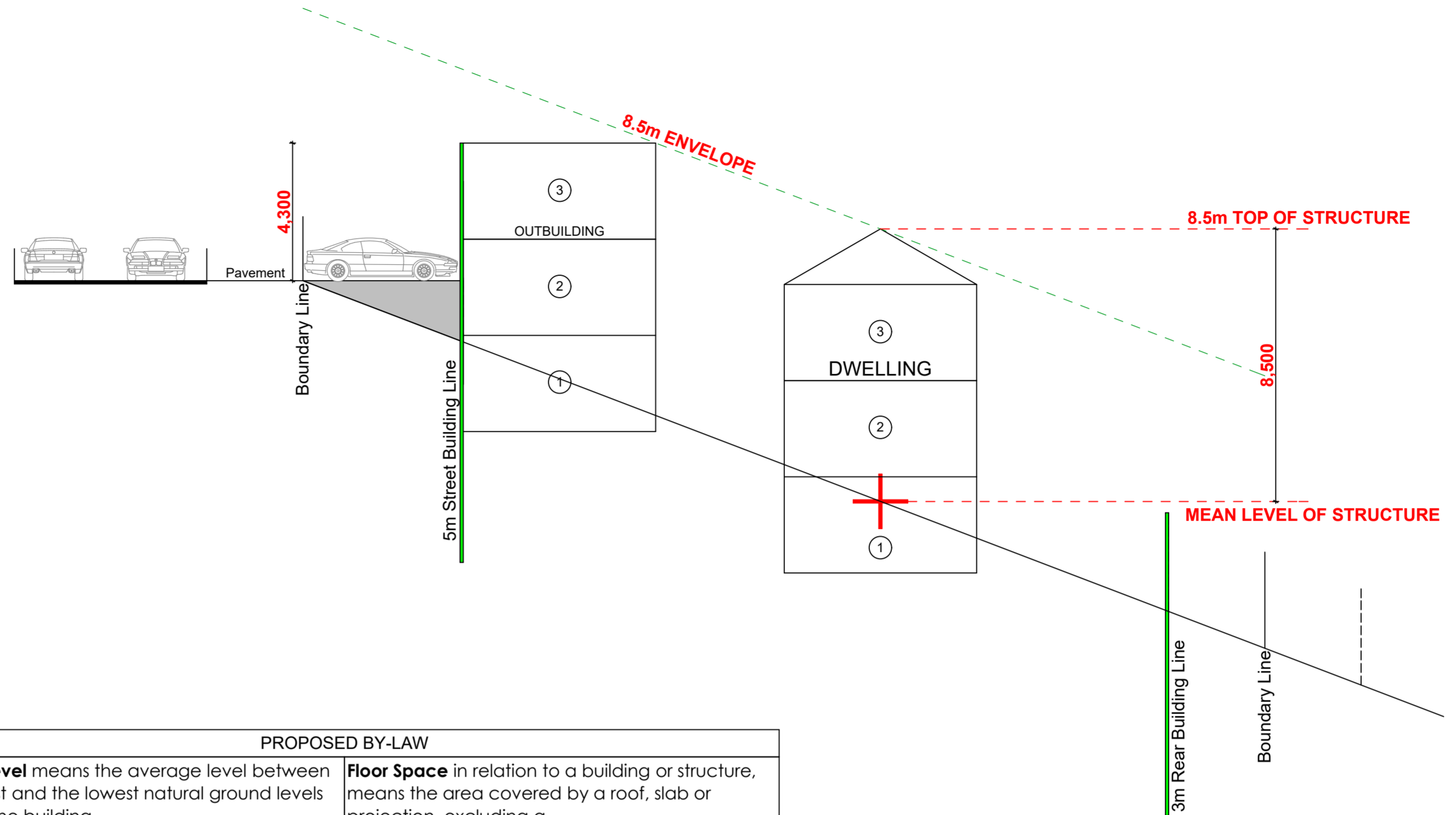


Erven larger than 500m2



Erven smaller than 500m2



PROPOSED BY-LAW

**Ground Level** means the average level between the highest and the lowest natural ground levels abutting the building.

**Outbuilding** means a building, whether separate from or attached to the dwelling unit, utilised or intended to be utilised as a motor vehicle garage, storage space, entertainment or as a laundry in so far as these uses are usually and reasonably required in connection with the main unit.

**Floor Factor** means the factor, expressed as a proportion of 1, which is prescribed for the calculation of the maximum floor space of a building or buildings permissible on an erf.

**Height** of a structure means a vertical dimension of the structure measured from the natural ground level to the wall plate or, in the case of a pitched roof, the ridge of the roof or the highest point of a building, measured in metres, provided that :

(a) the height of a structure does not include chimneys, flues, masts or antennae;

(b) elevator motor rooms, satellite dishes, ventilation shafts, water tanks, air conditioning plant and equipment on top of a building are included when determining the height of a structure; and

(c) the general provisions regarding these aspects in this scheme also apply.

**Floor Space** in relation to a building or structure, means the area covered by a roof, slab or projection, excluding a projection not exceeding 1 m over an exterior wall or support. Floor space shall be measured from the outer face of the exterior walls or supports of such building or structure, and where a building or structure consists of more than one storey, the total floor space for the purposes of the definition of "floor factor" shall be the sum of the floor space of all the storeys, including that of basements. Provided that the following shall not be included in determining total floor space :

(a) any floor areas, including basement storeys, reserved exclusively for the parking of vehicles;

(b) any balconies, terraces, stairs, stair-wells, communal foyers and communal passages, irrespective of the fact that they are covered by a roof; and

(c) areas for lift motors and other electronic equipment necessary for the proper functioning of the building.

<b>LAND USE CATEGORY</b>		Residential			
<b>ZONING</b>		Residential Zone 1			
<b>PURPOSE</b>		Single Residential			
<b>Objectives</b>					
<ul style="list-style-type: none"> <li>Use of land for single residential purposes.</li> <li>Protection of the quality and character of residential neighbourhoods and the well-being of its citizens.</li> <li>Limit multiple use of buildings to minimize adverse impact on the residential environment.</li> <li>Densities that are compatible with existing surrounding land uses and are generally situated inside the urban edge.</li> <li>Site sizes to be guided by relevant subdivision / densification policy.</li> </ul>					
<b>USE OF THE PROPERTY</b>					
<b>Primary Use</b>	<b>Definition</b>	<b>Consent Use</b>			
Dwelling Unit	means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permit a home occupation for a single household.	<ul style="list-style-type: none"> <li>Additional Dwelling Unit</li> <li>Crèche</li> <li>Guest House</li> <li>Home Enterprise</li> <li>Medical Use</li> <li>Social Facility</li> </ul>			
<b>DEVELOPMENT PARAMETERS</b>					
<b>Building Lines</b>		<b>Height</b>	<b>Coverage</b>	<b>Floor Factor</b>	
	<b>Street</b>	<b>Lateral &amp; Rear</b>			
Erven < 500m <sup>2</sup>	4m	1m	8.5m	70%	0.75
Erven > 500m <sup>2</sup>	5m	2m	8.5m	50%	