

ZONE: SPECIAL RESIDENTIAL 1200

SCHEME INTENTION: To provide, preserve, use land or buildings for:

- Single residential use in a form of a dwelling house and ancillary uses, and caters for multiple unit development and various building typologies.
- Protection of the quality and character of residential neighbourhood and the well-being of its residents.
- Limiting multiple uses of buildings to minimize adverse impact on the residential environment.
- Business that comply with residential amenity such as a Bed and Breakfast Establishment and Home Business at the discretion of the eThekweni Municipality (see Section 1.14 - Exemptions).

MAP COLOUR REFERENCE: Yellow with Orange cross hatch

MAP REFERENCE:

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> • Dwelling House • Multiple Unit Development 	<ul style="list-style-type: none"> • Agriculture Land • Base Telecommunications Transmission Station • Boarding House • Crèche • *Health & Beauty Clinic • Educational Establishment • *Institution • Place of Public Worship • *Retirement Centre • Special Building • Uses authorised in terms of Sub-sections (1.13.3 – 1.13.8) • Any other use authorised in terms of Section 9.4 (Important Buildings and Objects) 	<ul style="list-style-type: none"> • All other uses not indicated in the Primary and Special Consent columns

ADDITIONAL CONTROLS – LAND USE

1. *Health and Beauty Clinic:
The principles of Home Business shall apply to the development of a Health and Beauty Clinic.
2. *Institution:
The minimum ERF size for an Institution shall be 900m².
3. *Place of Public Worship:
The minimum Erf size for a Place of Worship shall be 900m².

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE	One dwelling house for every 1200m ²	1200	2	40%	N/A
5m	2.0m					