

**ZONE: SPECIAL RESIDENTIAL 750**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units 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, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow with brown hatching

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

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. BTTS shall mean Base Telecommunications Transmission Station.
3. \*The proposed building must be in keeping with the quality and character of the surrounding buildings;
4. \*A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management;
5. \*No external advertising other than the name of the building and the practitioners name plates shall be permitted

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 750 m <sup>2</sup>	750 m <sup>2</sup>	2	35 %	0.35