

## POLICY FOR PRACTICING OF AN OCCUPATION IN A RESIDENTIAL DWELLING

Where a portion of a dwelling unit is utilised for the purposes of occupational practice, the following conditions shall apply:

- (a) The person practicing the profession, occupation, enterprise or trade, (excluding employees), whether or not such person is a tenant or owner of the dwelling unit, must reside on the property.
- (b) The primary utilisation remains that of a dwelling unit.
- (c) Such portion of the dwelling unit (dwelling house, flat or residential building) may not be utilized for the purpose of a shop, business premises, [4] industry or noxious industry.
- (d) No goods sold or traded should be openly displayed and the practicing of the occupational practice should not be visible, except for the display notice in terms of item (e) below.
- (e) No advertising shall be displayed other than an unilluminated sign or notice not projecting over the road reserve boundary and not exceeding 2 000cm<sup>2</sup> in size and indicating only the name and occupation of the occupant.
- (f) No activities shall be carried on which are, or are likely to be, a source of disturbance or nuisance to occupants of other dwelling units or portion thereof.
- (g) In Residential Zone IV and V, prior permission is required from the Home Owner's Association and the practising occupant may not employ any person/s.
- (h) If any person with a direct interest is of the opinion that any condition referred to in this policy or in the definition of "occupational practice" has been or is being contravened, such person may lodge a written complaint with the Council requesting action in terms of section 39(1)(b) of the Ordinance.
- (i) The Council shall consider a complaint mentioned in (h) above, and if in the opinion of the Council a contravention of any condition referred to in this policy or in the definition of "occupational practice" has occurred, the Council shall act in terms of section 39(1)(b) of the Ordinance, or as otherwise provided for by law.
- (j) Adequate off-street parking, as determined by Council, must be provided for staff vehicles and other vehicles associated with the occupational practice and such parking shall be provided in such a manner that it does not detract from the amenity of the area, and, where required by Council, be screened."

6. In par 1.3 of the regulations, "occupational practice" is defined to mean:

"...the practicing of an occupation (excluding any noxious activities) from a dwelling unit by the tenant or owner of that specific dwelling unit provided that....

- (i) The persons so practicing including employees do not exceed 3;
- (ii) The tenant or owner must reside and work on the property,
- (iii) Such occupational practice is not to result in disturbances such as noise, traffic congestion, air pollution, a congregation of people, excessive traffic generation or lowering of the aesthetics (e.g. visual) or adversely impact on the residential character of the area and
- (iv) A maximum of 40% of the total floor area of a property is used for the practice of such occupation."