

**ZONE: GENERAL RESIDENTIAL 2**

**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 community.

**MAP COLOUR REFERENCE:** BROWN VERTICAL HATCH

**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>• *Dwelling House</li> <li>• Flat</li> <li>• Hotel</li> <li>• *Multiple Unit Development</li> <li>• Retirement Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Telecommunications Infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• *Health Studio</li> <li>• Institution</li> <li>• Laundry</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• *Office</li> <li>• Private Open Space</li> <li>• *Restaurant / Fast Food Outlet</li> <li>• *Shop</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>• Builder's Yard</li> <li>• Bus and Taxi Depot</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> <li>• Industry - Noxious</li> </ul>	<ul style="list-style-type: none"> <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 - 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: a Floor Area Ratio of 0.5 and Coverage 50 shall apply. In this zone a 4.5 metre side space requirement applies except for the south-eastern boundaries of the Erven, where there shall be a 6 metre side space.
4. Shop/Restaurant/Fast Food Outlet restricted to the ground floor in a Flat only.
5. \*Offices shall be permitted if incorporated in a block of Flats with a maximum Floor Area Ratio 0.4 Such usage to be restricted to the ground and first floor and on Erven on the east side of Beach Road between Shad Place and the Amanzimtoti River Lagoon (Erven 1661-668).
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.
9. \*Multi-Unit Development shall have a Floor Area Ratio of 0.5, Coverage of 40% and Height of 2 storeys.

**DEVELOPMENT PARAMETERS**

DISTRICT	SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Amanzimtoti	7.5 m	4.5 m	N/A	2000 m <sup>2</sup>	N/A	40%	2.45
Isipingo/Kingsburgh	7.5 m	4.5 m	N/A	1 800 m <sup>2</sup>	6	40 %	0.75
Other Areas	7.5m	4.5m	N/A	1800 m <sup>2</sup>	3	40%	0.40