

JOHANNESBURG

FLOOR AREA RATIOS TABLE G

1	2	3	4	5	6
Height zones	Shops, buildings for business purposes	Dwelling units, residential buildings	Institutions	Buildings for industrial purposes	Buildings for other uses not mentioned in columns 2, 3, 4 and 5
0	2,1	1,2	2,1	2,1	2,1
3	4,0	2,5	2,5	4,0	4,0
5	2,8	2,4	2,4	3,4	2,8
6	2,25	0,9	2,1	2,1	2,1
7	1,8	0,6	1,8	1,8	1,8
8	1,2 Residential 5: 1,6	Residential 2: 0,2 Residential 3: 0,4 Residential 5: 1,6 Other zonings: 0,8	1,2 Residential 5: 1,6	1,2 Residential 5: 1,6	1,2 Residential 5: 1,6

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For the Floor Area Ratios for Height Zones 1, 2 and 4, see Annexure 17: Section 3.

61.

**HEIGHT ZONES
TABLE H**

HEIGHT ZONE	NOTATION ON MAP (B SERIES)	NUMBER OF STOREYS
0	Area not bordered	Three storeys
1	(B1)	Not prescribed but subject to clause 45(2)
2	(B2)	Not prescribed but subject to clause 45(2)
3	(B3)	Not prescribed but subject to clause 45(2)
4	(B4)	Not prescribed but subject to clause 45(2)
5	(B5)	Four storeys
6	(B6)	(a) Two storeys on sites of less than 1000m ² . (b) Three storeys on sites of 1000m ² and over.
7	(B7)	(a) Two storeys on sites of less than 1000m ² . (b) Three storeys on sites of 1000m ² and over.
8	(B8)	Two storeys.

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NOTE: Table I and Table J - Deleted. (A.S. No. 4397)

**COVERAGE
TABLE K**

Height zone	Dwelling units, outbuildings, residential buildings, institutions	Offices, places of instruction	Industrial buildings, nonindustrial buildings	Other buildings
1 and 2	100%	100%	100%	100%
3	50%	80%	80%	80%
4	50% 60% in respect of a single storey dwelling houses erected upon an erf or site having an area of not more than 500m ² .	85%	85%	80%
5	60%	70%	85%	70%

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(continued on next page)

**COVERAGE
TABLE K**

Height zone	Dwelling units, outbuildings,	Residential buildings, outbuildings	Shops, business buildings	Other buildings
0	40% for three storeys, 50% for one or two storeys, 60% in respect of a single storey dwelling house upon a site having an area of not more than 500m ² .	50% for one or two storeys, 40% for three storeys.	70%	70%
6	30% Dwelling houses: 50% single storey, 40% two storeys, 30% three storeys.	30%	75%	70%
7	20% Dwelling houses: 50% single storey, 40% two storeys, 30% three storeys.	20%	60%	60%
8	Residential 1: 40% Residential 2: 20% Residential 3: 30% Residential 4: 40% Residential 5: 80%	40% Residential 5: 80%	60% Residential 5: 80%	60% Residential 5: 80%

TABLE L

PROVISION OF ON-SITE PARKING IN PARKING ZONE A

1	2	3	4	5
OFFICES	RESIDENTIAL BUILDINGS	BUILDINGS CONTAINING TWO OR MORE DWELLING UNITS	USES NOT MENTIONED UNDER COLUMNS 1, 2, 3 AND 5	PUBLIC GARAGES
2 Spaces per 100m ² of floor area.	Guest rooms: 0,75 spaces per bedroom; Restaurants: 6 spaces per 100m ² of floor area; Conference rooms: 0,3 spaces per seat.	1,5 spaces per dwelling unit.	0,5 spaces per 100m ² of floor area.	6 spaces per 100m ² of workshop; 4 spaces per lubrication bay, wash bay or tune-up bay; 2 spaces per 2 100m ² of floor area for the storage and the sale of spares or show-rooms.

(a) If parking is to be provided then the ratios of Table L relate to parking spaces per 100m² of gross floor area, unless otherwise indicated.
 (b) The ratios in Table L shall not be applicable to land or land and buildings used exclusively for public parking purposes or a public parking garage in any use zone where such uses are permitted.

PROVISION OF ON-SITE PARKING SPACE IN REMAINDER OF AREA
TABLE M

1 Residential Uses	2 Office Uses	3 Business Uses	4 Medical Uses	5 Industrial and Commercial Uses	6 Public Garages	7 Places of Public Worship	8 Other Public Uses
<p>Dwelling units: 1,0 spaces per dwelling unit of 3 or less habitable rooms.</p> <p>2,0 spaces per dwelling unit of 4 or more habitable rooms.</p> <p>In addition to the above ratios: 0,3 spaces per dwelling unit for visitors.</p> <p>Residential Buildings in respect of which an on-consumption Licence has been granted in terms of the Liquor Act, (Act 87 of 1977): 1,0 space per bedroom or suite plus 10,0 spaces per 100m² floor area for public rooms; Other residential buildings such as Boarding Houses and Boarding establishments: 0,6 spaces per bed; Old Age Homes: 0,3 spaces per bed.</p>	<p>3,0 spaces per 100m² of floor area but for Banks, Building Societies and Medical consulting rooms: 6,0 spaces per 100m² of floor area.</p>	<p>Totallisator Agencies, Restaurants: 6,0 spaces per 100m² of floor area or usable site area.</p> <p>Shops: 6,0 spaces per 100m² of gross leasable floor area or usable site area.</p> <p>Car sales lots: 2,0 spaces per 100m² of floor area or usable site area.</p>	<p>Veterinary Surgeons consulting rooms: 6,0 spaces per 100m² of floor area.</p> <p>Hospitals: 2,0 spaces per bed.</p> <p>Medical consulting Rooms: 6,0 spaces per 100m² of floor area.</p>	<p>1,0 space per 100m² of floor area.</p>	<p>Workshop floor area: 6,0 spaces per 100m².</p> <p>Lubrication bay, wash-bay or tune-up bay: 4,0 spaces per bay.</p> <p>Floor area for the storage and sale of spares, car showrooms: 2,0 spaces per 100m² of floor area.</p>	<p>Churches and Synagogues: 0,15 space per seat.</p> <p>Mosques: 10,0 spaces per 100m² of floor area.</p>	<p>All other uses not specified to be to the satisfaction of the City Council in terms of Clause 53(2)(b) and (3).</p>