

3.13 INDUSTRIAL ZONE I

3.13.1 COLOUR NOTATION : Purple

Primary Use : Industry, industrial café, service station, commercial workshop, warehouse, public garage, funeral parlour and mortuary.

Consent Uses: Rooms to accommodate security guards, caretakers and the like.

3.13.2 LAND USE REGULATIONS

Floor Factor : At most 1,5

Coverage : At most 75%

Street building line : Zero, provided that no gates or security installations protrude into the road reserve

Side Building Line : Zero, provided that the Council may require side-building lines in the interest of public health or in order to enforce any law or right.

Rear Building Line : Zero

Parking : Subject to Section 4.13.1, with the following parking requirements:

- (i) *Manufacturing* : 1 bay/100m² G.L.A.
- (ii) *Warehousing* : 1 bay/100m² G.L.A.
- (iii) *Dairies, Bakeries and Laundries* : 1 bay/100m² G.L.A.
- (iv) *Storage Yards* : 1 bay/100m² G.L.A.

And provided that where a retail outlet is located on the industrial premises, an additional parking requirement of 6 bays/100m² G.L.A. of the retail outlet shall be provided.

Height : At most 4 storeys

3.13.3 LOADING AND UNLOADING (To be provided on-site)

- (a) As per the Municipality's Guidelines for Off-Street Loading Facilities and subject to Section 4.13.2.
- (b) The loading bays referred to in Section 3.13.3.(a) shall have vehicular access to a street which shall be to the satisfaction of the Council and shall in any event not be less than 5m wide, and if carried through a building, not less than 3m in height.

3.13.4 FENCING

- (a) The Council may require any land used in connection with a scrap yard, builder's yard or transport business to be completely or partially walled to its satisfaction.
- (b) Where any other industrial site, in the opinion of Council, is visually intrusive by nature of its location or use, such site shall be walled to the satisfaction of Council.

3.13.5 CARETAKER'S PREMISES

The erection of a caretaker's cottage shall be permitted subject to Council's approval and the following restrictions:

- (i) The caretaker's cottage, complete with outbuildings, shall not exceed 90m² and 1 storey, and shall form part of the permitted coverage of the industrial zone in which it is located;
- (ii) Occupation of the said cottage shall be on a non-permanent basis and restricted to security personnel;
- (iii) The said cottage shall be free-standing and shall be subject to the same building lines as the industrial zone in which it is located; and
- (iv) If the function of a caretaker's cottage is ceased, the structure shall only be utilised for purposes permitted in the industrial zone in which it is located.

3.13.6 INDUSTRIAL CAFÉ

Maximum of 100m² floor space including storage.