

DEVELOPMENT / CONTROL PARAMETERS : SINGLE RESIDENTIAL

1. PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED:
Dwelling house
2. PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE SPECIAL CONSENT OF THE COUNCIL:
Places of Public worship, Social Halls, Places of Instruction, Special Buildings.
3. BUILDING LINES:
 - (i) Street building line:- 4,5m
 - (ii) Lateral and rear building lines:- 3,0m
4. MAXIMUM COVERAGE: 50%
5. MAXIMUM HEIGHT OF BUILDINGS: Not specified
6. ROOFING MATERIALS:

Roofing material not to be used in respect of any building erected in the Municipal area of Uitenhage, shall be as set out below:

 - (a) In the townships designated as Extensions 52 and 62 (Winterhoek Park and Extensions):
Iron or asbestos (fibre-cement) profile roof sheeting, unless repainted or colour during the manufacturing process, shall not be permitted on any building and all buildings on any erf shall be roofed with the same roofing material.
 - (iii) in the townships designated as Janssendam, Extension 3 (Levyvale), Extension 33, 36 and 46 (Vanes Estate and Extensions), Extensions 44 and 60 (Strelitzia Park and Extensions):
Iron or asbestos (fibre-cement) profile roof sheeting, (unless repainted or coloured during the manufacturing process) shall not be permitted on any building except the outbuilding(s).

2ND DWELLING UNITS - UITENHAGE

That second dwelling units be permitted on all erven which are presently zoned for "Single Residential" purposes, subject to the following:

- i) A written application with building plans being submitted to Council for consideration accompanied by the written consent of the surrounding owners, indicating that they have seen and accepted the proposals as depicted on the building plans.

- ii) That the erection of a second dwelling unit be subject to the following conditions:

- a) the gross floor area of a second dwelling unit on erven smaller than 500m² shall not exceed the gross floor area of the main unit.
- b) The gross floor area of a second dwelling unit on erven between 501m² and 1000m² shall not exceed 75% of the gross floor area of the main unit.
- c) The gross floor area of a second dwelling unit on erven of 1001m² and bigger shall not exceed one half (50%) of the gross floor area of the main unit.
- d) The maximum floor area permitted will be as follows:

Eft size	500m ² and smaller	-	50m ²
	501m ² to 1000m ²	-	100m ²
	1001m ² and bigger	-	120m ²

- e) Such a dwelling unit shall be constructed to be in keeping with the main unit in respect of building materials.

- iii) That not more than two (2) dwelling units may be erected on an erf zoned for "Single Residential" purposes, provided that

- a) bona fide servant's quarters shall not be regarded as being a dwelling unit;
- b) it is not a requirement that second dwelling units be provided with cooking facilities;
- c) the second dwelling unit may be an integral part of the primary unit, or attached to the primary unit or a free-standing building.

- iv) Any restrictive conditions contained in the title deed of the property, which prohibits the erection of two dwelling units on the erf would have to be removed before any application can be approved.

- v) The approval of a building plan to erect a second dwelling unit on an erf shall not imply that any subsequent application for cadastral subdivision will be granted.

- vi) At least one open or covered parking bay, other than that serving the primary unit, shall be provided on the site for the exclusive use of the residents of the second dwelling unit.

- vii) Only one (1) water connection with one (1) water meter will be provided per erf. Should the owner require a second water meter, he will have to provide a sub-meter at his cost and should this necessitate the upgrading of the existing connection he will also be liable for all costs in this regard.

- viii) Only one (1) electrical connection with one (1) meter will be provided per erf. Should the owner require a second meter, he will have to provide a sub-meter at his cost and should this necessitate the upgrading of the existing connection he will also be liable for all costs in this regard.

- (ix) That charges for sewerage will be levied separately for the second dwelling unit although both units will make use of the same sewer connection. Only in exceptional circumstances will a separate connection be provided for the second dwelling unit in terms of Council's drainage regulations.
- (x) That charges in respect of the refuse removal service will be levied separately for the second dwelling unit.
- (xi) In considering any application for a second dwelling it must be considered and established that the existing services and facilities are capable of coping with the additional load resulting from the increased density of houses.