

### 3.4 RESIDENTIAL ZONE III : (SINGLE RESIDENTIAL)

#### 3.4.1 COLOUR NOTATION : Residential IIIA - Yellow-brown

Residential IIIB – Yellow

Residential IIIC – Yellow with wide black hatching

Primary Usage : Dwelling house, second dwelling unit

Consent Uses : Day care centre

#### 3.4.2 LAND USE RESTRICTIONS

There are three density zones in the single residential zone III. The Land Use Restrictions applicable to each zone are indicated in the table below :

	Density Zone A	Density Zone B	Density Zone C
Minimum Erf Size	150m <sup>2</sup>	500m <sup>2</sup>	1 200m <sup>2</sup>
Normal Erf Size Range	150 – 499m <sup>2</sup>	500 – 1 199m <sup>2</sup>	> 1 200m <sup>2</sup>
Minimum Road Reserve Width	12,0m	13,0m	13,0m
Street Building Line	3,0m	4,5m	4,5m
Rear Building Line	2,0m	2,0m	2,0m
Side Building Line	1,0m	2,0m	2,0m
Coverage	66%	50%	50%
Maximum Height	2 Storeys	2 Storeys	2 Storeys

#### Minimum Developable Area of an Erf:

Please note that the developable area of an erf, within each of the density zones (A, B or C), may not be less than 75% of the minimum erf size stipulated for each density zone.

#### Additional Height Restrictions:

No point of a building shall exceed a vertical distance above the grade line of:

- 6m – in the case of flat roofed buildings, or
- 8m – in the case of inclined or pitched roofed buildings, and only the roof structure may exceed 6m above the grade line;

provided that chimneys, flues and antennae are exempt from this height restriction.

Parking: At least 1 parking space per land unit or dwelling unit, on the land unit.

Street: Roads must be Public Roads

#### 3.4.3 NOTWITHSTANDING PARAGRAPH 3.4.2

- (a) An eaves projection may exceed the prescribed street, side or rear building line by at most 1m.
- (b) The Council may approve the erection of an outbuilding that exceeds the side and rear building line by means of a departure subject to:

- (i) compliance with the street building line;
  - (ii) no doors or windows being permitted in any wall situated within 1 meter of such building line; and
  - (iii) consent of the affected neighbours.
- (c) The Council may also permit the erection of screen and yard walls and pergolas or similar unroofed ornamental structures within the building lines of the erf subject to such structures being erected in such manner and of such dimensions as in the opinion of the Council would not be likely to cause injury to the amenities of neighbouring properties, provided that the heights of such structures shall not exceed 1,8m unless accompanied by a building plan.
- (d) The fixing of building lines will be subject to Section 4.20.
- (e) No portion of a swimming pool may be erected nearer to the erf boundary than the maximum depth of the pool, or 2,0m, whichever is the more restrictive.

#### 3.4.4 **ADDITIONAL RIGHTS PERTAINING TO RESIDENTIAL USAGE**

##### 3.4.4.1 **Occupational Practice**

Without prejudice to any powers of the Council under any law, nothing in the zoning scheme shall be construed as prohibiting or restricting the utilisation of a portion of the dwelling unit for the purposes of occupational practice, provided that the requirements of the Policy for Occupational Practice in a Dwelling Unit as contained in Annexure G, are complied with.

##### 3.4.4.2 **Second Dwelling Unit**

Nothing in the scheme, in respect of any land unit on which there is a right to erect one dwelling house, shall prohibit or restrict the erection of a second dwelling unit, provided that the requirements of the Policy for the Erection of a Second Dwelling Unit as contained in Annexure D, are complied with.

##### 3.4.4.3 **Letting**

No part of any dwelling, nor any additional free-standing building which may be erected for use in conjunction with such dwelling, may be used as a separate tenement.

Provided that this sub-regulation shall not restrict Council from granting its approval to the use of a dwelling as a boarding house where such a dwelling is situated in a use zone where boarding houses may be erected and used, and provided further that the permission of Council shall not, in terms of this Scheme, be required for the lodging of five or fewer persons in a dwelling.

Provided that:

- i) No person shall use or cause or permit to be used as a dwelling, any room, group of rooms or building which does not constitute a habitable room.
- ii) Adequate off-street parking shall be provided for lodgers and tenants.

##### 3.4.4.4 **Bed and Breakfast Establishment and Guest-houses**

No structure for the housing of animals may be erected in this zone, nearer than 45m to any boundary or any building used for human habitation.

3.3.5 HOME OWNERS' ASSOCIATION

In terms of Section 29, of the Land Use Planning Ordinance, upon subdivision and rezoning of a property to Residential Zone II, it will be required that a Home Owners Association be established to take responsibility for all matters of common interest.

3.3.6 ZONING OF COMMON PROPERTY

Upon subdivision and rezoning of any property in the Limited Development Area (as determined by the approved Spatial Development Framework or Local Spatial Development Framework), the remainder of the property, meaning all land not subdivided and rezoned to Residential Zone II, shall be registered as Common Property and be Zoned to Open Space Zone II or III.