



DEVELOPMENT ZONES AND PROPOSALS FOR CITRUSDAL

The table in this section describes development zones identified in Citrusdal and lists development options for each zone. The table has to be read in conjunction with Development Zone plans for Citrusdal.

CITRUSDAL LAND USE ZONES		Low Density Residential	Medium Density Residential	High Density Residential	Place of Education	Professional Services	Business	Secondary Business	Place of Worship	Guest houses/Lodge	Authority	Sport/Recreational Facilities	Light Industrial / Service Trade & Industries	Institution
A	Zone A, a high-density residential area with emergency housing, vacant erven for subsidized housing, a small commercial node, identified transport hub and mixed-use nodes.	X	X	X 1	X	X	X 2 3 4	X 2 3 4	X	X	X	X		X
B	Zone B is a medium to high density residential area which includes institutional uses as well as a secondary business node. The area allows for mixed use developments.	X	X	X 1	X	X	X 2 3 4	X 2 3 4	X	X	X	X		X
C	Zone C is an Industrial precinct with some institutional uses and allows for limited industrial and cemetery expansion.	X	X	X 1	X	X	X 2 3	X 2 3	X	X	X	X	X	X
D	Zone D has been identified as the town's CBD and allows for future Business expansion.	X	X	X	X	X	X	X	X	X	X	X		X
E	Zone E includes a low to medium density residential area with supporting institutional uses. This zone provides opportunity for residential expansions towards the east and business opportunities along Paul de Villiers Street (R303). This zone further includes a secondary business node and allows for mixed use development.	X	X	X 1	X	X	X 2 3 4	X 2 3 4	X	X	X	X	X	X
F	Zone F is a low-density residential area including a recreation node and the town's waste water treatment works. Light industrial area proposed to the south provides opportunities for expansion.	X	X	X 1	X	X 2	X 3	X 3	X	X	X	X	X	X
(1) Flats along activity streets and at nodes (2) At existing nodes (3) Along activity streets (4) At identified Mixed Use Precincts		Business Uses i.e. shop, supermarket and service station. Educational Uses i.e. Schools, places of instruction, crèches/day care, after care. Professional Services i.e. Doctors, dentists, architects. Secondary Business Uses i.e. Allows for neighbourhood business e.g. Café, house shops, small shop & offices and home occupation. House taverns only to be allowed along activity streets in residential areas.												

