

## 25. Business Zone 1

| Land Use Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Business        |                                                                                                                                                                                                                                                                                                                                                                  |          |
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| Zoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Business Zone 1 |                                                                                                                                                                                                                                                                                                                                                                  |          |
| Purpose of Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 |                                                                                                                                                                                                                                                                                                                                                                  |          |
| <ul style="list-style-type: none"><li>Includes a wide range of land uses such as business, residential and community uses but excludes industrial development with relatively few restrictions in order to promote urban vitality and economic growth.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                                                                                                                                                                                                                                                                                                                                  |          |
| Primary Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                                                                                                                                                                                                                                                                                                                                  |          |
| <ul style="list-style-type: none"><li>Animal Care Centre</li><li>Boarding House</li><li>Business Premises</li><li>Filling Station</li><li>Flat</li><li>Function Venue</li><li>Funeral Parlour</li><li>Guest House</li><li>Hotel</li><li>Institution</li><li>Liquor Outlet</li><li>Medical Use</li><li>Motor Service Centre</li><li>Office</li><li>Old Age Home</li><li>Place of Instruction</li><li>Public Garage</li><li>Residential Building</li><li>Restaurant</li><li>Social Housing</li><li>Sport Facility</li><li>Transport Facility</li><li>Wellness Centre</li><li>Workshop</li></ul>                                                                                                                                  |                 |                                                                                                                                                                                                                                                                                                                                                                  |          |
| Additional Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | Consent Uses                                                                                                                                                                                                                                                                                                                                                     |          |
| <ul style="list-style-type: none"><li>None</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 | <ul style="list-style-type: none"><li>Builders Yard</li><li>Depot</li><li>Freestanding Base Telecommunication Station</li><li>Place of Worship</li><li>Place of Entertainment</li><li>Recreation Facility</li><li>Renewable Energy Facility</li><li>Rooftop Base Telecommunication Station</li><li>Scrap Yard</li><li>Shooting Range</li><li>Warehouse</li></ul> |          |
| Development Parameters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |                                                                                                                                                                                                                                                                                                                                                                  |          |
| Building Lines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Height                                                                                                                                                                                                                                                                                                                                                           | Coverage |
| Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Lateral & Rear  |                                                                                                                                                                                                                                                                                                                                                                  |          |
| 0 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0 m             | No restriction, unless specified by SDF or LSDF                                                                                                                                                                                                                                                                                                                  | 100 %    |
| General Provisions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |                                                                                                                                                                                                                                                                                                                                                                  |          |
| <p>(1) Where a Land Unit zoned for Business Zone 1 purposes has a common boundary with another Land Unit which is not so zoned, the Municipality may require a 2.1-metre-high wall to be erected to the satisfaction of the Municipality, along the common boundary.</p> <p>(2) If a Land Unit zoned for Business Zone 1 purposes abuts a residential zone, the lateral and rear building lines on the common boundary applicable to the abutting residential zoned Erf shall apply.</p> <p>(3) The Municipality's Spatial Development Framework must recognise that the intensive nature of the business activities or the scale of the operation could generate some negative impact on adjacent residential properties.</p> |                 |                                                                                                                                                                                                                                                                                                                                                                  |          |