



DEVELOPMENT RULES FOR AFFORDABLE RENTAL FLATS (ARFs) IN LOCAL BUSINESS 1 (LB1)



5.2

The following questions will inform you whether Affordable Rental Flats (ARFs) are a good option on your property:

1 CAN I HAVE ARFs AND A SMALL BUSINESS ON MY PROPERTY?

Yes, provided the proposed use is permitted as a primary or additional land use right.

2 WHAT TYPE OF BUSINESS USES ARE ALLOWED ON MY PROPERTY?

According to the By-law, the allowed uses are office, child care, home occupation, house shop and filming - as per the primary and additional use rights (subject to various conditions).

More options are available under consent use, however these require land use approval.

3 HOW MANY BUSINESSES CAN I HAVE WITH AN ARF ON MY PROPERTY?

Provided that the land use is permitted by the Bylaw, there is no limit. Note that no second, third or supplementary dwelling units will be permitted with ARF's.

4 CAN ARFs HOUSE WORKERS FOR A BUSINESS ON THE SAME PROPERTY OR NEAR BY?

Yes, this kind of combination is possible

5 WHERE CAN I FIND VISUAL IDEAS FOR MY PROPERTY?

The Urban Design Guidelines has 3D drawings that illustrate ideas that you could use on your property.

6 WHAT ARE MY PROPERTY RIGHTS?

A PRIMARY USE RIGHTS:

Office, dwelling house, boarding house, utility service, flats, filming, electric vehicle charging stations, micro wind turbine, structure-mounted energy system and additional use rights.

ADDITIONAL USE RIGHTS:

Additional use rights which may be exercised by the occupant of a dwelling house are second dwelling, home occupation or house shop or bed and breakfast establishment, supplementary dwelling unit, affordable rental flat, small-scale wind turbine (only for land unit areas of equal or greater than 650m²) or home childcare subject to conditions.

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.

CONSENT USES:

Place of instruction, place of worship, institution, clinic, place of assembly, guest house, shop, informal trading, service trade, rooftop base telecommunication station, wind turbine infrastructure, veterinary practice, chancery, restaurant, ground-mounted energy system, small-scale wind turbine (only for land unit areas less than 650m²), small-scale animal care centre and halfway house.

Note: Please refer to the Glossary for definitions.

ROAD MAP



Local Planning Support Contact Details:

+27 (0)21 400 1103



LPS@capetown.gov.za

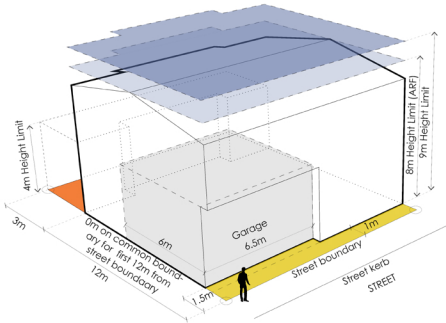
7 DO I NEED PARKING FOR A SMALL BUSINESS AND ARFS?

It depends on the type of land use, for which parking is generally required. Notably, no parking is required for ARFs, however it is up to the City to determine such parking requirements.

LAND USE	STANDARD AREA	PT1 AREA	PT2 AREA
Main dwelling house	2 bays, (1 bay for erven < 350 m2)	1 bay	Nil
House Shop	Nil	Nil	Nil
Office	4 bays per 100 m² GLA	2,5 bays per 100 m² GLA	Nil

8 WHAT ELSE DO I NEED TO BE AWARE OF?

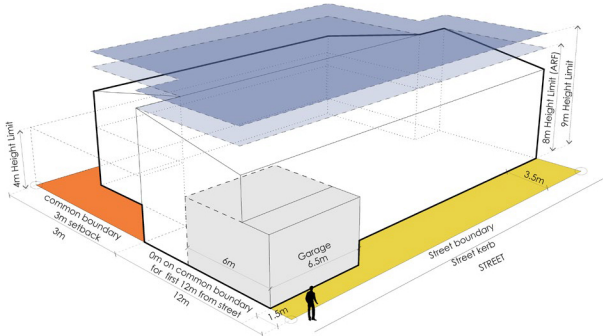
The development envelope rules determine: floor factor, maximum height above EGL, street boundary setback, common boundary setback and coverage. These are illustrated on the following pages.



LB1 DEVELOPMENT RULES FOR PROPERTIES ≤ 200m²

Max height above EGL	9m
Floor Factor	1.0
Street Building Line	1m
Common Building Line	0,0m for first 12,0m along every common boundary measured perpendicular from street boundary and 0,0m for 60% of total remaining linear distance along all common boundaries around land unit and 3,0m for remainder; subject to conditions.

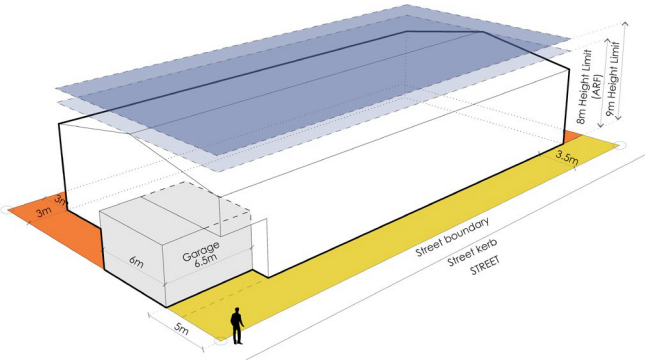
Coverage means that you will have to leave a certain percentage of your property open.



LB1 DEVELOPMENT RULES FOR PROPERTIES > 200m² - 350m² AND > 350m² - 650m²

Max height above EGL	9m
Floor Factor	1.0
Street Building Line	3,5m
Common Building Line	0,0m for first 12,0m along every common boundary measured perpendicular from street boundary and 0,0m for 60% of total remaining linear distance along all common boundaries around land unit and 3,0m for remainder; subject to conditions.

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



LB1 DEVELOPMENT RULES FOR PROPERTIES > 650m² up to 1000m² AND > 1000m²

Max height above EGL	9m
Floor Factor	1.0
Street Building Line	3,5m
Common Building Line	3m

AFFORDABLE RENTAL FLATS
Applicable all property sizes

Height	8m or two stories
8 units + dwelling house or	160m²
12 units and no dwelling house or	240m²

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