



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT RULES FOR AFFORDABLE RENTAL FLATS (ARF's) IN RESIDENTIAL 2 (R2)



5.2

Making progress possible. Together.

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

1 WHAT IS RESIDENTIAL 2 (R2)?

Residential 2 zoning facilitates upgrading and incremental housing from an informal settlement to a formal settlement.

2 CAN I BUILD AN ARF ON MY PROPERTY?

Yes, an ARF is permitted as an additional land use right – subject to conditions.

3 CAN I HAVE A HOUSE SHOP AND AN ARF?

Yes, both a house shop (conducted from a dwelling house or outbuilding) and an ARF can be developed on a property - subject to conditions.

4 CAN I OPEN A SMALL RESTAURANT ON MY PROPERTY?

A restaurant is a consent land use right that the City must grant approval for.

5 WHAT IS THE MAXIMUM NUMBER OF UNITS I CAN BUILD ON MY PROPERTY?

On an empty site, you may build up to 12 units at a max floor area of 240m², or 8 units at a max floor area of 160m² with an existing dwelling unit. Note that the most restrictive condition applies.

6 WHAT IS THE DIFFERENCE BETWEEN A SECOND DWELLING AND AN AFFORDABLE RENTAL FLAT?

A second dwelling is a primary land use right that is permitted without the need to obtain the City's land use approval.

An ARF is a set of small-scale dwelling units on a property (min 2 units). these are often more affordable rental options.

Regardless of the land use right, building plan approval must be obtained from the City before construction may begin.

7 WHAT DO I NEED TO SUBMIT TO THE CITY BEFORE I START BUILDING ARFs?

You will need to submit a building plan application to the City's e-services portal. Building plan approval must be obtained before construction may begin.

8 WHAT ELSE DO I NEED TO BE AWARE OF?

The development rules determine: floor factor, maximum height above EGL, street boundary setback, common boundary setback and coverage. These are illustrated on the following pages.

ROAD MAP



Local Planning Support Contact Details:

+27 (0)21 400 1103

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9 HOW CAN I USE MY R2 PROPERTY?

PRIMARY USE RIGHTS:

Dwelling house, second dwelling, utility service, private road, urban agriculture, open space, electric vehicle charging stations, micro wind turbine, structure-mounted energy system and additional use rights.

ADDITIONAL USE RIGHTS:

Shelter, house shop, home occupation, bed and breakfast establishment, home childcare, informal trading, third dwelling, filming, supplementary dwelling unit, affordable rental flat, small-scale wind turbine and any educational, religious, occupational or business purpose excluding the sale of alcoholic beverages, subject to conditions .

CONSENT USES:

Group housing, boarding house, place of worship, institution, clinic, place of assembly, place of instruction, office, restaurant, guesthouse, place of entertainment, service trade, authority use, minor roof top base telecommunication station, rooftop base telecommunication station, wind turbine infrastructure, veterinary practice, informal trading, chancery, small-scale animal care centre, flat, ground-mounted energy system and halfway house.

10 WHAT IS A PRIMARY USE, ADDITIONAL USE AND CONSENT USE?

Primary use means any land use that is permitted without the need to obtain the City's land use approval.

Additional use is permitted in a particular zoning without the approval of the City provided that any conditions or provisions are adhered to.

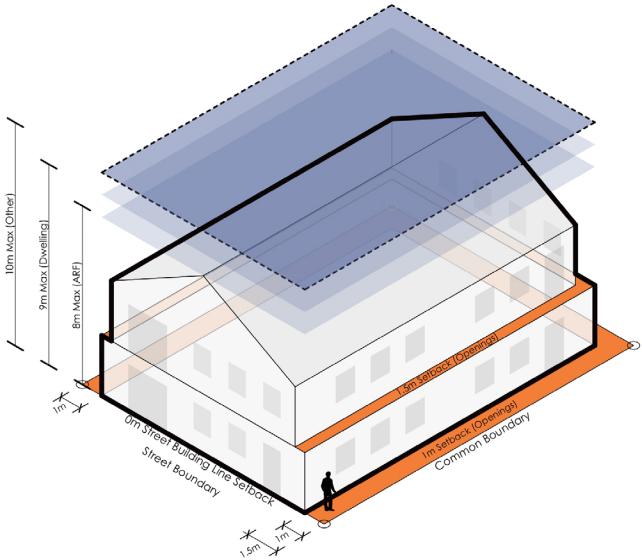
Consent use is only permitted if the City grants approval for such a use.

Note: Regardless of the type of land use, building plan approval must be obtained for any new or altered structures.

11 DO I NEED PARKING FOR ARFs ON AN R2 PROPERTY?

There is no specific parking requirement for ARFs, however it is up to the City to determine if parking is required.

PARKING REQUIREMENTS	
Shelter	None
Dwelling house	One bay, if required by the City (None on erven <100m ²)
Second dwelling, third dwelling, supplementary dwelling unit, , home occupation	None
Other primary or consent uses	As required by the City



DEVELOPMENT RULES FOR RESIDENTIAL 2 (R2)	
Height	9m for dwelling units & 10m for other buildings
Floor Factor	2.0
Coverage	N/A
Street Building Line	0.0m
Common Building Line	0.0m Where 4 dwelling units are attached 1m setback is required (where no formal township exists) City may require 2.5m between each dwelling
Window and Door	1m away from any common boundary (where a formal township exists)

AFFORDABLE RENTAL FLATS Applicable all property sizes	
Height	8m or two stories, which ever is most restrictive
8 units + dwelling house or 160m ² , which ever is most restrictive	
12 units and no dwelling house or 240m ² , which ever is most restrictive	

Note: The definitions below explain the terms commonly used in the development rules.

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

For the R2 zone, **floor factor** means you can double the floor space on your property, e.g. if your property is 500m² with a permissible floor factor of 2.0, you can have 1000m² floor space.