

HOME ENTERPRISES FOR PROFESSION AND/OR OCCUPATION

Without prejudice to any of the powers of the Council under the provisions of this Land Use Scheme or any other law, nothing in the provisions of this part of the Land Use Scheme shall be construed as prohibiting or restricting or enabling the Council to prohibit or restrict the practice by any permanent occupant of a dwelling house / unit of a home enterprise / profession/s or occupation/s or use of a dwelling house / unit for the purpose of a Home Enterprise, provided that:

(1.) The dwelling house / unit shall not be used for a public garage, motor sales, motor workshop, heavy mechanical repairs (e.g. grinding, welding, sanding, etc.), car wash, industrial / commercial purposes, noxious industries, scrap yard, spray painting, panel beating, shop (retail outlet), spaza / house shop, tavern / shebeen, restaurant, coffee shop, tea garden, place of amusement, place of instruction, institution, guest house, bed and breakfast, boarding house, commune, hotel, funeral parlour, undertaker, pet salon or any such other uses as the Council may determine.

(2.) Not more than 25% of the built floor area of the dwelling house / unit or 50m² may be used for non-residential purposes in total, whichever is the lesser.

(3.) The principal of the non-residential activity shall be the permanent occupant on the site.

(4.) A maximum of two (2) other persons additional to the members of the household who permanently reside on the site and who own and operate the business from the home may be taken into partnership on the site in relation to the home enterprise / profession/s or occupation/s exercised from the site.

(5.) The home enterprise / profession/s or occupation/s should not negatively impact on any infrastructure services greater than normally required for domestic use.

(6.) Parking, as well as loading and off-loading activities directly related to the home enterprise / profession/s or occupation/s shall be to the satisfaction of the Council.

(7.) The display of a non-luminous notice or sign on the boundary fence or building, to indicate only the name, profession / occupation, business logo and telephone number/s of such a permanent resident, shall be permitted in compliance with the prevailing outdoor advertising by-laws.

(8.) A home enterprise / profession/s or occupation/s of such a nature that would cause an undue increase in traffic in the neighbourhood or the passing of heavy vehicles through the neighbourhood, neither the congregating of workers in relation to the home enterprise / profession/s or occupation/s from the dwelling house / unit shall not be permitted.

(9.) Interference, in the opinion of the Council, with the amenities of the neighbourhood by means of noise, smell, dust, aesthetic appearance or any other manner, shall not be permitted.

(10.) The storing or keeping on the site of anything whatsoever which, in the opinion of the Council, is unsightly or undesirable or a risk to the safety and security of residents, such as

ammunition, weapons, fire arms, explosives, fireworks, chemicals and waste or something which cannot be accommodated by the ordinary design of a dwelling house or dwelling unit shall not be permitted.

(11.) Should the permanent occupant wish to practice a home enterprise / profession/s or occupation/s from a non-permanent (for example tents, gazebo and caravans) structure on the site, such practice shall be subject to permission being granted by the written consent of the Council accompanied by a plan indicating the nature, size and position of the container or non-permanent structure on the site. This written consent may be subject to the submission of a building plan.

(12.) In developments governed by Sectional Title or Home Owners Associations, such home enterprise / profession/s or occupation/s shall be accommodated subject to approval of the relevant Body Corporate / Home Owners Association.

(13.) All relevant legislation and Council's By-laws shall be complied with to the satisfaction of the Council.