

**ZONE: SPECIAL RESIDENTIAL
1800**

SCHEME INTENTION: To provide, preserve, use land or buildings for single residential use in a form of a dwelling house and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, Guest House Establishment and Home Business at the discretion of the eThekweni Municipality.
MAP COLOUR REFERENCE: Yellow with orange border

PRIMARY	CONSENT	PRECLUDED		
<ul style="list-style-type: none"> • Conservation area • Dwelling House 	<ul style="list-style-type: none"> • BTTS • Crèche • Educational Establishment • Garden Nursery • Government/Municipal • Multiple Unit Development • Museum • Place of Public Assembly • Place of Public Worship • Private Open Space • Retirement Centre • Special Building • Veterinary Clinic 	<ul style="list-style-type: none"> • Action Sports Bar • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Animal facility • Arts and Crafts Workshop • Bar • Betting Depot • Boarding House • Builder's Yard • Car Wash • Caravan Park • Cemetery • Chalet Development • Commercial Workshop • Container Depot • Convention Centre • Correctional Facility • Crematorium • Direct Access Service Centre • Display Area • Drive-in cinema • Escort Agency • Extended Residential Building 	<ul style="list-style-type: none"> • Flat • Flea Market • Fuelling and Service Station • Funeral Parlour • Health & Beauty Clinic/Health Studio • Hotel • Industry – Extractive • Industry – General • Industry – Light • Industry – Noxious • Institution • Landfill • Laundry • Mobile Home • Mobile Home Park & Camping Ground • Mortuary • Motor Display Area • Motor Garage • Motor Vehicle Test Centre • Motor Workshop • Nature Reserve • Night Club • Office 	<ul style="list-style-type: none"> • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Private Recreation Area • Recycling Centre • Reform School • Refuse Disposal • Residential Building • Restaurant / Fast Food Outlet* • Restricted Building • Riding Stables • Sand-winning • Scrap Yard • Shop • Special Industrial Building • Tavern • Transport Depot • Truck Stop • Utilities Facility • Veterinary hospital • Warehouse • Zoological Garden

ADDITIONAL CONTROLS

1. All landscaping shall be to the discretion of the Municipality.
2. BTTS shall mean Base Telecommunications Transmission Station.
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
4. Building Line dependant on hierarchy of road onto which subdivision has access.
5. Access onto and building line fronting onto Old Main Road to be in accordance with the Provincial Road legislation provisions.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 1800 m ²	1800 m ²	2	30 %	0.35