

Please note that Erf 15309 East London (26 Gladstone Street) is zoned Business Zone 1 in terms of the 2020 BCMM Land Use Management Scheme Regulations.

Sincerely,



**BUFFALO CITY**  
METROPOLITAN MUNICIPALITY

**Mr. Ronald Rajah Pr. PIn A/3000/2021**

*Directorate : Spatial Planning and Development*  
*Department : City Planning*

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### 3.8 BUSINESS ZONE I

#### 3.8.1 COLOUR NOTATION: Dark blue

Primary Use : Business premises, supermarkets, bottle stores, town houses, flats, residential buildings, funeral parlours, place of worship.

Consent Use : Commercial workshop, place of assembly, place of instruction, institution, day care centre, service station, hypermarket, place of entertainment, adult shop, mortuary, escort agency.

#### 3.8.2 LAND USE RESTRICTIONS

Floor Factor : Unrestricted

Coverage : 100%

Street Building Line : Zero, subject to 10,0m from centre line of road reserve if the road reserve width is less than 20,0m

Side Building Line : Zero, provided that:

- Buildings on the ground floor may be erected on the lateral boundary of an erf, provided that no openings are provided in such wall;
- Council may lay down side building lines in the interest of public health or in order to enforce any law or right; and
- In the event of the common boundary between the two erven forming the boundary between this zone and a residential zone, the side space applicable to the latter shall apply on both sides of the boundary insofar as it is more restrictive.

Rear Building Line : Zero, provided that:

- Buildings on the ground floor may be erected on the rear boundary of an erf, provided that no openings are provided in such wall;
- Council may lay down rear building lines in the interest of public health or in order to enforce any law or right; and
- In the event of the common boundary between the two erven forming the boundary between this zone and a residential zone, the rear space applicable to the latter shall apply on both sides of the boundary insofar as it is more restrictive.

Parking: For the ground floor - 6 bays/100m<sup>2</sup> G.L.A. shall be required subject to Section 4.13.1 on parking alternatives and Sub-Section 4.13.1.3 on a reduction in parking requirements for the CBD and provided that the residential or other use of the property may not affect this parking requirement. For other storeys parking requirement is to be determined based on the use – as set out in Annexure F.

Loading: As per the Municipality's Guidelines for Off-Street Loading Facilities and subject to Section 4.13.2.

Height: Unrestricted