



Objective: The objective of this use zone is to provide for residential development in urban areas or approved townships where the predominant type of accommodation is a dwelling house for a single family, known as single residential erven. Limited opportunities are also provided as secondary rights (consent uses), subject thereto that the dominant use of the property remains residential and impacts of such uses do not adversely affect the quality, convenience and character of the surrounding residential environment.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Unit			Uses not under columns 1, 2 and 3		
		Backyard Rooms	Uses in Schedules 7 and 8		
		Guest House		1 per bedroom suite	-
		Airbnb			
	Tea Garden			6 per 100m ² Floor Area	30%
	Place of Childcare			2 per creche or place of childcare plus 1 drop-off zone	
		Creche		1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room areas	10%
	Institution			4 per 100m ² Floor Area	30%
	Place of Worship			3 per Tavern	-
	Tavern			4 per enterprise	-
		Service Enterprise		3 per enterprise	-
		Household Enterprise		2 per spaza/kiosk	-
		Spaza/Kiosk			
	Special Use				
Classes 4 and 5 ECF	Classes 1 & 2 ECF	Class 3 ECF			

Table "C"									
Uses	Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	1 dwelling unit per erf	30 dwelling units per ha	2 dwelling units per erf	2	Up to 3	70%	Up to 80%	1.0	Up to 1.2
Backyard Rooms	N/a	N/a	As per Schedule 5						

Table "D"							Table "E"				
Type	Building lines (m)						Type	Subdivision size (m ²)		Street front (m)	
	Minimum distance			Relaxation				Minimum size	Relaxation	Minimum	Relaxation
	Column 16			Column 17				Column 18	Column 19	Column 20	Column 21
Street building line	3.0m from street			Up to 1.0 m			Detached dwelling unit	Refer to	10%	10m	10%
Side and rear boundaries of erven:	Side & rear boundary	Southern boundary		Side & rear boundary	Southern boundary		Semi-detached dwelling unit	Overlay Zone 2	-	8.75m	-
		1 st storey	Storey above 1 st storey		1 st storey	Storey above 1 st storey					
Erven 500m ² and smaller	2.0m	2.0m	2.0m	Up to 0 m	Up to 0 m	Up to 1.0 m					
Erven larger than 500m ²	2.0m	2.0m	2.0m	Up to 0 m	Up to 0 m	Up to 1.5m					

Table "F"

Additional controls and special conditions

Column 22

The Consent of the Municipality for the use of a Household Enterprise or Service Enterprise (Column 3 of Table "A") is further subject to provisions and Schedule 8

The Consent of the Municipality for the use of a Place of Childcare and Creche is subject to provisions of Schedule 9

The relaxation of buildings lines for side boundaries (excluding street) provided for in Table "D" is subject to the policy of the municipality and subject thereto that at least one side should retain the 2meter building line to permit the municipality to enter and maintain services.

The development of dwelling units on erven in this Use Zone is further subject to provisions of Clause 24(5), despite any increase in density in terms of Clause 36

The minimum erf sizes for Detached and Semi-detached dwelling units for purposes of Table "E" in this Use Zone are subject to provisions of Overlay Zone 2: Urban Density Overlay Zone

Requirements for the planning of erven during township establishment or subdivision thereof (Table "E"):

- The panhandle of a panhandle erf may not be less than 3m wide in the case of a density of 1 dwelling unit/erf, subject thereto that the municipality may relax the width to 5m in the case where two panhandle erven lie back-to-back and the panhandles can be shared by both erven.
- Slopes of erven may not exceed a maximum gradient of 1:4 in the case of conventional erven and not 1:8 in the case of panhandle erven
- Erven should preferably be rectangular in shape with the proportion of $a=0.64b$ (where a = street front and b =depth of erf). Irregular shaped erven shall not be less than 300m² in size.
- Irregular shaped erven and corner erven (erven with two streets fronts) should preferably be 20% larger than the ruling erf size in the area/township
- Table "E" reflects the erf front for rectangular shaped erven. Despite the provisions of Columns 20 and 21, the minimum erf front of irregular shaped erven shall not be less than 3m wide.

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for medium density residential development or group housing in areas where such group housing is desirable to be incorporated into areas predominantly used for single residential purposes. Limited opportunities are also provided as secondary rights (consent uses), subject thereto that the dominant use of the property remains residential and impacts of such uses do not adversely affect the quality, convenience and character of the surrounding residential environment.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Units			Uses not under columns 1, 2 and 3	1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	
		Residential Building	Uses in Schedules 7 and 8	1 per bedroom	-
	Overnight Accommodation			1 per bedroom suite, plus 6 per 100m ² public floor area	-
		Airbnb			
	Conference Facility			8 per 100m ² Floor Area	30%
		Service Enterprise		4 per enterprise	-
		Household enterprise		3 per enterprise	-
	Institution			1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room areas	10%
	Place of Childcare			2 per creche or place of childcare plus 1 drop-off zone	-
		Crèche			
	Place of Worship			4 per 100m ² Floor Area	30%
		Guest House		1 per habitable room	-
	Retirement Centre			1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	30%
	Tavern			3 per tavern	-
		Spaza/Kiosk		2 per spaza/kiosk	-
	Special Use			To the satisfaction of the Municipality	-
Classes 4 and 5 ECF	Classes 1 & 2 ECF	Class 3 ECF		-	

Table "C"									
Uses	Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	31 dwelling units/ha	44 dwelling units/ha	-	2	Up to 3	70%	Up to 80%	1.2	Up to 1.4
Residential Building, Overnight Accommodation & Hotel	As per Schedule 1	-	-						

Table "D"							Table "E"				
Building lines (m)							Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance			Relaxation				Minimum size	Relaxation	Minimum	Relaxation
	Column 16			Column 17			Column 18	Column 19	Column 20	Column 21	
Street building line	3m from street			Up to 1 m			31-44 units/ha for Detached or Attached dwelling units	700m ²	10%	12m	10%
Side & rear boundaries of erven:	Side & rear boundary	Southern boundary		Side & rear boundary	Southern boundary		45-63 units/ha for Detached or Attached dwelling units	1400m ²	10%	18m	10%
		1 st storey	Storey above 1 st storey		1 st storey	Storey above 1 st storey	>64 units/ha for Detached or Attached dwelling units	2855m ²	10%	18m	10%
All erven	2.0m	2.0m	3.0.m	Up to 0 m	Up to 0 m	Up to 1.0 m					
Table "F"											
Additional controls and special conditions											
Column 22											
<p>The relaxations in Table "D" may be considered by the Municipality during approval of a Site Development Plan.</p> <p>The relaxations in Table "E" may be considered by the Municipality during approval of a Layout Plan intended for township establishment and/or a Subdivision of an erf.</p> <p>The relaxation of buildings lines for side boundaries (excluding street) is subject to the policy of the municipality and subject thereto that at least one side should retain the 2 meter building line to permit the municipality to enter and maintain services.</p> <p>Despite the provisions of Table "E", minimum erf sizes in this Use Zone are subject to provisions of Overlay Zones 2 and 3.</p> <p>The densities of dwelling units and potential increase in densities provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zones 2 and 3, which may be extended or amended by the Municipality from time-to-time.</p> <p>An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.</p>											



Objective: The objective of this use zone is to provide for medium to high density residential development or group housing as well as other accommodation types in areas where such housing accommodation is desirable to be incorporated into residential areas, but where it is also located in close proximity of transport facilities and other community amenities such as schools, retail facilities and open spaces. Limited opportunities are also provided as secondary rights (consent uses), subject thereto that the dominant use of the property remains residential and impacts of such uses do not adversely affect the quality, convenience and character of the surrounding residential environment.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Units			Uses not under columns 1, 2 and 3	1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	
Residential Building			Uses in Schedules 7 and 8	1 per bedroom	-
	Overnight Accommodation			1 per bedroom suite, plus 6 per 100m ² public floor area	
		Airbnb			
	Student Accommodation			1 dust free parking per 6 student accommodation rooms and 3 per 100m ² public room	30%
	Conference Facility			8 per 100m ² Floor Area	30%
	Service Enterprise			4 per enterprise	-
	Household enterprise			3 per enterprise	-
	Institution			1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room areas	10%
	Place of Childcare			2 per creche or place of childcare plus 1 drop-off zone	-
		Crèche			
	Place of Worship			4 per 100m ² Floor Area	30%
	Hotel			1 per habitable room, plus 6 per 100m ² public floor area	-
Retirement Centre				1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	-
	Tavern			3 per tavern	-
		Spaza/Kiosk		2 per spaza/kiosk	-
	Special Use			To the satisfaction of the Municipality	-
Classes 4 and 5 ECF	Classes 1 & 2 ECF	Class 3 ECF		-	-

Table "C"

Uses	Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	45 dwelling units/ha	74 dwelling units/ha	64 dwelling units/ha	3	Up to 5	70%	Up to 85%	1.8	-
Retirement Centre									
Student Accommodation	N/a	750 Student Accommodation Rooms/ha, subject to Schedule 4	600 Student Accommodation Rooms/ha, subject to Schedule 4						
Residential Building, Overnight Accommodation & Hotel	As per Schedule 1	50%	30%						

Table "D"

Building lines (m)

Type	Minimum distance		Relaxation		Type	Subdivision size (m ²)		Street front (m)		
	Column 16	Column 17	Column 18	Column 19		Column 20	Column 21			
Street building line:	3m from street		Up to 1 m		31-44 units/ha for Detached or Attached dwelling units	700m ²	10%	12m	10%	
Side & rear boundaries:	Side & rear boundary	Southern boundary		Southern boundary		45-63 units/ha for Detached or Attached dwelling units	1400m ²	10%	18m	10%
		1 st storey	Storey above 1 st storey	1 st storey	Storey above 1 st storey	≥64 units/ha for Detached or Attached dwelling units	2855m ²	10%	18m	10%
All erven	2.0m	2.0m	3.0m	Up to 0 m	Up to 0 m	Up to 1.0. m				

Table "F"

Additional controls and special conditions

Column 22

The relaxations in Table "E" may be considered by the Municipality during approval of a Layout Plan intended for township establishment and/or a Subdivision of an erf.

The relaxation of buildings lines for side boundaries (excluding street) is subject to the policy of the municipality and subject thereto that at least one side should retain the 2 meter building line to permit the municipality to enter and maintain services.

The densities of dwelling units and potential increase in densities provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zones 2 and 3, which may be extended or amended by the Municipality from time-to-time.

The densities of student accommodation rooms and potential increase in densities provided for under Table "C" in this Use Zone for different areas within the municipal area is subject to provisions of Schedule 4.

Despite the provisions of Table "E", minimum erf sizes in this Use Zone is subject to provisions of Overlay Zones 2 and 3.

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11



Objective: The objective of this use zone is to provide for high density residential development for various housing typologies including government subsidised housing in urban areas or approved townships, where such housing accommodation is desirable to be incorporated into growth points and areas specifically earmarked for re-development, integration and/or restructuring, but where it is also located in close proximity of transport facilities and other community amenities such as schools, retail facilities and open spaces as well as where sufficient engineering services are available. Limited opportunities are also provided as secondary rights (consent uses), subject thereto that the impacts of such uses do not adversely affect the quality, convenience and character of the surrounding environment.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Units			Uses not under columns 1, 2 and 3	1 for every 5 dwelling units, plus a Drop-off zone to the satisfaction of the Municipality	
Backyard Rooms			Uses in Schedules 7 and 8	-	
Residential Building				1 for every 5 bedrooms, plus a Drop-off zone to the satisfaction of the Municipality	-
Student Accommodation				1 dust free parking per 6 student accommodation rooms and 3 per 100m ² public room	30%
Retirement Centre				1 for every 5 dwelling units, plus 1 for every 3 dwelling units for visitors	
		Airbnb			
		Service Enterprise		4 per enterprise	-
		Household enterprise		3 per enterprise	-
	Institution			1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room areas	30%
	Place of Childcare			2 per creche or place of childcare plus 1 drop-off zone	-
		Crèche			
	Place of Worship			4 per 100m ² Floor Area	30%
	Tavern			3 per tavern	-
		Spaza/Kiosk		2 per spaza/kiosk	-
	Special Use			To the satisfaction of the Municipality	-
Classes 4 and 5 ECF	Classes 1 & 2 ECF	Class 3 ECF		-	

Table "C"

Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 37]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	64 dwelling units/ha	200 dwelling units/ha	120 dwelling units/ha	5	>5	85%	>85%	1.8	>1.8
Backyard Rooms	As per Schedule 5	As per Schedule 5	As per Schedule 5						
Residential Building, Overnight Accommodation & Hotel	As per Schedule 1	50%	30%						
Student Accommodation	600 Student Accommodation Rms/ha, subject to Sched. 4	>750 Student Accommodation Rooms/ha, subject to Schedule 4	750 Student Accommodation Rms/ha, subject to Schedule 4						

Table "D"

Building lines (m)

Type	Minimum distance		Relaxation		Type	Subdivision size (m ²)		Street front (m)			
	Column 16	Column 17	Column 18	Column 19		Column 20	Column 21				
Street building line	3m from street		Up to 1 m		Detached dwelling unit (single residential erf)	Refer to	10%	10m	10%		
					Semi-detached dwelling units (single residential erf)	Overlay Zone 2	-	8.75m	-		
Side & rear boundaries	Side & rear boundary	Southern boundary		Southern boundary		Two Semi-detached dwelling units per erf	350m ²	5%	17.5m	5%	
		1 st storey	Storey above 1 st storey	1 st storey	Storey above 1 st storey	≤44 units/ha for Attached or Detached dwelling units	500m ²	10%	12m	10%	
All erven	2.0m	2.0m	3.0m	Up to 0 m	Up to 0 m	Up to 1.0 m	45-63 units/ha Attached or detached dwelling units	1000m ²	10%	18m	10%
							≥64 units/ha for Attached or Detached dwelling units	2500m ²	10%	18m	10%

Table "E"

Additional controls and special conditions

Column 22

Despite the provisions of Table "E", minimum erf sizes in this Use Zone are subject to provisions of Overlay Zones 2 and 3.

The relaxations in Table "E" may be considered by the Municipality during approval of a Layout Plan intended for township establishment and/or a Subdivision of an erf.

The relaxation of buildings lines for side boundaries (excluding street) is subject to the policy of the municipality and subject thereto that at least one side should retain the 2 meter building line to permit the municipality to enter and maintain services.

The minimum subdivision size of erf is further subject to further provisions which may be regulated with an Overlay Zone and the policy of the Municipality.

A panhandle of a panhandle erf may not be less than 3m wide in the case of a density of 1 dwelling unit/erf, subject thereto that the municipality may relax the width to 5m in the case where two panhandle erven lie back-to-back and the panhandles can be shared by both erven.

Slopes of erven may not exceed a maximum gradient of 1:4 in the case of conventional erven and not 1:8 in the case of panhandle erven

Erven should preferably be rectangular in shape with the proportion of $a=0.64b$ (where a = street front and b =depth of erf). Irregular shaped erven shall not be less than 300m² in size

Despite the provisions of Table "E" the minimum erf front of irregular shaped erven can be relaxed but shall not be less than 3 m wide

The densities of dwelling units and potential increase in densities provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zones 2 and 3, which may be extended or amended by the Municipality from time-to-time.

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for residential development in rural areas or settlements where such settlements fall outside approved townships but within the Traditional Authority areas and/or communal land. The predominant type of accommodation is a dwelling house for a single family. Limited opportunities are also provided as secondary rights (consent uses), subject thereto that the dominant use of the site remains residential and impacts of such uses do not adversely affect the quality, convenience and character of the surrounding residential environment.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Unit			Uses not under columns 1, 2 and 3		-
Agricultural Use			Uses in Schedules 7 and 8		-
		Student Accommodation			30%
		Backyard Room/s			-
		Airbnb			
		Residential Building		1 per bedroom	-
		Overnight Accommodation		1 per bedroom suite, plus 6 per 100m ² public floor area	30%
		Guest House		1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room areas	
		Institution		6 per 100m ² Floor Area	
		Tea Garden		4 per 100m ² Floor Area	
		Social Hall		4 per 100m ² Floor Area related to the main use and 1 dust free parking per 6 rooms for a Hostel as subservient use	
		Place of Worship		3 per tavern	
		Place of Instruction		1 per 100m ² Floor Area	
	Tavern			4 per enterprise	-
	Service Industry			3 per enterprise	-
		Service Enterprise		2 per creche or place of childcare plus 1 drop-off zone	-
		Car Wash		2 per spaza/kiosk	
		Household Enterprise		To the satisfaction of the Municipality	-
		Place of Childcare		-	-
		Crèche			
		Spaza/Kiosk			
	Special Use				
Classes 4 and 5 ECF	Classes 1, 2 and 3 ECF				

Table "C"									
Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Unit	1 dwelling unit per site	45 dwelling units/ha (including Backyard Dwelling Unit)	20 dwelling units/ha (including Backyard Dwelling Unit)	2	Up to 3	70%	Up to 80%	1.0	Up to 1.2
Backyard Rooms	N/a	N/a	As per Schedule 5						

Table "D"							Table "E"				
Building lines (m)							Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance			Relaxation				Minimum size	Relaxation	Minimum	Relaxation
	Column 16			Column 17			Column 18	Column 19	Column 20	Column 21	
Street building line	3m from street/road			Up to 1 m			Detached dwelling unit	250m ²	10%	10m	10%
Side & rear boundaries	Side & rear boundary	Southern boundary		Side & rear boundary	Southern boundary		31-44 units/ha for Detached or Attached dwelling units	700m ²	10%	12m	10%
		1 st storey	Storey above 1 st storey		1 st storey	Storey above 1 st storey	45 units/ha for Detached or Attached dwelling units	1400m ²	10%	18m	10%
Sites 500m ² and smaller	2.0m	2.0m	3.0m	Up to 0 m	Up to 0 m	Up to 1.0 m					
Sites larger than 500m ²	2.0m	2.0m	2.0m	Up to 0 m	Up to 0 m	Up to 1.5 m					
Table "F"											
Additional controls and special conditions											
Column 22											
<p>All uses in Use Zone 5 is subject to the Rural Settlement Overlay Zone 1.</p> <p>The minimum erf sizes for Detached dwelling units for purposes of Table "E" in this Use Zone are subject to provisions of Overlay Zone 3: Rural Density Overlay Zone.</p> <p>The density of Dwelling Units and Backyard Dwelling Units on the site/erf shall not exceed the densities permitted in Table "C"</p> <p>The relaxations in Table "E" may be considered by the Municipality during approval of a Layout Plan intended for township establishment and/or a Subdivision of an erf.</p> <p>The relaxation of buildings lines for side boundaries (excluding street) is subject to the policy of the municipality and subject thereto that at least one side should retain the 2 meter building line to permit the municipality to enter and maintain services.</p> <p>The minimum subdivision size of erf is further subject to further provisions which may be regulated with an Overlay Zone and the policy of the Municipality.</p> <p>A panhandle of a panhandle erf may not be less than 3m wide in the case of a density of 1 dwelling unit/erf, subject thereto that the municipality may relax the width to 5m in the case where two panhandle erven lie back-to-back and the panhandles can be shared by both erven.</p> <p>Slopes of erven may not exceed a maximum gradient of 1:4 in the case of conventional erven and not 1:8 in the case of panhandle erven</p> <p>Erven should preferably be rectangular in shape with the proportion of a=0.64b (where a = street front and b=depth of erf). Irregular shaped erven shall not be less than 300m² in size</p> <p>Despite the provisions of Table "E" the minimum erf front of irregular shaped erven can be relaxed but shall not be less than 3 m wide</p> <p>The densities of dwelling units and potential increase in densities provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zone 3, which may be extended or amended by the Municipality from time-to-time.</p> <p>An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.</p>											



Objective: The objective of this use zone is to provide for intensive business and mixed-use development in urban areas and the primary activity node (Central Business District) of Polokwane and other business nodes in 1st and 2nd order settlements (growth points) such as Mankweng and Sebayeng, with relatively few restrictions in order to promote urban vitality and economic growth in the growth points and to serve the entire city and region.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Units			Uses not under columns 1, 2 and 3	1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	
Residential Building			Uses in Schedule 7	1 per bedroom	30%
Overnight Accommodation				1 per bedroom suite, plus 6 per 100m ² public floor area	
Student Accommodation				1 dust free parking per 6 student rooms and 3 per 100m ² public room	
Offices				2 per 100m ² Floor Area	40%
Shops					
Restaurant					
Cafeteria					
Medical Consulting Rooms					
Institution					
		Veterinary Clinic			
		Place of Worship			
Vehicle Sales Lot					
Service Industry					
Warehouse					
Club					
		Place of Amusement			
		Place of Instruction			
		Builder's Yard			
	Funeral Parlour				
Hotel				1 per bedroom suite plus 6 per 100m ² public floor area	40%
Conference Facility				8 per 100m ² Floor Area	40%
Multi-Purpose Centre					
Social Hall				70% of the uncovered site area must be dust free	
Public Garage					
Motor Dealership				To the satisfaction of the Municipality	
Motor Workshop					
		Car Wash			
Parking Garage				Refer to Schedule 24	
		Public Transport Facility			
	Special Use			To the satisfaction of the Municipality	
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF			

Table "C"

Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 37]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	74 dwelling units/ha		>74 dwelling units/ha	5	>5	90%	Up to 100%	5.0	>5.0
Residential Building, Overnight Accommodation & Hotel	As per Schedule 1	50%	30%						
Student Accommodation	150 Student Accommodation Rooms/ha, subject to Schedule 4	750 Student Accommodation Rooms/ha, subject to Schedule 4	300 Student Accommodation Rooms/ha, subject to Schedule 4						

Table "D"

Building lines (m)

Type	Minimum distance	Relaxation	Type	Subdivision size (m ²)		Street front (m)	
	Column 16	Column 17		Minimum size	Relaxation	Minimum	Relaxation
				Column 18	Column 19	Column 20	Column 21
Street building line	0m	-	All erven	500m ²	10%	5m	
Side & rear boundaries	2.0m	Up to 0m from erf boundary					-

Table "E"

Additional controls and special conditions

Column 22

Additional requirements under certain circumstances: Where this Use Zone is located outside of the demarcated borders of the Polokwane CBD (Primary Activity node), the following additional requirements and restrictions apply:

- Parking for offices, shops, restaurants, cafeterias, medical consulting rooms, institutions, vehicle sales lot, service industry, club, tavern, funeral parlour, veterinary clinic, Place of Worship, Place of Amusement and Place of Instruction shall be provided at a ratio of 6 parking spaces per 100m² GLFA as in the case under the Business 3 Use Zone.
- Height of buildings contemplated in Column 10 of Table "C" shall be restricted to 3 storeys and relaxation permitted in Column 11 thereof to a maximum of 5 storeys
- Any further condition or restriction that the Municipality may deem fit in order to ensure that the amenity and convenience of the residential neighbourhood or sub-urban area is not adversely affected, including the restriction of certain uses contemplated in Columns 2 and 3 of Table "A".
- Existing buildings are excluded from the above mentioned conditions.

The densities of dwelling units and potential increase in densities provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zones 2 and 3, which may be extended or amended by the Municipality from time-to-time.

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.

The densities of student accommodation rooms and potential increase in densities provided for under Table "C" in this Use Zone for different areas within the municipal area is subject to provisions of Schedule 4.



Objective: The objective of this use zone is to provide for intensive business and mixed-use development in urban areas and the primary activity node (Central Business District) of Polokwane and other business nodes in 1st and 2nd order settlements (growth points) such as Mankweng and Sebayeng, with relatively few restrictions in order to promote urban vitality and economic growth in the growth points and other secondary activity nodes within neighbourhoods, depending on the municipality's policy. This use zone has relatively few restrictions in order to promote urban vitality and economic growth of the city and to serve the entire city and region.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Units			Uses not under columns 1, 2 and 3	1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	
Residential Building			Uses in Schedule 7	1 per bedroom	30%
Overnight Accommodation				1 per bedroom suite, plus 6 per 100m ² public floor area	
Student Accommodation				1 dust free parking per 6 student rooms and 3 per 100m ² public room	
Offices			-----	2 per 100m ² Floor Area (Subject to additional conditions – See Table "F")	40%
Shops					
Restaurant					
Cafeteria					
Medical Consulting Rooms					
Institution					
		Veterinary Clinic			
		Place of Worship			
Vehicle Sales Lot					
Service Industry					
Club					
		Place of Amusement			
		Place of Instruction			
		Builder's Yard			
	Funeral Parlour				
Hotel				1 per habitable room plus 6 per 100m ² public floor area	
Conference Facility					
		Multi-Purpose Centre		8 per 100m ² Floor Area	
Social Hall					
		Public Garage		70% of the uncovered site area must be dust free	-
Motor Dealership					
Motor Workshop				To the satisfaction of the Municipality	-
		Car Wash			
Parking Garage					
		Public Transport Facility		Refer to Schedule 24	
	Special Use				
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF		To the satisfaction of the Municipality	

Table "C"

Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	74 dwelling units/ha		>74 dwelling units/ha	5	>5	85%	Up to 100%	1.5	Up to 5.0
Residential Building, Overnight Accommodation & Hotel	As per Schedule 1	50%	30%						
Student Accommodation	150 Student Accommodation Rooms/ha, subject to Schedule 4	750 Student Accommodation Rooms/ha, subject to Schedule 4	300 Student Accommodation Rooms/ha, subject to Schedule 4						
				(Subject to additional conditions – See Table "F")					

Table "D"

Building lines (m)

Type	Minimum distance	Relaxation	Type	Subdivision size (m ²)		Street front (m)	
	Column 16	Column 17		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	0m	-	All erven	500m ²	10%	5m	
Side & rear boundaries	2.0m	Up to 0m from erf boundary					

Table "F"

Additional controls and special conditions

Column 22

Additional requirements under certain circumstances: Where this Use Zone is located outside of the demarcated borders of the Polokwane CBD (Primary Activity node), the following additional requirements and restrictions apply:

- Parking for offices, shops, restaurants, cafeterias, medical consulting rooms, institutions, vehicle sales lot, service industry, club, tavern, funeral parlour, veterinary clinic, Place of Worship, Place of Amusement and Place of Instruction shall be provided at a ratio of 6 parking spaces per 100m² GLFA as in the case under the Business 3 Use Zone.
- Height of buildings contemplated in Column 10 of Table "C" shall be restricted to 3 storeys and relaxation permitted in Column 11 thereof to a maximum of 5 storeys
- Any further condition or restriction that the Municipality may deem fit in order to ensure that the amenity and convenience of the residential neighbourhood or sub-urban area is not adversely affected, including the restriction of certain uses contemplated in Columns 2 and 3 of Table "A".
- Existing buildings are excluded from the above mentioned conditions.

The densities of dwelling units and potential increase in densities provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zones 2 and 3, which may be extended or amended by the Municipality from time-to-time.

The densities of student accommodation rooms and potential increase in densities provided for under Table "C" in this Use Zone for different areas within the municipal area is subject to provisions of Schedule 4.

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide on different levels of a hierarchy for low intensity retail and mixed-use development in sub-urban and rural areas, which serves in different levels of community needs in neighbourhoods. The focus is convenience goods and personal services, but may also include specialised goods and services to serve the larger city or neighbourhood area, depending on the municipality's policy. Such development should be limited in scale and nature and capable of integration into the adjacent residential neighbourhood, without adversely affecting the amenity and convenience of the residential neighbourhood. This use zone also provides for limited mixed use development as secondary uses subject thereto that it does not to compromise business operations in general and that the primary use of the property to serve local community needs is retained.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Units			Uses not under columns 1, 2 and 3	1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	
	Residential Building		Uses in Schedule 7	1 per habitable room	
	Overnight Accommodation			1 per bedroom suite, plus 6 per 100m ² public floor area	
	Student Accommodation			1 dust free parking per 6 student rooms and 3 per 100m ² public room	
Shops					
	Builder's Yard				
	Motor Dealership				
Restaurant				6 per 100m ² Floor Area	
Cafeteria					
		Service Industry Club			
Offices					
Medical Consulting Rooms				3 per 100m ² Floor Area	
		Veterinary Clinic			
		Vehicle Sales Showroom		3 per 100m ² Floor Area	
		Place of Amusement			
		Conference Facility		8 per 100m ² Floor Area	
	Multi-Purpose Centre				
		Place of Worship		4 per 100m ² Floor Area	
		Place of Instruction		4 per 100m ² Floor Area related to the main use and 1 dust free parking per 6 rooms for a Hostel as subservient use	
		Hotel		1 per habitable room plus 6 per 100m ² public floor area	
	Filling Station			70% of the uncovered site area must be dust free	-
	Truck Stop or Travel Centre			70% of the uncovered site area must be dust free	-
		Public Transport Facility		Refer to Schedule 24	
	Car Wash				
	Special Use				
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF		To the satisfaction of the Municipality	-

Table "C"

Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	30 dwelling units/ha	64 dwelling units/ha	44 dwelling units/ha	3	Up to 5	60%	Up to 70%	1.0	Up to 1.2
Residential Building, Overnight Accommodation & Hotel	As per Schedule 1	50%	30%						
Student Accommodation	-	300 Student Accommodation Rooms/ha, subject to Schedule 4	-						

Table "D"

Building lines (m)

Type	Building lines (m)		Type	Subdivision size (m ²)		Street front (m)	
	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m	Up to 1.0m from street	All erven	500m ²	10%	5m	N/a
Side & rear boundaries	2.0m	Up to 2.0m from erf boundary					

Table "F"

Additional controls and special conditions

Column 22

The densities of dwelling units and potential increase in densities provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zones 2 and 3, which may be extended or amended by the Municipality from time-to-time.

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for an intermediate zone of low to medium intensity offices and medical consulting rooms in urban areas and primary activity nodes such as the Central Business District of Polokwane. Limited mixed use development is also provided for as secondary (consent) uses.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Units			Uses not under columns 1, 2 and 3	1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	30%
	Residential Building		Uses in Schedule 7	1 per bedroom	
	Overnight Accommodation			1 per bedroom suite, plus 6 per 100m ² public floor area	
	Student Accommodation			1 dust free parking per 6 student rooms and 3 per 100m ² public room	
	Hotel			1 per bedroom suite, plus 6 per 100m ² public floor area	
		Kiosk		2 per 100m ² Floor Area	
		Cafeteria			
Offices					
Medical Consulting Rooms				3 per 100m ² Floor Area	
		Club			
		Veterinary Clinic			
		Place of Instruction		4 per 100m ² Floor Area related to the main use and 1 dust free parking per 6 rooms for a Hostel as subservient use	
		Conference Facility		8 per 100m ² Floor Area	
		Public Transport Facility		Refer to Schedule 24	
	Special Use				
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF		To the satisfaction of the Municipality	

Table "C"									
Uses	Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	44 dwelling units/ha	140 dwelling units/ha	64 dwelling units/ha	5	> 5	60%	Up to 70%	0.8	Up to 1.4
Residential Building, Overnight Accommodation & Hotel	As per Schedule 1	50%	30%						
Student Accommodation	-	750 Student Accommodation Rms/ha, subject to Sched. 4	-						

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m	Up to 1.0m from street	All erven	500m ²	10%	5m	N/a
Side & rear boundaries	2.0m	Up to 0m from erf boundary					

Table "F"
Additional controls and special conditions
 Column 22

The densities of dwelling units and potential increase in densities provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zones 2 and 3, which may be extended or amended by the Municipality from time-to-time.

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for an intermediate medical consulting rooms and veterinary clinic zone in all urban areas and to provide for medical related facilities (institutions) as secondary (consent) uses.

Table "A"			Table "B"		
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Units			Uses not under columns 1, 2 and 3	1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	
Medical Consulting Rooms			Uses in Schedule 7	3 per 100m ² Floor Area	30%
Veterinary Clinic		Tea Garden		6 per 100m ² Floor Area	10%
		Cafeteria		2 per 100m ² Floor Area	
	Institution			1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room areas	30%
		Place of Instruction		4 per 100m ² Floor Area related to the main use and 1 dust free parking per 6 rooms for a Hostel as subservient use	
		Conference Facility		8 per 100m ² Floor Area	
		Public Transport Facility		Refer to Schedule 24	
	Special Use				
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF		To the satisfaction of the Municipality	-

Table "C"									
Uses	Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	1 dwelling unit per erf	30 dwelling units per ha	2 dwelling units per erf	3	> 3	60%	Up to 70%	0.8	Up to 1.4

Table "D"			Table "E"				
Type	Building lines (m)		Type	Subdivision size (m ²)		Street front (m)	
	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m	Up to 1.0m from street	All erven	500m ²	10%	5m	N/a
Side & rear boundaries	2.0m	Up to 0m from erf boundary					

Table "F"
Additional controls and special conditions

Column 22

The densities of dwelling units and potential increase in densities provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zones 2 and 3, which may be extended or amended by the Municipality from time-to-time.

The use of an Institution Use Zone as far as it involves medical and related uses is subject to provisions of Overlay Zone 5: Medical Facilities Overlay Zone, which may be extended or amended by the Municipality from time-to-time.

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide in a unique Use Zone with its own uses and conditions which may deviate from standard purposes and conditions provided for elsewhere in the scheme

Table "A"			Table "B"		
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	
Column 1	Column 2	Column 3	Column 4	Column 5	
As indicated in the relevant Annexure	As indicated in the relevant Annexure	As indicated in the relevant Annexure		As indicated in the relevant Annexure	

Table "C"					
Uses	Density: Number of dwelling units per erf, property or area of land		Height (storeys)	Coverage (%)	Floor area Ratio (FAR)
	Permitted density (Primary Right)		Permitted Height	Permitted Coverage	Permitted FAR
	Column 7		Column 10	Column 12	Column 14
As indicated in the relevant Annexure	As indicated in the relevant Annexure		As indicated in the relevant Annexure	As indicated in the relevant Annexure	As indicated in the relevant Annexure

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m from street	As indicated in the relevant Annexure	N/a	N/a			
Side & rear boundaries	2.0m from erf boundary	As indicated in the relevant Annexure					

Table "F"	
Additional controls and special conditions	
Column 22	
As indicated in the relevant Annexure	



Objective: The objective of this use zone is to provide for industrial uses, warehouses and service trades that may be carried out without nuisance to other properties or the general public or present a potential negative impact on the character or amenity of such areas. It includes noxious industries with consent of the Municipality as secondary right.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Warehouse			Uses not under columns 1, 2 and 3	1 per 100m ² Floor Area	10%
Industry					
Service Industry					
Panel Beating					
Scrap Yard					
	Noxious Industry			70% of the uncovered site area must be dust free	-
Public Garage				2 per 100m ² Floor Area	10%
Builder's Yard					
Mortuary	Crematorium				
		One dwelling unit subordinate to the main use			
		Kiosk		2 per spaza/kiosk/cafeteria	-
		Cafeteria			
Public Transport Facility				Refer to Schedule 24	
Public Transportation Terminal					
	Special Use				
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF		To the satisfaction of the Municipality	-

Table "C"									
Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
N/a	N/a	N/a	N/a	5	>5	85%	Up to 100%	1.0	Up to 1.2

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m	Up to 0m from street	N/a	N/a	N/a	N/a	N/a
Side & rear boundaries	2.0m	Up to 1.0m from erf boundary					

Table "F"	
Additional controls and special conditions	
Column 22	
An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.	



Objective: The objective of this use zone is to provide for industrial uses, warehouses and service trades that may be carried out without nuisance to other properties or the general public or present a potential negative impact on the character or amenity of such areas. It excludes noxious industries.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Warehouse			Uses not under columns 1, 2 and 3 Uses in Schedule 7	1 per 100m ² Floor Area	10%
Industry					
Service Industry					
Scrap Yard	Panel Beating				
		Public Garage		70% of the uncovered site area must be dust free	-
Builder's Yard	Mortuary			2 per 100m ² Floor Area	10%
		One dwelling unit subordinate to the main use		-	-
Public Transport Facility				Refer to Schedule 24	
Public Transportation Terminal					
		Kiosk		2 per spaza/kiosk/cafe/tereria	-
		Cafeteria			
	Special Use			To the satisfaction of the Municipality	-
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF			

Table "C"									
Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
N/a	N/a	N/a	N/a	5	>5	85%	Up to 100%	1.0	Up to 1.2

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m	Up to 0m from street	N/a	N/a	N/a	N/a	N/a
Side & rear boundaries	2.0m	Up to 1.0m from erf boundary					

Table "F"	
Additional controls and special conditions	
Column 22	

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for public and charitable institutions, health care facilities, public worship as well as limited community facilities provided as secondary (consent) uses, subject thereto that the impacts of such uses do not adversely affect the quality, convenience and character of the surrounding environment.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Institution			Uses not under columns 1, 2 and 3	1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room areas	30%
Place of Instruction			Uses in Schedule 7	4 per 100m ² Floor Area related to the main use and 1 dust free parking per 6 rooms for a Hostel as subservient use	
Place of Worship				4 per 100m ² Floor Area	
	Place of Amusement Social Hall			8 per 100m ² Floor Area	
Dwelling unit/s subordinate to the main use				-	-
Hostel				1 dust free parking per 6 rooms	30%
Retirement Centre				1 per dwelling unit, plus 1 for every 3 dwelling units for visitors	
Medical Consulting Rooms		Veterinary Clinic		2 per 100m ² Floor Area	
	Tea Garden			6 per 100m ² Floor Area	
		Kiosk		2 per spaza/kiosk/cafe/tertia	-
		Cafeteria		Refer to Schedule 24	
		Public Transport Facility		Refer to Schedule 24	
	Special Use			To the satisfaction of the Municipality	-
Classes 4 and 5 ECF	Classes 1 & 2 ECF	Class 3 ECF			

Table "C"									
Uses	Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling unit/s (for main uses excluding Retirement Centre)	1 dwelling unit per erf	44 dwelling units/ha	31 dwelling units/ha	5	>5	60%	Up to 100%	1.0	Up to 1.2
Dwelling Units for Retirement Centre	31 dwelling units/ha	74 dwelling units/ha	64 dwelling units/ha						

Table "D"			Table "E"				
Type	Building lines (m)		Type	Subdivision size (m ²)		Street front (m)	
	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m	Up to 1.0m from street	N/a	N/a	N/a	N/a	N/a
Side & rear boundaries	2.0m	Up to 1.0m from erf boundary					

Table "F"

Additional controls and special conditions

Column 22

The use of a Institution Use Zone is subject to provisions of Overlay Zone 5, which may be extended or amended by the Municipality from time-to-time
An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for educational and related accommodation facilities, public worship facilities as well as limited community facilities provided as secondary (consent) uses, subject thereto that the impacts of such uses do not adversely affect the quality, convenience and character of the surrounding environment.

Table "A"			Table "B"		
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Place of Instruction			Uses not under columns 1, 2 and 3	4 per 100m ² Floor Area related to the main use and 1 dust free parking per 6 rooms for a Hostel as subservient use	30%
	Institution		Uses in Schedule 7	1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room areas	
Place of Worship	Social Hall			4 per 100m ² Floor Area 8 per 100m ² Floor Area	
Dwelling unit/s subordinate to the main use				-	-
Student Accommodation				1 dust free parking per 6 student rooms and 3 per 100m ² public room	30%
		Kiosk		2 per spaza/kiosk/cafeteria	-
		Cafeteria		Refer to Schedule 24	
		Public Transport Facility			
	Special Use				
Classes 4 and 5 ECF	Classes 1 & 2 ECF	Class 3 ECF		To the satisfaction of the Municipality	-

Table "C"									
Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling unit/s	1 dwelling unit per erf	Up to 44 dwelling units/ha	Up to 30 dwelling units/ha						
Student Accommodation	150 Student Accommodation Rooms/ha, subject to Schedule 4	750 Student Accommodation Rooms/ha, subject to Schedule 4	300 Student Accommodation Rooms/ha, subject to Schedule 4	5	>5	60%	Up to 100%	1.0	Up to 1.2

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	
Street building line	3.0m	Up to 1.0m from street	N/a	N/a	N/a	N/a	
Side & rear boundaries	2.0m	Up to 1.0m from erf boundary					

Table "F"	
Additional controls and special conditions	
Column 22	

The densities of dwelling units and potential increase provided for under Table "C" in this Use Zone is subject to provisions of Overlay Zones 2 and 3, which may be extended or amended by the Municipality from time-to-time. An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for a wide range of activities and functions for which the Municipality is authorised to carry out in terms of any law governing municipalities, including but not limited to the Local Government Municipal Structures, 1998 (Act 117 of 1998) and the Local Government Municipal Systems Act, 2000 (Act 32 of 2000).

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Municipal Purposes			Uses not under columns 1, 2 and 3	-	
Dwelling unit/s subordinate to the main use			Uses in Schedule 7	-	
Residential Building				1 per habitable room plus 6 per 100m ² public floor area	30%
Recreation				8 per 100m ² floor area plus additional parking spaces to the satisfaction of the municipality to accommodate spectators	
Offices				2 per 100m ² Floor Area	
Veterinary Clinic				8 per 100m ² Floor Area	
Social Hall				1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room areas	
Institution				3 per 100m ² Floor Area	
	Club			1 per habitable room plus 6 per 100m ² public floor area	
	Hotel			1 per habitable room	
	Lodge	Guest House		6 per 100m ² Floor Area	
	Restaurant			Refer to Schedule 24	
	Public Transportation Terminal			-	
	Mortuary			-	
	Crematorium			2 per 100m ² Floor Area	30%
	Funeral Parlour				
Parking Lot				-	-
Parking Garage				-	
Aerodrome				-	
Caravan Park				-	
Game Reserve				-	-
Nature Conservation Area				-	
Agricultural Use				-	
		Kennels		-	
Public Transport Facility				Refer to Schedule 24	
	Special Use				
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF		To the satisfaction of the Municipality	-

Table "C"

Uses	Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Unit/s	44 dwelling units/ha	>44 dwelling units/ha		5	>5	85%	Up to 100%	1.5	Up to 2.0
Residential Building & Hotel	As per Schedule 1	50%	30%						

Table "D"

Building lines (m)

Type	Minimum distance	Relaxation	Type	Subdivision size (m ²)		Street front (m)	
	Column 16	Column 17		Minimum size	Relaxation	Minimum	Relaxation
				Column 18	Column 19	Column 20	Column 21
Street building line	3.0m	Up to 0m from street	N/a	N/a	N/a	N/a	N/a
Side & rear boundaries	2.0m	Up to 1.0m from erf boundary					

Table "F"

Additional controls and special conditions

Column 22

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for and protect agricultural land on farms and farm portions and also provide for the protection and use of natural resources. It includes residential accommodation which is required for productive farming activities and/or the management of such natural resource. Limited provision is made for non-agricultural uses as secondary (consent) uses in order to provide remote areas with community facilities and other services as well as uses in support of the main activity

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Unit			Uses not under columns 1, 2 and 3	-	
Agricultural Use			Uses in Schedule 7.1 to 7.3	-	-
Game Reserve				-	
Nature Reserve				-	
Nature Conservation Area				-	
		Aerodrome			
	Lodge			1 per bedroom suite plus 6 per 100m ² public floor area	
		Caravan Park		-	
		Airbnb		-	
		Guest House		1 per bedroom suite	
	Restaurant				
	Shop			6 per 100m ² Floor Area	
		Tea Garden			
	Tavern			3 per Tavern	
	Institution			1 for every 3 patient beds plus 6 per 100m ² Floor Area for public room or other institutional use areas	
	Place of Instruction			4 per 100m ² Floor Area related to the main use and 1 dust free parking per 6 rooms for a Hostel as subservient use	
	Place of Worship			4 per 100m ² Floor Area	-
	Club			3 per 100m ² Floor Area	-
		Service Enterprise		4 per enterprise	
		Household Enterprise		3 per enterprise	
		Crèche		2 per creche plus 1 drop-off zone	
		Spaza/Kiosk		2 per spaza/kiosk	
		Kennels		-	-
		Taxidermy		1 per 100m ² Floor Area	
		Veterinary Clinic		3 per 100m ² Floor Area	-
	Special Use			To the satisfaction of the Municipality	-
Classes 4 and 5 ECF	Classes 1, 2 and 3 ECF			-	-

Table "C"

Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Unit	1 dwelling unit per farm portion	Up to 3 dwelling units per farm portion	2 dwelling units per farm portion	2	Up to 3	30%	Up to 40%	0.3	Up to 0.5
All buildings related to Agricultural Use (Column 1)	N/a	N/a	N/a						
Buildings for all uses contemplated in Columns 2 and 3	N/a	N/a	N/a	2	Up to 3	30% on portions smaller than 5ha; 10% on portions larger than 5ha	Up to 40% on portions smaller than 5ha; Up to 12% on portions larger than 5ha	0.3 on portions smaller than 5ha; 0.1 on portions larger than 5ha	Up to 0.5 on portions smaller than 5ha; Up to 0.25 on portions larger than 5ha

Table "D"

Building lines (m)

Type	Minimum distance	Relaxation
	Column 16	Column 17
Street/Road building line	3.0m, subject to Conditions in Table "F"	-
Side & rear boundaries	5.0m, subject to Conditions in Table "F"	3.0m, subject to Conditions in Table "F"

Table "E"

Type	Subdivision size (ha)		Street front (m)	
	Minimum size	Relaxation	Minimum	Relaxation
	Column 18	Column 19	Column 20	Column 21
Farm portion	8.0ha	Up to 4.0ha	N/a	N/a
Agricultural Holding	4.0ha	2.0ha	N/a	N/a

Table "F"

Additional controls and special conditions

Column 22

Despite provisions in Table "D", building lines from boundaries, streets, roads or numbered roads are further subject to applicable legislation (e.g. Act 21 of 1940)

Despite the provisions of Table "E", minimum portion sizes in this Use Zone are subject to provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), unless excluded therefrom by the Minister

This Use Zone is in general subject to provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), unless excluded therefrom by the Minister

This Use Zone is also subject to provisions of Schedule 13 relating to Protected Agricultural Areas and provisions of the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983) and its Regulations

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Public Garage			Uses not under columns 1, 2 and 3	70% of the uncovered site area must be dust free	10%
	Restaurant		Uses in Schedule 7	2 per 100m ² Floor Area	
		Cafeteria		2 per cafeteria	
Parking Garage				-	-
		Truck Stop or Travel Centre		70% of the uncovered site area must be dust free	-
		Car Wash			
	Special Use			To the satisfaction of the Municipality	-
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF			

Table "C"									
Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
N/a	N/a	N/a	N/a	3	>3	60%	Up to 80%	0.6	Up to 0.8

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m from street	Up to 1.0m from street	All erven	1400m ²	10%	5m	N/a
Side & rear boundaries	5.0m	Up to 2.0m from erf boundary					

Table "F"	
Additional controls and special conditions	
Column 22	

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for public roads or streets with limited provision for access control facilities as a secondary (consent) use

Table "A"			Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site
Column 1	Column 2	Column 3	Column 4	Column 5
Street or Road			Uses not under columns 1, 2 and 3	
Taxi Rank				
	Access Control Facility		Uses in Schedule 7	
	Special Use			
Classes 4 and 5 ECF	Classes 1, 2 and 3 ECF			To the satisfaction of the Municipality

Table "C"					
Uses	Density: Number of dwelling units per erf, property or area of land		Height (storeys)	Coverage (%)	Floor area Ratio (FAR)
	Permitted density (Primary Right)		Permitted Height	Permitted Coverage	Permitted FAR
	Column 7		Column 10	Column 12	Column 14
N/a	N/a		N/a	N/a	N/a

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
N/a	N/a	N/a	N/a	N/a			

Table "F"	
Additional controls and special conditions	
Column 22	
N/a	



Objective: The objective of this use zone is to provide for private roads or streets as well as access control facilities mostly associated with gated areas and privately owned by a home owners' or office owners' association

Table "A"				Table "B"
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site
Column 1	Column 2	Column 3	Column 4	Column 5
Private Street or Road			Uses not under columns 1, 2 and 3	-
Access Control Facility			Uses in Schedule 7	-
		Public Transport Facility		Refer to Schedule 24
	Special Use			To the satisfaction of the Municipality
Classes 4 and 5 ECF	Classes 1, 2 and 3 ECF			

Table "C"					
Uses	Density: Number of dwelling units per erf, property or area of land		Height (storeys)	Coverage (%)	Floor area Ratio (FAR)
	Permitted density (Primary Right)		Permitted Height	Permitted Coverage	Permitted FAR
	Column 7		Column 10	Column 12	Column 14
N/a	N/a		N/a	N/a	N/a

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	
N/a	N/a	N/a	N/a			N/a	

Table "F"	
Additional controls and special conditions	
Column 22	
N/a	



Objective: The objective of this use zone is to provide for active and passive recreational areas on public land, in order to promote recreation, conservation and general aesthetic appearance of an area. Additional uses which complement the recreational use of the land is provided as secondary (consent) uses.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Public Open Space			Uses not under columns 1, 2 and 3	-	30%
Squares			Uses in Schedule 7	2 per 100m ² Floor Area	
Recreation				8 per 100m ² floor area plus additional parking spaces to the satisfaction of the municipality to accommodate spectators	
Nature Conservation Area		Caravan Park		-	-
	Club			3 per 100m ² floor area	30%
	Place of Amusement			8 per 100m ² floor area	
	Municipal Purposes			-	
	Kiosk			2 per kiosk	
	Cafeteria			2 per cafeteria	
	Special Use			To the satisfaction of the Municipality	
Classes 4 and 5 ECF	Classes 1, 2 and 3 ECF				

Table "C"								
Uses	Density: Number of dwelling units per erf, property or area of land		Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)		Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7		Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
N/a	N/a		3	>3	60%	Up to 80%	0.6	Up to 0.8

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	
Street building line	3.0m from street	Up to 1.0m from street	N/a	N/a	N/a	N/a	
Side & rear boundaries	5.0m from erf boundary	Up to 2.0m from erf boundary					

Table "F"	
Additional controls and special conditions	
Column 22	

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for active and passive recreational areas on private owned land and gated communities, in order to promote recreation, conservation and general aesthetic appearance of an area. Additional uses which complement the recreational use of the land is provided as secondary (consent) uses.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Unit for Caretaker			Uses not under columns 1, 2 and 3	-	
Private Open Space			Uses in Schedule 7	-	
	Tea Garden			6 per 100m ² floor area	30%
	Cafeteria			2 per cafeteria	
	Kiosk			2 per kiosk	
	Club			3 per 100m ² floor area	
	Special Use				
Classes 4 and 5 ECF	Classes 1, 2 and 3 ECF			To the satisfaction of the Municipality	

Table "C"									
Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)			Permitted Height	Potential increase (Clause ??)	Permitted Coverage	Potential increase (Clause ??)	Permitted FAR	Potential increase (Clause ??)
	Column 7			Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
N/a	N/a			3	>3	60%	Up to 80%	0.6	Up to 0.8

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m from street	Up to 1.0m from street	N/a	N/a	N/a	N/a	N/a
Side & rear boundaries	5.0m from erf boundary	Up to 2.0m from erf boundary					

Table "F"	
Additional controls and special conditions	
Column 22	

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for activities and functions on land owned by the State and used for purposes for which the Government is authorised to carry out in terms of the Constitution of the Republic of South Africa or any law governing national and provincial government departments

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
State Purposes			Uses not under columns 1, 2 and 3	To the satisfaction of the Municipality	30%
Dwelling Unit ancillary to the Main Use			Uses in Schedule 7	-	
Residential Building				1 per bedroom plus 6 per 100m ² public floor area	
Retirement Centre				1 for every 5 dwelling units, plus 1 for every 3 dwelling units for visitors	
		Public Transport Facility		Refer to Schedule 24	
	Public Transportation Terminal				
Aerodrome				-	-
	Any use not specified in Column 1				
	Special Use			To the satisfaction of the Municipality	
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF			

Table "C"									
Uses	Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause ??)	Permitted Coverage	Potential increase (Clause ??)	Permitted FAR	Potential increase (Clause ??)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Unit ancillary to the Main Use	1 dwelling unit per erf	Up to 44 dwelling units/ha	Up to 30 dwelling units/ha	5	>5	80%	Up to 100%	1.5	Up to 2.0
Dwelling Units for a Retirement Centre	31 dwelling units/ha	74 dwelling units/ha	64 dwelling units/ha						
Residential Building	As per Schedule 1	50%	30%						

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m from street	Up to 0m from street	N/a	N/a	N/a	N/a	N/a
Side & rear boundaries	2.0m from erf boundary	Up to 1.0m from erf boundary					

Table "F"	
Additional controls and special conditions	
Column 22	

An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for rail transportation services for activities and functions on land owned by TRANSNET

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Railway Purposes			Uses not under columns 1, 2 and 3		
	Any use not specified in Column 1		Uses in Schedule 7		
	Special Use			To the satisfaction of the Municipality	
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF			

Table "C"									
Uses	Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
N/a	N/a	N/a	N/a	-	-	-	-	-	-

Table "D"				Table "E"			
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m from street	Up to 1.0m from street	N/a	N/a	N/a	N/a	N/a
Side & rear boundaries	5.0m from erf boundary	Up to 2.0m from erf boundary					

Table "F"	
Additional controls and special conditions	
Column 22	
N/a	



Objective: The objective of this use zone is to provide for the protection and use of natural resources and areas declared as a Protected Environment in terms of Section 21(1)(a) of the Limpopo Environmental Management Act, 2003 and/or Protected Agricultural Areas in terms of the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983), its Regulations. It includes residential accommodation which is required for productive farming activities and/or the management of natural resources. Limited provision is made for non-agricultural uses as secondary (consent) uses in support of the main activity.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Dwelling Unit			Uses not under columns 1, 2 and 3	-	
Agricultural Use			Uses in Schedule 7.1 to 7.3	-	-
Game Reserve				-	
Nature Reserve				-	
Nature Conservation Area				-	
Public Open Space				-	
	Lodge			1 per bedroom suite plus 6 per 100m ² public floor area	
	Taxidermy			1 per 100m ² Floor Area	
	Caravan Park			-	
	Guest House			1 per bedroom suite	
	Tea Garden			6 per 100m ² Floor Area	
	Special Use				
Class 5 ECF	Classes 1, 2, 3 and 4 ECF			To the satisfaction of the Municipality	

Table "C"								
Density: Number of dwelling units per erf, property or area of land			Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
1 dwelling unit per farm portion	-	2 dwelling units per farm portion	2	Up to 3	60%	Up to 80%	0.6	Up to 0.8

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street/Road building line	3.0m, subject to Conditions in Table "F"	-	Farm portion	4ha	≥ 2ha	N/a	N/a
Side & rear boundaries	5.0m, subject to Conditions in Table "F"	3.0m, subject to Conditions in Table "F"	Agricultural Holding	2ha	≥ 1ha	N/a	N/a

Table "F"	
Additional controls and special conditions	
Column 22	

The use of the land under this Use Zone is subject to provisions of Schedule 13 dealing with Protected Agricultural Areas and provisions of the Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)
 The use of the land under this Use Zone is subject to provisions the Limpopo Environmental Management Act, 2003 and/or the National Environmental Management Act, 1998 (act 107 of 1998)
 This Use Zone is in general subject to provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), unless excluded therefrom by the Minister
 Despite the provisions of Table "E", minimum portion sizes in this Use Zone are subject to provisions of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970), unless excluded therefrom by the Minister
 Despite provisions in Table "D", building lines from boundaries, streets, roads or numbered roads are further subject to applicable legislation (e.g. Act 21 of 1940)
 An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for quarrying and the reconnaissance, exploration, production, excavation or extraction of minerals and soil deposits from the earth as provided for in the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) and includes typical ancillary uses such as industry uses related to the main use.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Mining Purposes			Uses not under columns 1, 2 and 3	-	
Quarrying Purposes			Uses in Schedule 7.2 to 7.4	-	
Agricultural					
		Aerodrome			
		Game Reserve			
Kiosk				2 per kiosk	
Social Hall				8 per 100m ² floor area	
Club				3 per 100m ² Floor Area	
	Dwelling Units				
	Residential Building			1 per bed room	-
Public Transport Facility				Refer to Schedule 24	
	Special Use				
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF		To the satisfaction of the Municipality	

Table "C"									
Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	N/a	Up to 30 dwelling units/ha	N/a	3	>3	60%	Up to 80%	0.6	Up to 0.8
Residential Building	N/a	As per Schedule 1	M/a						

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17		Column 18	Column 19	Column 20	Column 21
Street building line	3.0m, subject to Conditions in Table "F"	Up to 1.0m from street/road, subject to Conditions in Table "F"	N/a	N/a	N/a	N/a	N/a
Side & rear boundaries	5.0m, subject to Conditions in Table "F"	-					

Table "F"	
Additional controls and special conditions	
Column 22	

Despite provisions in Table "D", building lines from boundaries, streets, roads or numbered roads are further subject to applicable legislation (e.g. Act 21 of 1940)
 Despite provisions in Table "B", Clause 34(1)(c) provides for additional requirements for provision of parking for minibuses (taxis) for purpose of public transport facilities
 An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to provide for reconnaissance, exploration, production, excavation or extraction of minerals and soil deposits from the earth as provided for in the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002) and includes typical ancillary uses such as industry uses related to the main use.

Table "A"				Table "B"	
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	Potential relaxation of required parking spaces [Clause 37]
Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Mining Purposes			Uses not under columns 1, 2 and 3	-	
Agricultural			Uses in Schedule 7.2 to 7.4	-	
		Aerodrome			
		Game Reserve			
Kiosk				2 per kiosk	
Social Hall				8 per 100m ² floor area	
Club				3 per 100m ² Floor Area	
	Dwelling Units				
	Residential Building			1 per bedroom	-
Public Transport Facility				Refer to Schedule 24	
	Special Use				
Classes 3, 4, and 5 ECF	-	Classes 1 & 2 ECF		To the satisfaction of the Municipality	

Table "C"									
Density: Number of dwelling units per erf, property or area of land				Height (storeys)		Coverage (%)		Floor area Ratio (FAR)	
Uses	Permitted density (Primary Right)	Potential increase with Special Consent [Clause 36]	Potential increase with Written Consent [Clause 37]	Permitted Height	Potential increase (Clause 37)	Permitted Coverage	Potential increase (Clause 37)	Permitted FAR	Potential increase (Clause 37)
	Column 7	Column 8	Column 9	Column 10	Column 11	Column 12	Column 13	Column 14	Column 15
Dwelling Units	N/a	Up to 30 dwelling units/ha	N/a	3	>3	60%	Up to 80%	0.6	Up to 0.8
Residential Building	N/a	As per Schedule 1	N/a						

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	
Street building line	3.0m, subject to Conditions in Table "F"	Up to 1.0m from street/road, subject to Conditions in Table "F"	N/a	N/a	N/a	N/a	
Side & rear boundaries	5.0m, subject to Conditions in Table "F"	-					

Table "F"	
Additional controls and special conditions	
Column 22	

Despite provisions in Table "D", building lines from boundaries, streets, roads or numbered roads are further subject to applicable legislation (e.g. Act 21 of 1940)
 Despite provisions in Table "B", Clause 34(1)(c) provides for additional requirements for provision of parking for minibuses (taxis) for purpose of public transport facilities
 An Electronic Communication Facilities (ECF) is exempted from the Height restriction contemplated in Table "C", except for Rooftop Antennas as specified in Schedule 11.



Objective: The objective of this use zone is to enable the Municipality to defer a decision regarding a specific land use and development management provisions until the circumstances affecting the land unit have been properly investigated; or until the owner of the land makes an application for rezoning; or a zoning determination is made by the Municipality.

Table "A"			Table "B"		
Uses permitted (Primary Rights)	Uses permitted only with the Special Consent of the Municipality (Secondary Rights) [Clause 36]	Uses permitted only with the Written Consent of the Municipality (Secondary Rights) [Clause 37]	Uses not permitted or prohibited	Required parking spaces to be provided on site	
Column 1	Column 2	Column 3	Column 4	Column 5	
Undetermined	Undetermined	Undetermined	All uses are prohibited.		

Table "C"					
Uses	Density: Number of dwelling units per erf, property or area of land		Height (storeys)	Coverage (%)	Floor area Ratio (FAR)
	Permitted density (Primary Right)		Permitted Height	Permitted Coverage	Permitted FAR
	Column 7		Column 10	Column 12	Column 14
N/a	N/a		N/a	N/a	N/a

Table "D"			Table "E"				
Building lines (m)			Type	Subdivision size (m ²)		Street front (m)	
Type	Minimum distance	Relaxation		Minimum size	Relaxation	Minimum	Relaxation
	Column 16	Column 17	Column 18	Column 19	Column 20	Column 21	
N/a	N/a	N/a	N/a	N/a			

Table "F"	
Additional controls and special conditions	
Column 22	

Only the Local Municipality may zone land from any Use Zone or within the land use scheme area to the Undetermined Use Zone.
Any landowner as well as the Municipality is allowed to rezone any land from the Undetermined Use Zone to another suitable Use Zone.