

7.2 BUSINESS ZONE 3: LOCAL BUSINESS (B3)

Use of the property

7.2.1 The following use restrictions apply to property in this zone:

- a) **Primary uses** are: shops, dwelling unit (above ground floor) in accordance with 6.3.2, flats (above ground floor), offices, restaurant, caretaker's accommodation and self-catering.
- b) **Consent uses** are: bottle store, business premises, clinic, conference facility, dwelling unit (on ground floor) in accordance with 6.3.2, flats (on ground floor), town housing in accordance with 6.3.2, tourist accommodation, hotel, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, sale of alcoholic beverages, service station, service trade and transmission apparatus (subject to the provisions of Chapter 16.10).

Development parameters

7.2.2 The following development parameters apply:

a) Coverage

The maximum coverage for all buildings on the land unit is 75%.

b) Floor factor

The maximum floor factor is 1.5.

c) Height

- (i) The maximum height of a building, measured from the base level to the top of the structure, is 8,5 m.
- (ii) The maximum number of storeys is 2.

d) Setback

- (i) The Municipality may require that all buildings and structures on the property are set back at least 6,5 m from the centre line of the street.
- (ii) Where special circumstances exist, the Municipality may require a greater setback.
- (iii) The general provisions of 16.2 apply.

e) Building lines

- (i) the street building line is 0 m, provided that a 5,0 m building line applies where fuel pumps are erected;
- (ii) the side building line is 0 m, provided that where any Business Zone 3 abuts another zone, the side building line is 3,0 m;
- (iii) the rear building line is 3,0 m, provided that where any Business Zone 3 abuts another zone, the rear building line is 3,0 m; and
- (iv) provided that the Municipality may require more restrictive building lines in the interests of public health or safety or the environment or in order to enforce any applicable law or right; and
- (v) the building line exemptions in 16.1 apply.

f) Window and door placement

- (i) Where a 0 m building line applies and where a wall of a building is erected 1,0 m or less from the side or rear building line, no door or window shall be permitted in the wall concerned.
- (ii) Any portion of the building which contains a door or window onto a side or rear boundary shall be at least 1,5 m away from such boundary.

g) Parking and access

Parking and access shall be provided on the land unit in accordance with 17.1.

h) Loading bays

Loading bays must be provided on the land unit in accordance with 17.2.

i) Screening

(i) The Municipality may require screening in accordance with 16.7.

(ii) Where a Business Zone 3 abuts a residential zone, the Municipality may require a suitable wall of no less than 1,8 m in height to be erected on the common boundary.

Service station

7.2.3 The development parameters of 7.3 apply.

Site development plan

7.2.4 The Municipality may require that a site development plan be submitted for approval in accordance with 16.3.