

LAND-USE TABLE: MOLEMOLE LAND USE MANAGEMENT SCHEME (2023) - USE ZONES - USE OF LAND OR USE OF BUILDINGS

Use Zone	Notation on Map (ASeries)	TABLE "A"				TABLE "B"	TABLE "C"						TABLE "D"		TABLE "E"						
		Uses Permitted	Uses / rights permitted only with the Special Consent of the local municipality (Clause 33)	Uses/rights permitted only with the Written Consent of the local municipality (Clause 34)	Uses / rights not permitted	Parking spaces G.L.F.A. = Gross Leasable Floor Area	Number of dwelling units per erf or per netto hectare			Height Restriction (Storeys)		Maximum coverage permitted as % of erf		Maximum F.A.R.		Building Lines					
							Existing rights	Relaxation n in terms of Clause 34	Relaxation in terms of Clause 33	Permitted Height	Potential Increase (Clause 33)	Existing right	Relaxation in terms of Clause 34	Existing right	Relaxation in terms of Clause 33	Street (m)	Side (m)	Rear (m)			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19			
2.Rural Residential (Cont.)			Social Hall							2	3	60%	70%	1,2	1,4	3m	2m	2m			
				Spaza																	
					Tavern																
					Service Industry																
					Special Use																
3. Residential 2	 (255,210,0)	Dwelling Unit/s			Other uses not permitted in Columns 3, 4 & 5 (Also refer to Schedule 3)	1 covered and one dust free per dwelling unit and if required by the local municipality, additional parking for visitors	31 units/ha or as per the allowable density policy	44 units/ha or as per the allowable density policy	2	3	60%	70%	1,2	1,4	3m	2m	2m				
		Group Housing				1 dust free per bedroom and 6 per 100m ² public room area															
		Telecommunication Mast																			
		Residential Building				1 covered and one dust free per dwelling unit and if required by the local municipality, additional parking for visitors	As per Schedule 4														
		Retirement Village				1 dust free per bedroom															
		Bed & Breakfast				1 per bedroom	As per Schedule 4 and as per applicable policy														
		Commune				8 per 100m ² G.L.F.A.															
		Conference Facility				1 dust free per bedroom and 6 per 100m ² public facility area															
		Guesthouse				2 per 100m ² G.L.F.A.															
		Institution				2 per 100m ² G.L.F.A.															
		Tea Garden				1 dust free per mobile dwelling unit, and if required by the local municipality additional parking for visitors															
		Mobile Dwelling Unit				2 per 100m ² G.L.F.A.															
		Place of Instruction	Creche			1 per 6 seats															
		Place of Public Worship				2 per 100m ² G.L.F.A.															
		Social Hall				1 per spaza															
	Spaza		To the satisfaction of the Municipality																		
	Special Use		1 per 50m ² G.L.F.A																		
	Tavern																				
		Dwelling Unit/s			Other uses not permitted in Columns 3, 4 & 5 (Also refer to Schedule 3)	1 covered and one dust free per dwelling unit and if required by the local municipality, additional parking for visitors	45 units/ha	65 units/ha	More than 65 units/ha	3	more than 3	60%	85%	1.5	2	3m	2m	2m			
		Flats																			
		Group Housing																			
		Retirement Village																			

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		Warehouses			3, 4 & 5	2 per 100m ² G.L.F.A. as well as an additional 1 per 100m ² office floor area															
		Crematorium				2 per 100m ² G.L.F.A.															
				Kiosk		1 per kiosk															
		Special Use				To the satisfaction of the Municipality															
		Noxious Industry				1 per 100m ² G.L.F.A. as well as an additional 1 per 100m ² office floor area															
		Telecommunication Mast																			
10. Institutional	 (75,220,255)	Dwelling Unit/s			Other uses not permitted in Columns 3, 4 & 5	1 covered and one dust free per dwelling unit	-	-	-	5	more than 5	60%	100%	1.0	1.2	5m	2m	2m			
		Institution				8 per 100m ² G.L.F.A.															
		Mortuary				2 per 100m ² G.L.F.A.															
		Place of Instruction				2 per 100m ² G.L.F.A.															
		Place of Public Worship				1 per 6 seats															
		Medical Consulting Rooms				2 per 100m ² G.L.F.A.															
		Place of Amusement				1 space per 4 seats (for sports ground, concert hall, theater, cinema, music hall) and for others: 4 spaces per 100m ² G.L.F.A.															
				Kiosk			1 per kiosk														
				Social Hall			2 per 100m ² G.L.F.A.														
				Special Use			To the satisfaction of the Municipality														
							Veterinary Clinic		2 per 100m ² G.L.F.A.												
				Crematorium					2 per 100m ² G.L.F.A.												
				Telecommunication Mast																	
11. Educational	 (150,240,255)	Dwelling Unit/s related to the main use			Other uses not permitted in Columns 3, 4 & 5	1 covered and one dust free per dwelling unit	-	-	-	5	more than 5	60%	100%	1.0	1.2	5m	2m	2m			
		Place of Instruction				2 per 100m ² G.L.F.A.															
		Place of Public Worship				1 per 6 seats															
				Institutions			2 per 100m ² G.L.F.A.														
							Informal Business		-												
							Place of Refreshment		2 per 100m ² G.L.F.A.												
				Special Use			To the satisfaction of the Municipality														
							Telecommunication Mast		-												
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