

## Excerpt from the Provincial Gazette dated 18 November 2021 - p62

### “double dwelling house”

**Land use description:** “double dwelling house” means—

- (a) a building designed as a single architectural entity that appears as a single dwelling house, containing two dwelling units on one land unit;
- (b) may only be erected on erven greater than 800m<sup>2</sup>, that a tolerance level limit of 3% be allowed;

### (b) Floor area

- (i) The total floor area of each of the two units including the outbuildings of each unit may not exceed 300 m<sup>2</sup> per unit.
- (ii) The calculation of the floor area of the dwelling unit includes garages and outbuildings.

- (c) **Height** (i) The height of a double dwelling house may not exceed 8 metres.
- (ii) The general provisions regarding earth banks and retaining structures in this By-law apply.

(d) **Building lines:** (i) As for dwelling house. (ii) The general building line encroachments in this By-law apply.

### (e) Window and door placement

Any portion of a building that contains an external window or door facing onto a common boundary must—

- (i) be set back at least 1,5 metres from such boundary; and
- (ii) the portion of building to be set back from the boundary must include the door or window, together with the additional length of wall as is required to make up a total minimum length of 3 metres.

### (f) Garages, carports and outbuildings

- (i) A garage, carport and outbuildings are permitted within the common boundary building line with permission of the affected neighbours provided that the garage and carport do not—
  - (aa) extend higher than 3,5 metres to the top of the roof;
  - (bb) contain more than a double garage façade;
  - (cc) and exceed a width and length of 6,5 metres.
- (ii) If permission is not obtained from the affected neighbours as stipulated in (i) above an application should be made in terms of Section 15(2)(b) of the Mossel Bay Municipality By-Law on Municipal Land Use Planning for a permanent departure.
- (iii) The combined size of carports and any structures covered by shade cloth is restricted to 42m<sup>2</sup> per unit.
- (iv) Detached outbuildings are restricted to a single storey with a height not exceeding 4,5 metres to the top of the roof, with the exception that in the case of steep sloped properties the height restriction and number of storeys of a detached outbuilding will be evaluated according to unique site characteristics if the main reasons are to allow for safe access and a structurally sound structure.

### (g) Parking and access

Parking and access must be provided in accordance with the requirements of this By-law. Both dwelling units must obtain vehicle access from and to a street and each dwelling unit is limited to a maximum of two garages per dwelling unit.

### (h) Refuse room or service yard

The Municipality may require a refuse room or service yard or both to be provided on the land unit(s) concerned, in accordance with this By-law.

### (i) Connection

- (i) The two units must be connected by means of a communal fire wall of the dwelling, and connected outside lapas and outside braai areas may not be used to satisfy this requirement; and
- (ii) units may not be above or underneath each other.