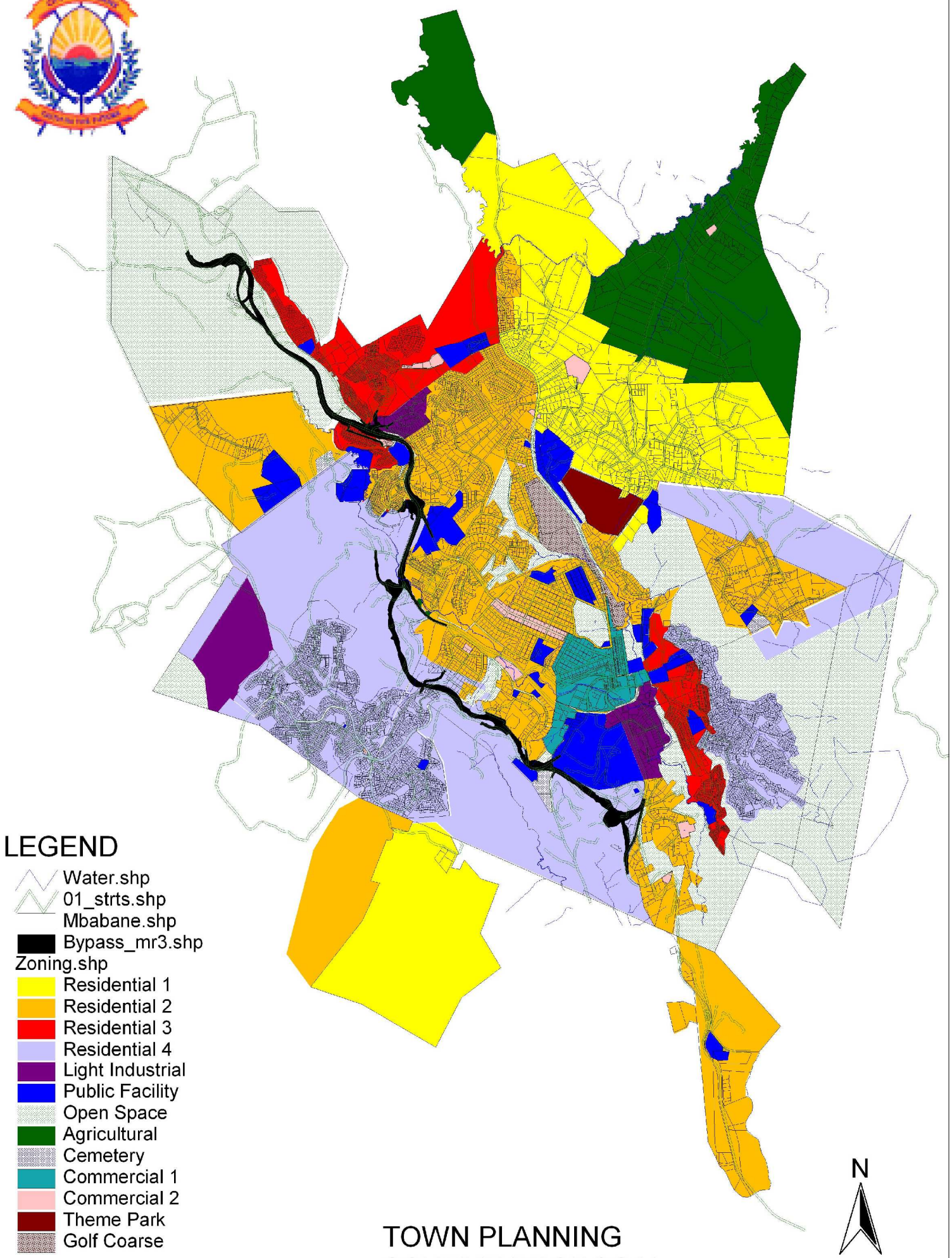
MUNICIPAL COUNCIL OF MBABANE



TOWN PLANNING SCHEME PROPOSAL

Table 1. Development Standards as per Land Use Zone

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	As per approval	As per approval	As per approval	As per approval	1.2
I1	Light Industrial	N/A	N/A	4	20	5	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 1. Development Standards as per Land Use Zone

CODE	LAND USE ZONE	DENSITY (Du/ha)	MAX HEIGHT		MIN SETBACKS (BUILDING LINES in metres*)			MAX LOT COVERAGE (%)	FAR
			STOREYS	METRES	FRONT	SIDES	REAR		
R1	Formal Low Density	10	3	5m per storey	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	30%	0.8
R3	High Density & Mixed Use Residential	80	7	5m per storey	3	1.5	1.5	40	2
R4	Informal or Low Income Residential	20	3	5m per storey	3	1.5	1.5	40	1

Table 2. Permitted and Consent Uses

CODE	LAND USE ZONE	PERMITTED USES	CONSENT USES
R1	Formal Low Density	Single Family Dwellings; Home Occupations; Ancillary Buildings, Structures or Uses incidental to main use of land	Places of worship; Nursery Schools/Kindergarten; Clinics/Surgeries; Townhouses, Flats, Administrative Offices
R2	Formal Medium Density	Single Family Dwellings; All Semi-Detached & Attached Housing Types; Home Occupations; Ancillary Buildings, Structures or Uses incidental to main use of land	Places of worship; Nursery Schools/Kindergarten; Clinics/Surgeries; Professional Offices; Townhouses, Flats, Garethouses & Administrative Offices
R3	High Density & Mixed Use Residential	All Semi-Detached & Attached Housing Types; Ancillary Buildings, Structures or Uses incidental to main use of land	Places of worship; Nursery Schools/Kindergarten; Clinics/Surgeries/Hospitals; Professional Offices; Hotels/Lodges/Clubs.
R4	Informal or Low Income Residential	Detached Single Family Dwellings; All Semi-Detached & Attached Housing Types; Home Occupations/Home Vendors/Home Industries & Spazas; Structures or Uses incidental to main use of land; Uses in approved Precinct Plans	Places of worship; Nursery Schools/Kindergarten; Clinics/Surgeries; Shops
C1	CBD	Retail Businesses; Places of Entertainment; Refreshment, Restaurants, Bars, Cafes, Take Aways; Offices and Service Uses; Public Facilities – Museums, Meeting Halls, Cinemas, etc.; Residential Uses including Mixed Use Developments; Uses as depicted on approved Precinct Plans	Places of worship; Petrol Filling Stations
C2	Neighbourhood Nodes/Commercial Use Areas	Retail Businesses; Places of Refreshment, Restaurants, Cafes, Take Aways; Offices and Service Uses; Public Facilities – Museums, Meeting Halls, Cinemas, etc.; Mixed Use Developments; Motor Vehicle Sale Yards	Places of worship; Petrol Filling Stations; Hotels, Lodges, Clubs; Parking Lots & Garages
PUD	Precincts & Planned Unit Development	AS PER CHAPTER 13	AS PER CHAPTER 13

Table 2. Permitted and Consent Uses

CODE	LAND USE ZONE	PERMITTED USES	CONSENT USES
I1	Light Industrial	Petrol Filling Stations & associated uses; Specialised Automotive Service & Repair Garages; Workshops & Light Manufacturing Establishments; Warehouses, Storage Buildings & Wholesale Uses; Places of Refreshment Ancillary to Principle Use; Transportation and Vehicle Storage Depots; Structures or Uses incidental to main use of land	Office Buildings; Places of Refreshment Independent of other use; Retail Establishments trading food & drink
PF	Public Facility	Government offices or buildings, such as: office buildings, fire stations, town halls, libraries, museums, and other cultural or institutional uses supported primarily by the local or central government; Post-offices; Cemeteries; Markets; Transportation facilities such as bus or taxi ranks; and related vehicle storage depots; Parking facilities; Churches and/or places of public assembly; Hospitals, clinics, or related public health uses; Any Ancillary Building, or structure ancillary to the principal use on the lot.	Shops and workshops; Places of refreshment ancillary to the principal use on the lot.
ED	Educational	Places of instruction, places of public assembly, educational facilities and offices; Staff, teacher, or student housing; Athletic or recreational facilities, including: gymnasia, locker rooms, athletic fields, etc.; Places of refreshment ancillary to the principal use on the lot; Any Ancillary Building, or structure ancillary to the principal use on the lot.	Shops and workshops, Places of public worship.
OS	Open Space	Parks, playfields, gardens, and recreation areas; Gymnasia, swimming pools, stadium, and other related athletic buildings; Any Ancillary Building or structure ancillary to the principal use on a lot, such as: ablutionary facilities, locker rooms, athletic storage buildings, picnic shelters, etc. Civic Centres	Caravan parks; Car wash.
CO	Conservation	Undeveloped parks, wilderness areas, nature reserves, and/or game sanctuaries; Buffer zones along drainage paths or waterways; Environmentally sensitive habitats, forested areas, or indigenous growth areas.	Any Ancillary Building or structure ancillary to the principal use on a lot, such as: public facilities, educational centers, ablutionary facilities, campsites, visitor housing, maintenance structures, parking areas, park offices, etc.
AG	Agricultural	Agricultural uses, limited to annual crop farming, small-scale livestock farming nurseries and gardens; Any Ancillary Building or structure ancillary to the agricultural use on storage sheds, barns, maintenance	Dwelling units ancillary to the principal use on a lot; Workshops, repair garages for farm equipment/vehicles; Factories, mills, processing

Table 3. Parking Permission

CODE	LAND USE ZONE	NUMBER OF PARKING BAYS
R1	Formal Low Density	1 Parking Bay For Every 2 Bedrooms Or Fraction Thereof
R2	Formal Medium Density	Single family = 1 Parking Bay For Every 2 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 Conditional Use/Consent = 4 Parking Bays per 100m^2 unless otherwise specified in Consent
R4	Informal or Low Income Residential	Single family (vehicle accessible)= 1 Parking Bay For 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 / 40m^2 of floor area Public Facilities (places of assembly) = 1 Parking Bay / 10 seats Public Facilities (social & cultural) = 1 Parking Bay / 30m^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 / 25m^2 of floor area Public Facilities (places of assembly) = 1 Parking Bay / 10 seats Public Facilities (social & cultural) = 1 Parking Bay / 30m^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 Conditional Use/Consent = 4 Parking Bays per 100m^2 unless otherwise specified in Consent

Table 5: Density Calculations

POSITION OF SUBJECT PROPERTY	Dwelling Units per Hectare (du/ha)
Within the Municipal Area of Mbabane	• R1: 10 du/ha (minimum plot size 1000m^2, maximum one du per plot) • R2: 20 du/ha (minimum plot size 500m^2, maximum one du per plot) • R3: Up to 80 du/ha maximum one du per plot • R4: 20du/ha for single residential units, 80 du/ha for multi-storey buildings • C1: 100 du/ha C2: 80 du/ha
Within 300 meters walking distance from offices or a neighbourhood node	15du/ha (minimum plot size 666m^2 maximum one du per plot)
Adjacent to a node	Properties adjacent to: • Speciality Node = 20du/ha (minimum plot size 500m^2) • Neighbourhood Node = 15du/ha (minimum plot size 666m^2) • CBD = 20du/ha (minimum plot size 500m^2)
Within 300 meters walking distance of a primary or secondary school	15du/ha (minimum plot size 666m^2)
Adjacent to and fronting onto an economic corridor	Properties fronting: • Main Road = 30du/ha (Cluster Units or Town Houses - no single residential units) • Collector Road = 20du/ha
Adjacent to a formal and developed public park	15du/ha
Informal Settlements (R4)	20du/ha for single residential units, 80 du/ha for multi-storey buildings