



MUNICIPAL COUNCIL OF MBABANE

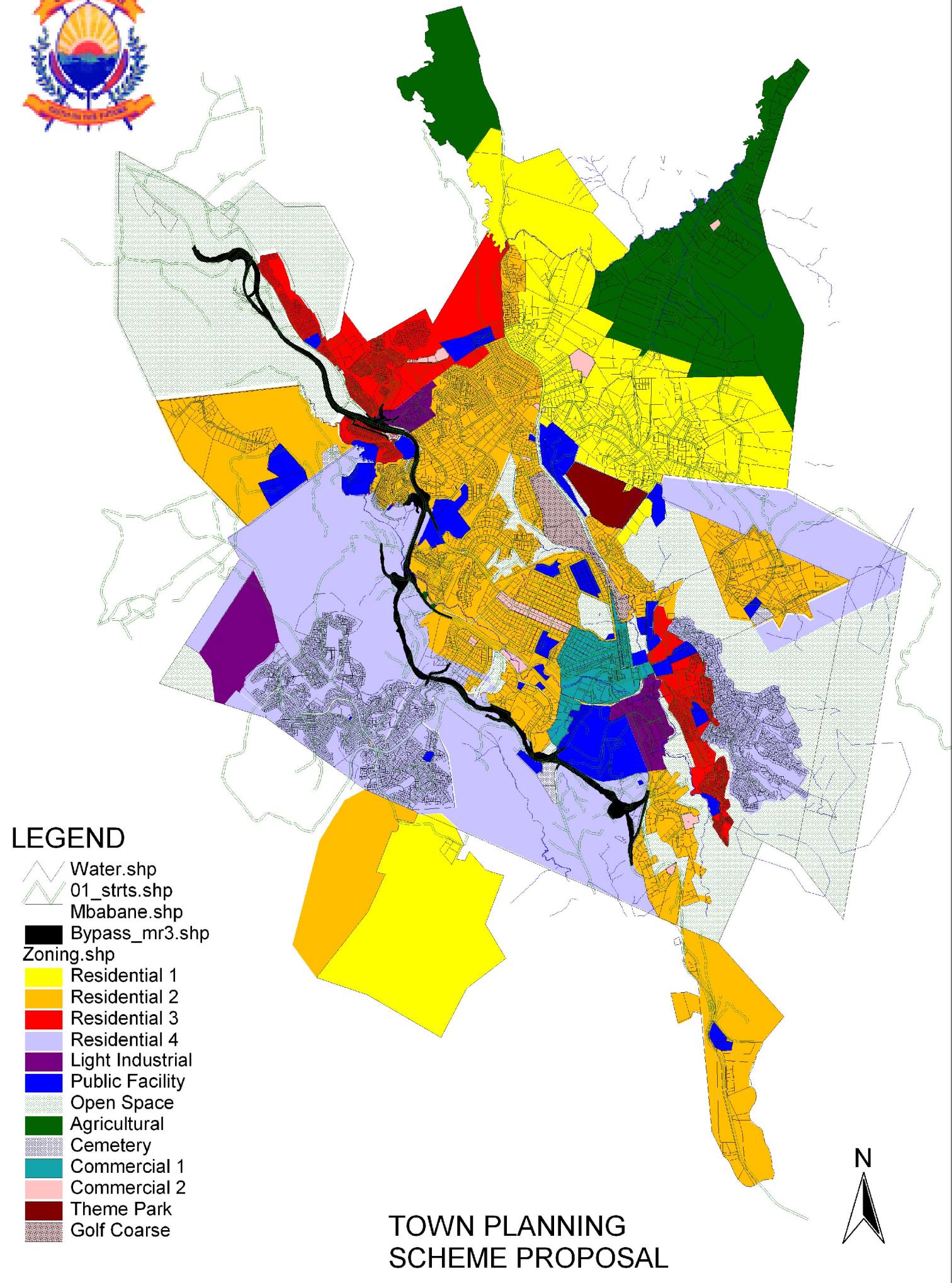


Table 1. Development Standards as per Land Use Zone

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CODE	LAND USE ZONE	DENSITY Du/ha	MIN HEIGHT		MAX HEIGHT		MIN SETBACKS (BUILDING LINES)			MAX LOT COVERAGE (%)	FAR
			STOREYS	STOREYS	METRES	FRONT	SIDES	REAR			
C1	CBD	100	4	15	5m per storey	0	0	0	90 (100 as per 11.5)	5	
C2	Neighbourhood Nodes/Commercial Use Areas	80	N/A	4	5m per storey	3	1.5	2	75 (90 as per 12.4)	2.5	
PUD	Precincts & Planned Unit Development	80	As per approval	As per approval	As per approval	1.2					
II	Light Industrial	N/A	N/A	4	5m	3	3	3	75	1	
PF	Public Facility	N/A	N/A	4	5m per storey	3	3	3	60	0.5	
ED	Educational	N/A	N/A	4	5m per storey	3	3	3	20	0.25	
OS	Open Space	N/A	N/A	2	5m per storey	3	3	3	5	0.05	
CO	Conservation	N/A	N/A	2	5m per storey	3	3	3	5	0.05	
AG	Agricultural	N/A	N/A	2	5m per storey	3	3	3	20	0.5	

Table 2. Permitted and Consent Uses

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CODE	LAND USE ZONE	PERMITTED USES	CONSENT USES
R1	Formal Low Density	Single Family Dwellings; Home Occupations; Ancillary Buildings, Structures or Units incidental to main use of Dwelling; Single Family Dwellings, All semi-Detached & Attached Housing Types; Home Occupations; Ancillary Buildings, Structures or Units incidental to main use of Dwelling.	Places of worship; Nursey Schools;Kindergarten; Clinics/Surgeries; Townhouses, Flats; Administrative Offices
R2	Formal Medium Density		Places of worship; Nursey Schools;Kindergarten; Clinics/Surgeries; Professional Offices; Townhouses, Flats, Apartments & Administration Offices
R3	High Density & Mixed Use Residential	Detached Single Family Dwellings; All semi-Detached & Attached Housing Types; Single Occupant Home Vakantiehuizen; Residential Units & Structures incidental to main use of land; Uses as approved by Precinct Plan.	Clinics/Surgeries; Hospitals; Professional Offices; Clinics/Surgeries; Hospitals; Professional Offices; Places of worship; Nursey Schools;Kindergarten; Clinics/Surgeries; Shops
R4	Informal or Low Income Residential		
C1	CBP	Retail Businesses; Places of Entertainment; Refreshment, Restaurants, Bars, Cafes; Take Aways; Offices and Service Units; Banks; Post Offices; Cinemas; etc. Residential Uses including Mixed Use Developments; Uses as depicted on Approved Precinct Plan.	Places of worship; Petrol Filling Stations
C2	Neighborhood Nodes/Commercial Use Areas	Retail Businesses; Places of Refreshment, Restaurants, Bars, Cafes; Take Aways; Offices and Service Units; Banks; Post Offices; Cinemas; etc. Residential Uses including Mixed Use Developments; Uses as depicted on Approved Precinct Plan.	Places of worship; Petrol Filling Stations; Hotels; Lodges, Clubs; Parking Lots & Garages
PUD	Planned Units & Planned Unit Development	ARTICLE CHAPTER 33	
AS PER CHAPTER 13			

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Table 3. Parking Permission

CODE	LAND USE ZONE	NUMBER OF PARKING BAYS
R1	Formal Low Density	1 Parking Bay / Every 2 Bedrooms Or Fraction Thereof
R2	Formal Medium Density	Standard = 1 Parking Bay / Every 3 Bedrooms Or Fraction Thereof Multiple Dwellings = 1.5 Parking Bays per Dwelling Unit
R3	High Density & Mixed Use Residential	Multiple Dwellings = 1.5 Parking Bays per Dwelling Unit
R4	Informal or Low Income Residential	Standard = 1 Parking Bay / Every 2 Bedrooms Or Fraction Thereof Multiple Dwellings = 1.5 Parking Bays per Dwelling Unit Conditional Use Consent = 4 Parking Bays per 100m ² unless otherwise specified in Consent
C1	CBD	Retail Businesses = 1 Parking Bay / 25m ² of floor area Places of Refreshment, entertainment etc. = 1 Parking Bay / 25m ² of floor area Offices & Service Uses = 1 Parking Bay / 30m ² of floor area Public Facilities (places of assembly) = 1 Parking Bay / 10 seats Dental Clinics (excluding mobile dental units) = 1 Parking Bay / 10m ² of floor area
C2	Neighbourhood Nodes/Commercial Use Areas	Retail Businesses = 1 Parking Bay / 25m ² of floor area Places of Refreshment, entertainment etc. - 1 Parking Bay / 25m ² of floor area Offices & Service Uses = 1 Parking Bay / 35m ² of floor area Public Facilities (social & cultural) = 1 Parking Bay / 10m ² of floor area Mixed Use Buildings = 1 Parking Bay / 25m ² of floor area Motor Vehicle Sales Yards = 1 Parking Bay / 50m ² Floor Area & 1 Parking Bay / Display Vehicles Industrial Areas = 1 Parking Bay / 100m ² of floor area

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CODE	LAND USE ZONE	DENSITY (duha)		MAX HEIGHT STOREYS / METRES		MIN SETBACKS BUILDING LINES IN METRES*			MAX LOT COVERAGE	FAR
		STOREYS	METRES	FRONT	SIDE	DEEP				
R1	Formal Low Density	10	3	5m per storey	5	5	5	5	20% (2 or 3 storeys) 30% (1 storey)	0.6
R2	Formal Medium Density	20	3	5m per storey	5	3	3	3	35%	0.8
R3	Informal & Mixed Use Residential	80	/	5m per storey	3	1.5	1.5	40	40	1.0
R4	Informal or Low Income Residential	20	3	5m per storey	3	1.5	1.5	40	40	1

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Table 5: Density Calculations

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POSITION OF SUBJECT PROPERTY	Dwelling Units per Hectare (du/ha)
Within the Municipal Area of Mbombela	<ul style="list-style-type: none"> • R1: Up to 10 du/ha (minimum plot size 1000m²) • R2: Up to 20 du/ha (minimum plot size 500m²) • R3: Up to 80 du/ha maximum one per plot • R4: 20du/ha for single residential units, 80 du/ha for multi-storey buildings • CI: 100 du/ha
Within 300 metres walking distance from offices or a neighbourhood node	15du/ha (minimum plot size 6600m ² maximum one per plot)
Adjacent to a node	<ul style="list-style-type: none"> Properties adjacent to: <ul style="list-style-type: none"> • Neighbour Node = 20du/ha (minimum plot size 500m²) • Neighbourhood Node = 15du/ha (minimum plot size 6600m²) • CBL = 20du/ha (minimum plot size 500m²)
Within 300 meters walking distance of a primary or secondary school	15du/ha (minimum plot size 660m ²)
Adjacent to and fronting onto an economic corridor	<ul style="list-style-type: none"> Properties fronting: <ul style="list-style-type: none"> • Main Road = 30du/ha (Cluster Units or Town Houses - no smaller residential units) • Collector Road = 20du/ha
Adjacent to a formal and developed public park	15du/ha
Residential Settlements (R4)	50du/ha for single residential units, 80 du/ha for multi-storey buildings