

3.3.2 LIGHT INDUSTRY

STATEMENT OF INTENT: To provide, preserve, use land or buildings for low impact mix of industrial activities and services and maybe be an interface to high impact industrial areas or as independent entities. Commercial activities such as factory shop, wholesale and shops are permitted at the discretion of the Municipality. Extractive and noxious industrial activities are prohibited on this zone.							SCHEME MAP NOTATION:	
							FILL	BORDER
USE OF LAND AND BUILDINGS								
COLUMN 1	COLUMN 2			COLUMN 3	ADDITIONAL CONTROLS			
FREE ENTRY USES	SPECIAL CONSENT USES			SPECIAL CONSENT USES (MAY BE WAIVED IF NEIGHBOURS CONSENT IS OBTAINED)				
<ul style="list-style-type: none"> Commercial Workshop Light Industrial Building Service Industrial Building Warehouse Launderette 	<ul style="list-style-type: none"> Funeral Parlour Garage Parking Garage Private Recreation Area Recreational Building Recycling Depot Restaurant Service Station Shop (Ancillary to the main use) 			<ul style="list-style-type: none"> Agricultural Industry 	<ul style="list-style-type: none"> No Erf used for a Service Station or Garage shall be less than 1800 m² in extent. Any development shall be subject to the Municipality being satisfied with regard to the arrangements for the disposal of sewage and waste products. Parking and loading accommodation for motor vehicles to be provided on the erf as set out in Clause 2.13. Where a street building line is laid down in an Industrial Zone, no building, boundary walls and fences shall be erected between the building line and the street boundary. The area between such street building line and street boundary is to be landscaped by the owner or occupier of the erf to the satisfaction of the Municipality and may not be used for the storage of goods, parking of motor vehicles, depositing of refuse or any other use which, in the opinion of the Municipality will detract from the visual amenities of the area. 			
PROHIBITED USES: Building and land uses not included in columns 1 to 3 above.								
DEVELOPMENT CONTROLS								
MINIMUM ERF SIZE	UNITS PER HECTARE	FRONTAGE	BUILDING LINE	SIDE SPACE	REAR SPACE	HEIGHT	COVERAGE	FAR
900m ²	N/A	18m	7,5m	3m	3m	3	75%	2,25