

SCHEDULE 1: LAND USE CONTROLS**MIXED USE ZONE**

This zone is intended to provide for the development of a number of formal and informal business opportunities and allows for the development of a range of complementary land uses of a commercial, office, service, industrial, administrative, informal trade and residential nature.

LAND USE CONTROLS

Set out in Table 3 are the buildings and uses permitted in Mixed Use Zone.

TABLE 3

PERMITTED USES	Commercial Workshop Light Industry Office Building Service Industry Warehouse
SPECIAL CONSENT USES	Ancillary Dwelling Unit Bed and Breakfast Accommodation Bus and Taxi Rank Creche Community Facility Dwelling House Home Business Launderette Hawkers Place of Assembly Place of Worship Private Recreational Area Educational Building Funeral Parlour Place of Amusement Recreational Building Residential Building Restaurant Service Station Shop Tavern Totalisator
PROHIBITED LAND USES AND BUILDINGS	All other Buildings and land uses not included in this Column.

est

MINIMUM ERF SIZES, FRONTAGES AND BULK FACTORS

Set out in Table 4 are the Erf size and frontage controls and bulk factors for the Mixed Use zone.

TABLE 4

MINIMUM ERF SIZE	MINIMUM FRONTAGE	F.A.R	COVERAGE	HEIGHT
1300m ²	22 metres	1	50 %	3

No Erf used for a Service Station, or a composite building which includes residential uses shall be less than 1800m² in extent.