

3.12 BUSINESS ZONE IVA

3.12.1 COLOUR NOTATION

Blue-purple with black diagonal broken line hatching

Primary Use:

Offices, professional services, town house, flats, residential building

Consent Uses:

Place of assembly, place of worship, place of entertainment, place of instruction, day care centre

3.12.2 LAND USE RESTRICTIONS

Floor Factor: At most 2 Coverage: 70%

Height: At most 3 storeys

Street Building Line: At least 5m

Side Building Line: At least 3m

Rear Building Line: At least 3m

Parking: Offices - 2,5 bays/100m² G.L.A. subject to Section 4.14.1 on parking and provided that the residential use of the property may not affect the parking requirement.

Medical and Veterinary Consulting Rooms and Hair Dressers – 6 bays per 100m² GLA

3.12.3 FLATS AND RESIDENTIAL BUILDINGS

Notwithstanding the land use restrictions for Residential Zones IV, V and VI, the restrictions applicable to Business Zone IV shall be applicable to flats and residential buildings in Business Zone IV.

3.12.4 HOME OWNERS' ASSOCIATION

For combined office and town house developments, or in cases where ownership is separated by way of sectional or separate title, a home or business owners' association shall be established.