

## Primary and Consent Uses for GR2

**'boarding house'** means a building where lodging is provided, and may incorporate cooking, dining and communal facilities for the use of lodgers, together with such outbuildings as are normally used therewith; and includes a building in which rooms are rented for residential purposes, youth hostel, backpackers' lodge, guest house, home for the aged, handicapped or orphaned and residential club; but does not include a hotel, dwelling house, second dwelling or group house;

**'conference facility'** means a place of commercial nature where information is presented and ideas or information exchanged among groups of people or delegates whose normal place of work is elsewhere, and may include overnight accommodation and the supply of meals to delegates;

**'dwelling house'** means a building containing only one dwelling unit, together with such outbuildings as are ordinarily used with a dwelling house, including domestic staff quarters;

**'flats'** means a building containing three or more dwelling units, together with such outbuildings as are ordinarily associated therewith; provided further that in those zonings where flats are permissible, a building with less than three dwelling units shall also be permissible in a building approved for flats or purposes other than for flats;

**'group housing'** and **'group housing scheme'** means a group of separate and/or linked dwelling units which may be subdivided but are planned, designed and built as a harmonious architectural entity and integrated with open space in an ordered way;

**'group housing site'** means one or more land units on which a group housing scheme may be erected;

**'guest house'** means a dwelling house or second dwelling which is used for the purpose of supplying lodging and meals to transient guests for compensation, in an establishment which exceeds the restrictions of a bed and breakfast establishment, and may include business meetings or training sessions by and for guests on the property;

**'home occupation'** means the practising of an occupation or the conducting of an enterprise from a land unit, dwelling house, second dwelling, dwelling unit or outbuilding by one or more occupants who reside on the property and includes the sale of alcoholic beverages via internet or any other electronic means provided no alcoholic beverage is stored, received or despatched from the property;

[Definition substituted by s. 26(g) of City of Cape Town: Municipal Planning Amendment By-Law, 2016]

**'hospital'** means a place for the diagnosis and treatment of human illness, with integrated facilities such as operating theatres and live-in accommodation for patients; and includes a clinic and medical consulting rooms;

**'hotel'** means a property used as a temporary residence for transient guests, where lodging and meals are provided, and may include:

- (a) a restaurant or restaurants;
- (b) conference and entertainment facilities that are subservient and ancillary to the dominant use of the property as a hotel; and
- (c) premises which are licensed to sell alcoholic beverages for consumption on the property;

but does not include an off-sales facility, dwelling house or dwelling unit;

**'institution'** means a property used as a welfare facility such as a home for the aged, retired, indigent or handicapped; or a social facility such as a counselling centre, orphanages or reformatory; and includes ancillary administrative, health care and support services for these facilities; but does not include a hospital, clinic or prison;

**'open space'** means land, not designated as public open space or not deemed to be an ancillary use, which is used primarily as a site for outdoor sports, play, rest or recreation, or as a park or nature area; and includes ancillary buildings, infrastructure and uses, but excludes shops, restaurants and gymnasiums;

**'place of assembly'** means a place which has a civic function to serve the social and community needs of an area, which may attract people in relatively large numbers and which is not predominantly a commercial enterprise; including a civic hall, concert hall, indoor sports centre, gymnasium, sport stadium and club house, but does not include a place of entertainment or conference facility;

**'place of instruction'** means a place for education or training at pre-school, school or post-school levels, including a crèche, nursery school, primary school, secondary school, college, university or research institute, and ancillary uses such as boarding hostels; or a civic facility for the promotion of knowledge to the community such as a public library, public art gallery or museum; or a place of instruction in sport where the main objective is instruction as opposed to participation by the public as either competitors or spectators; but excludes a reformatory, commercial conference facility, gymnasium and in-house business training centre;

**'place of worship'** means a church, synagogue, mosque, temple, chapel or other place for practising a faith or religion, and includes ancillary uses such as a religious leader's dwelling, office or place for religious instruction; but does not include a funeral parlour, cemetery or crematorium, provided that a dwelling where the occupants engage in worship does not constitute a place of worship;

**'private road'** means privately owned land which provides vehicle access to a separate cadastral property or properties and which is designated as private road; it may include ancillary access control infrastructure such as a gatehouse, guardhouse, refuse room and utility room, but a driveway on a property and a servitude right of way over a property do not constitute private roads for the purpose of this development management scheme;

**'rooftop base telecommunication station'** means a support structure attached to the roof, side or any other part of a building and used to accommodate telecommunication infrastructure for the transmitting or receiving of electronic communication signals;

**'second dwelling'** means another dwelling unit which may, in terms of this development management scheme, be erected on a land unit where a dwelling house is also permitted; and such second dwelling may be a separate structure or attached to an outbuilding or may be contained in the same structure as the dwelling house; provided that:

- (a) the second dwelling shall remain on the same land unit as the dwelling house; and
- (b) the second dwelling shall comply with the requirements specified in this development management scheme;

**'shop'** or 'shops' means property used for the retail sale of goods and services to the public, and includes a retail concern where goods which are sold in such a concern are manufactured or repaired; provided that the floor space relating to such manufacture or repair shall not comprise more than 40% of the floor space of the shop; 'shop' does not include an industry, supermarket,

service trade, motor repair garage, service station, restaurant, adult entertainment business, adult services, adult shop or sale of alcoholic beverages;

**'utility service'** means a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and includes a water reservoir and purification works, electricity substation and transmission lines, stormwater retention facilities, and a waste-water pump station and treatment works, but does not include road, wind turbine infrastructure or transport use;

**'veterinary practice'** means a building or part of a building used by a registered veterinary surgeon for medical examinations or surgical procedures on animals, and may include the sale of animal food and related accessories;

[Definition of "veterinary practice" inserted by s. 26(m) of City of Cape Town: Municipal Planning Amendment By-Law, 2016]

## Minimum Off-Street Parking Requirements

Land use	Standard areas	PT1 areas	PT2 areas
Main dwelling house (SR1 Zoning)	2 bays per dwelling unit (1 bay per dwelling for erven < 350 m <sup>2</sup> )	1 bay per dwelling unit	Nil
Main dwelling house (SR2 Zoning)	1 bay per dwelling unit (Nil per dwelling for erven < 100 m <sup>2</sup> )	Nil	Nil
Second dwelling	1 bay per 2 <sup>nd</sup> dwelling unit	1 bay per 2 <sup>nd</sup> dwelling unit	Nil
Group dwelling	1,75 bays per dwelling unit, plus 0,25 bays per dwelling unit for visitors	1 bay per dwelling unit, plus 0,25 bays per dwelling unit for visitors	Nil
Flats	1,75 bays per dwelling unit, plus 0,25 bays per dwelling unit for visitors	1 bay per dwelling unit, plus 0,25 bays per dwelling unit for visitors	Nil
Bed & breakfast establishment	1 additional bay per guest room	1 additional bay per guest room	Nil
Boarding house, guest house	1,25 bays per bedroom	0,75 bays per bedroom	Nil
Backpackers lodge	1 bay per 6 beds	1 bay per 8 beds	Nil
Hotel	0,75 bays per bedroom, plus 20 bays if licensed	0,75 bays per bedroom, plus 20 bays if licensed	Nil
Retirement home, orphanage	0,5 bays per bedroom	0,3 bays per bedroom	Nil
Crèche	1 bay per 10 children, plus stop & drop facility	1 bay per 10 children	Nil
School	1 bay per classroom and office, plus stop & drop facility	1 bay per classroom and office, plus stop & drop facility	Nil
Place of instruction (post-school level)	0,4 bays per student, plus 1 bay per classroom and office	0,4 bays per student, plus 1 bay per classroom and office	Nil
Library, museum	2 bays per 100 m <sup>2</sup> GLA	1,5 bays per 100 m <sup>2</sup> GLA	Nil
Place of assembly, place of worship, place of entertainment, funeral parlour	1 bay per 6 seats or persons, calculated at 1,4 m <sup>2</sup> floor space = 1 person	1 bay per 8 seats or persons, calculated at 1,4 m <sup>2</sup> floor space = 1 person	Nil
Sport stadium	1 bay per 4 seats or persons (or as per transport management plan)	3 bays per 20 seats or persons (or as per transport management plan)	Nil
Recreation or sports complex	1 bay per 8 seats or persons	1 bay per 10 seats or persons	Nil
Gymnasium, health club	10 bays per 100 m <sup>2</sup> GLA	8 bays per 100 m <sup>2</sup> GLA	Nil
Hospital (general and private)	1 bay per bed, plus 3 bays per consulting room	1 bay per bed, plus 2 bays per consulting room	Nil

<b>Land use</b>	<b>Standard areas</b>	<b>PT1 areas</b>	<b>PT2 areas</b>
Clinic, medical consulting rooms, veterinary practice	4 bays per consulting room	3 bays per consulting room	Nil
Shops (excluding supermarket)	4 bays per 100 m <sup>2</sup> GLA	2 bays per 100 m <sup>2</sup> GLA	Nil
Supermarket, shopping centre	6 bays per 100 m <sup>2</sup> GLA	4 bays per 100 m <sup>2</sup> GLA	Nil
Restaurant	2 bays per 25 m <sup>2</sup> GLA	1 bay per 25 m <sup>2</sup> GLA	Nil
Offices	4 bays per 100 m <sup>2</sup> GLA	2,5 bays per 100 m <sup>2</sup> GLA	Nil
Conference centre	6 bays per 10 seats	4 bays per 10 seats	Nil
Motor showroom	3 bays per 100 m <sup>2</sup> GLA	3 bays per 100 m <sup>2</sup> GLA	Nil
Motor repair garage, service station	4 bays per service bay, plus 4 bays per 100 m <sup>2</sup> GLA, minimum 8 bays	4 bays per service bay, plus 4 bays per 100 m <sup>2</sup> GLA, minimum 8 bays	Nil
Motor fitment centre	2 bays per service bay	2 bays per service bay	Nil
Industry	2 bays per 100 m <sup>2</sup> GLA	1,5 bays per 100 m <sup>2</sup> GLA	Nil
Warehouse, storage building	1 bay per 100 m <sup>2</sup> GLA	1 bay per 100 m <sup>2</sup> GLA	Nil