

Table C: Use Zones

Use Zone	Colour Notation	Purposes for which buildings may be erected and used and land may be used	Purposes for which buildings may be erected and used and land may be used only with special consent	Purposes for which buildings may <u>not</u> be erected and used and land may <u>not</u> be used
Light Industry	Pale Purple	5. Commercial workshop 6. Conservation Area 8. Dwelling house (Restricted as per Table D) 13. Public Office 16. Light Industrial Building 18. Office Building 23. Public Office 25. Residential Building (Restricted as per Table D) 28. Service Industrial Building 32. Warehouse	1. Agricultural Building 3. Agricultural Land 11. Funeral Parlour 12. Garage 15. Laundrette 19. Parking Garage 22. Private Recreational Area 24. Recreational Building 26. Restaurant 29. Service Station 30. Shop (Restricted as per Annexure C)	All other uses

Table D: Density Zones

DENSITY ZONE	MAXIMUM PERMITTED FAR, COVERAGE AND HEIGHT	ADDITIONAL CONTROLS	COLOUR NOTATION ON SCHEME MAP
Light Industry	1 : 50% : 5	1. Minimum lot area is 5000 m2. 2. Coverage may be increased to 60% at the discretion of the Municipality to provide covering for outdoor or external loading and parking areas. 3. Accommodation for motor vehicles to be provided on the lot as per Clause 6.5. 4. The area between the building line and the street boundary is to be landscaped by the owner or occupier to the satisfaction of the Municipality and may not be used for the parking of vehicles, the storage of goods, the depositing of refuse or any other use if in the opinion of the Municipality this will detract from the visual amenity of the area.	

		<p>5. One dwelling unit may be permitted on a Light Industrial site to accommodate a manager, foreman or caretaker.</p> <p>6. When granting special consent for a Shop, reference should be made to Annexure C.</p>	
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