

Limited Mixed Use

Notation:	STATEMENT OF INTENT: This zone makes provision for the development and management of land in and around the CBD and other designated areas. The zone permits a limited range of land uses combining commercial, trade, office, administration, residential and low impact commercial activities and developments.					
LAND USE CONTROLS						
Permitted Uses		Consent Uses			Prohibited Uses	
8. Arts and Craft Centre 29. Dwelling House 42. Hotel (Licensed) 46. Laundrette 52. Nursery Garden 53. Office Building 60. Place of Public Assembly 62. Private Recreation Area 72. Restaurant 78. Shop		13. Betting Depot 17. Carwash Facility 21. Commercial Building 24. Composite Building 34. Funeral Parlour 50. Medical Centre 55. Office - Public 66. Public Parking Area 69. Recreational Building 83. Veterinary Purposes			Buildings and land uses not listed in the other two columns.	
DEVELOPMENT CONTROLS						
Height (Storey)	Intensity (Min. Erf)	Coverage (%)	FAR	Building Line (m)	Side space (m)	Rear Space (m)
3	1300m ²	50%	0.5	7.5m	2m	2m
ADDITIONAL CONTROLS						
Riders						
Nil						
Parking Requirements						
<ol style="list-style-type: none"> For every residential building, there shall be provided 1 garage or- covered parking space for each dwelling unit. In addition, there shall be provided a suitable area for visitors parking at the rate of 1 car space for every 2 dwelling units, and a loading and unloading area with suitable access to the satisfaction of the Municipality. For every building intended for shopping use there shall be provided 1 car space off the street for each 50m² or major portion thereof for the gross shop area. For every building intended for office use there shall be provided 1 car space for each 65m² or major portion thereof of gross office area. In addition there shall be provided on the erf a loading and unloading area with suitable access to the satisfaction of the Municipality. Where a residential use is incorporated in a composite building providing for both commercial and residential use, on-site parking as set out in sub (1) to (3) shall be provided for the residential use. For every Office Building used for public purposes, there shall be provided a convenient area for parking accommodation for a minimum of 15 cars. Council shall at its discretion require further parking where necessary. For every hotel building or boarding house, there shall be provided 1 car space for every bedroom together with a suitable and convenient area wherein may be parked a minimum of 5 cars with the addition, where the hotel is licensed, of a further convenient area provided for parking accommodation for an additional number of 15 cars, together with a loading and unloading area with suitable access to the satisfaction of the Municipality. For every building or portion of a building intended for use as a hall without fixed seats there shall be provided a car space off the street for every 23 m² or major portion thereof of floor area. For every building intended for use as a theatre, cinema, assembly hall or place of public worship, there shall be provided a car space for every 6 seats. 						
Erf Control						
1. No erf within the Core Mixed Use, Limited Mixed Use and Mixed Use zones used for a composite building in which the ground floor is to be used exclusively for commercial purposes and the upper floor(s) for residential flats, shall be less than 1800m ² in extent.						
Minimum Frontage Requirements						
1. Except in special circumstances, the depth of an erf in relation to the frontage shall not exceed the ratio of 3 to 1 in proportion. An erf of irregular shape should be capable of containing within its boundaries a rectangle not exceeding the ratio 3 to 1 in proportion, having an area of 75 per cent of the minimum prescribed area.						
Amenity and Aesthetic provisions for N3 Highway						
<ol style="list-style-type: none"> All development fronting the N3 Highway will conform to cohesive architectural treatment as agreed by an applicant and the Municipality in an application. This would include the architectural character, design and style of buildings which enhances the amenity of the area and general aesthetics from N3. All sites abutting the N3 except for residential sites shall be subject to compulsory screening to minimise visual impact onto the N3 highway. No scrap yards and outdoor storage of goods shall be permitted in clear view of the N3 Highway. 						

Exemptions

1. Nothing in this Scheme shall prohibit or restrict the use of a place of work, place of instruction, place of public assembly as a place of public amusement, provided that such use is restricted to not more than twenty days in each calendar year.

