

**ZONE: GENERAL RESIDENTIAL 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for higher density on all types of residential accommodation.  
A wide range of ancillary uses which service the day to day needs of a residential community.

**MAP COLOUR REFERENCE:** DARK BROWN

**MAP REFERENCE:** SS/05/2012

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Chalet Development</li> <li>• Conservation Area</li> <li>• <b>*Dwelling House</b></li> <li>• Flat</li> <li>• Hotel</li> <li>• <b>*Multiple Unit Development</b></li> <li>• Retirement Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Telecommunications Infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• <b>*Health Studio</b></li> <li>• Institution</li> <li>• Laundry</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Private Open Space</li> <li>• <b>*Restaurant / Fast Food Outlet</b></li> <li>• <b>*Shop</b></li> <li>• Special Building</li> <li>• Student Residence</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>• Arts and Crafts Workshop</li> <li>• Beach Amenity Facility</li> <li>• Betting Depot</li> <li>• <b>Bullder's Yard</b></li> <li>• Car Wash</li> <li>• Cemetery/ Crematorium</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dive Charter</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Golf Driving Range</li> <li>• Government / Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> </ul>	<ul style="list-style-type: none"> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <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 of Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Transport Use</li> <li>• Truck Stop</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping at the discretion of the eThekweni Municipality.
2. **\*A Dwelling House shall have a Floor Area Ratio of 0.4, Coverage of 40 % and a Height of 3 storeys.**
3. **Amanzimtoti:** Uses other than a Flat shall have a Floor Area Ratio of 0.5, Coverage of 50% and Height of 3 storeys.
4. **\*Multi-Unit Development shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.**
5. **\*Shop/Restaurant/Fast Food Outlet restricted to ground floor in a Flat only**
6. Where an Erf is used exclusively for a Dwelling House the sides and rear spaces shall 2.0 metres.
7. **\*A Health Studio may be permitted for the exclusive use of the residents only.**
8. The maximum coverage maybe increased by not more than 10% of the area of the site solely for the purpose of providing covered parking.

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FAR
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	4.5 m	N/A	1800 m <sup>2</sup>	N/A	40 %	2.0
Isipingo/Umkomaas/ Umbogintwini/ Kingsburgh	7.5 m	4.5 m	N/A	1 800 m <sup>2</sup>	5	40 %	1.0
Other Areas	7.5m	4.5m	N/A	1800m <sup>2</sup>	3	30%	0.35