

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

**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 900m<sup>2</sup>.
3. \*Place of Public Worship:  
The minimum Erf size for a Place of Worship shall be 900m<sup>2</sup>.

**DEVELOPMENT PARAMETERS**

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