



DEVELOPMENT RULES FOR AFFORDABLE RENTAL FLATS (ARF's) FOR RESIDENTIAL 1 (R1)



5.1

The following questions will inform you as to how you will be able to develop on your property

1 WHAT ZONING DOES MY PROPERTY HAVE?

To know if you can develop ARFs on your property, you will need to know the zoning of your property. If it is not one of the zonings below, you may not be able to develop ARFs without a Land Use Management application to rezone your property.

- Residential 1 (Single Residential 1)
- Residential 2 (Single Residential 2)
- Local Business 1

2 WHAT SIZE IS MY PROPERTY?

To know how you can develop on your property, you will need to understand the size and restrictions of your property.

- Smaller than 200m²
- Bigger than 200m² but smaller than 350m²
- Bigger than 350m² but smaller than 650m²
- Bigger than 650m² but smaller than 1000m²
- Bigger than 1000m² but smaller than 2000m²
- Bigger than 2000m²

3 AM I DEVELOPING ON A PROPERTY WITH AN EXISTING HOUSE OR AN EMPTY SITE?

If you have an existing single dwelling unit (with no additional dwellings) on your property, you can only develop up to **8 units or maximum 160m²** (which ever is most restrictive). If your property is **vacant**, you can develop up to **12 units or 240m²**.

4 WHAT DO I NEED TO CONSIDER WHEN I WANT TO DEVELOP ON MY PROPERTY?

- Is it possible to develop **1m away from any boundary**?
- Is it possible to develop **1,5m away from a common boundary** if I want a window or door on the second storey?
- Is it possible to develop **1m away from the existing dwelling** on the property?
- Will there be space for parking other than the parking for the main dwelling (compulsory parking)?

Note: Although there is no parking requirement for Affordable Rental Flats, it may be required by the City of Cape Town.

5 WHAT SHOULD MY DEVELOPMENT LOOK LIKE?

The **Urban Design Guidelines** have 3D drawings that better illustrate ideas you could use and consider when designing your building.

6 WHAT ALL CAN I DEVELOP ON MY PROPERTY?

The **Municipal Planning By-Law (MPBL, 2025)** allows you to develop any of your **primary use rights** and **additional use rights**. Consent uses may also be developed but you would need approval from Council.

7 HOW WILL I KNOW IF I CAN DEVELOP ARFS ON MY PROPERTY?

Please see **leaflet 3** of this series; "Can I Build Affordable Rental Flats (ARF's) on my Property" or find out by the **Local Planning Support** team, bringing along the appropriate documentation.

ROAD MAP



Local Planning Support Contact Details:

+27 (0)21 400 1103



LPS@capetown.gov.za

8 WHAT ARE THE RIGHTS THAT I HAVE ON MY RESIDENTIAL 1 (R1) ZONED PROPERTY?

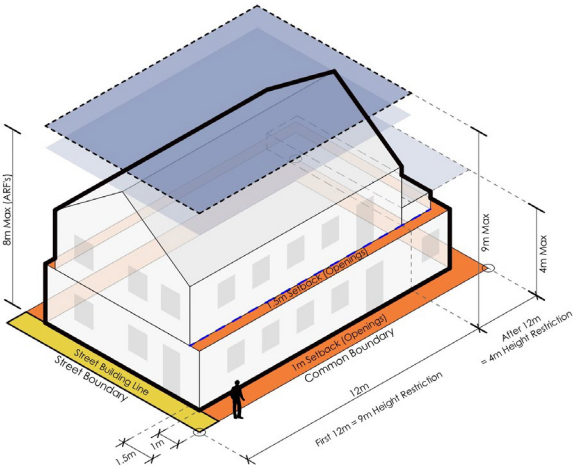
PRIMARY USES:
Dwelling house, private road, micro wind turbine, structure-mounted energy system and additional use rights.

ADDITIONAL USE RIGHTS:
Home occupation, bed and breakfast establishment, second dwelling, third dwelling, filming, affordable rental flat, supplementary dwelling unit, small-scale wind turbine, place of instruction (with not more than 34 children) and home childcare, subject to the conditions.

CONSENT USES:
Utility services, place of instruction, place of worship, house shop, institution, guest house, minor rooftop base telecommunication station, rooftop base telecommunication station, wind turbine infrastructure, open space, urban agriculture, halfway house, electric vehicle charging station, small-scale animal care centre, chancery, boarding house, ground mounted energy system, commune, clinic, small-scale wind turbine (only for properties smaller than 650m2), informal trading and veterinary practice.

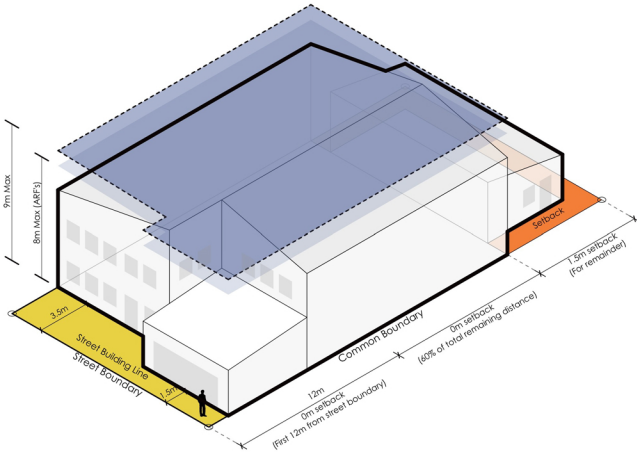
***Note:** An affordable rental flat may only be developed or permitted on a property where a second dwelling, third dwelling or supplementary dwelling unit has not been developed. An affordable rental flat consists of two or more rental units.*

WHAT DOES THIS MEAN?
On a property that is zoned Residential 1: Conventional Housing, you have the right to have any of the above on your property. Each use and additional use has its own set of requirements, which can be advised on by the LPS team or a professional. Consent uses require approval by the City of Cape Town via an application and come with its own requirements for each consent use.



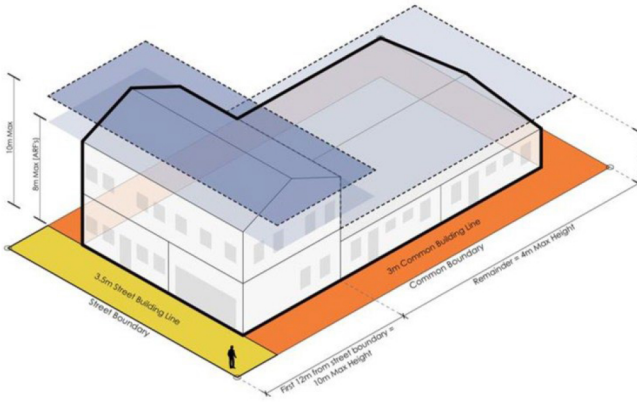
Size	≤ 200m²	>200m² but ≤ 350m²
Height	9m within first 12m from the street, thereafter 4m along the 3m common building line.	
ARF Height	ARFs can only be 8m high or can only be 2 storeys.	
Floor Factor	1,0	1,0
Coverage	80%	80%
Street Build line	1m	1,5m
Common Build line	0m	0m
Window and Door	Ground floor: 1m away from common boundaries or buildings. Upper floors: 1,5m away from common boundaries or buildings.	
Parking	According to the By-law, no parking is required for ARFs, however it is up to the City to determine such parking requirements.	

Coverage means that you will have to leave a certain **percentage of your property open**.



Size	>350m² but ≤ 650m²
Height	9m within first 12m from the street, thereafter 4m along the 3m common building line
ARF Height	ARFs can only be 8m high or can only be 2 storeys.
Floor Factor	1,0
Coverage	75%
Street Build line	3,5m
Common Build line	0,0m for 12m from street boundary 0,0m for 60% of space, then 1,5m for the remainder
Window and Door	Ground floor: 1m away from common boundaries or buildings. Upper floors: 1,5m away from common boundaries or buildings.
Parking	According to the By-law, no parking is required for ARFs, however it is up to the City to determine such parking requirements.

Floor factor means that you cannot have more floor space than space on your property, **e.g.** if your property is 500m², you cannot have more than 500m² of floor space.



Size	>650m² but < 1000m²	>1000m² but < 2000m²	> 2000m²
Height	10m for 12m from street boundary, 4m thereafter		
ARF Height	ARFs can only be 8m high or can only be 2 storeys.		
Floor Space	1500m²	1500m²	1500m²
Street Build line	3,5m	4,5m	6m
Common Build line	3m	3m	6m
Window and Door	Ground floor: 1m away from common boundaries or buildings. Upper floors: 1,5m away from common boundaries or buildings.		
Parking	According to the By-law, no parking is required for ARFs, however it is up to the City to determine such parking requirements.		

Floor space restriction means that you can only have 1500m2 of floor area