

Appendix C Proposed Zoning Matrix

Proposed Land Use Zoning Objectives

Use Zone	Use Zone Objective
A1:	To protect and enhance the amenities of developed residential communities.
A2:	To provide for new residential communities and community facilities and to protect the amenities of existing residential areas.
B1:	To protect and enhance the special physical and social character of the existing town centre and to provide for new and improved town centre facilities and uses.
B2:	To provide for major new town centre activities in accordance with approved Local Area Plan and subject to the provision of necessary physical infrastructure.
C1:	To provide for and facilitate mixed residential and business uses in existing mixed use central business areas.
G1:	To provide for necessary community, recreational and educational facilities.
F1:	To provide for and improve open spaces for active and passive recreational amenities.

Zoning Matrix

Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary use zoning objective. The Zoning Matrix illustrates the acceptability or unacceptability of various uses for each of the zoning objectives. The land use zoning matrix is intended to provide guidance for potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for the local authorities to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location. The matrix relates to land use only and factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

A= Will Normally be Acceptable

A use which will normally be acceptable is one which the Local Authorities accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

O= Are Open for Consideration

A use which is open for consideration means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to the objective for a given area.

X= Will Not Normally be Acceptable

Development which is classified as not normally being acceptable in a particular zone is one which is only permissible in exceptional circumstances.

Use Classes	B1	B2	C1	F1	G1	A1	A2	A4
A.T.M	A	A	O	X	O	X	X	O
Adverts	A	A	O	X	X	O	O	O
Outdoor Advertising Structures	O	O	X	X	X	X	X	X
Agri – Business	O	O	X	X	X	X	X	X
Amusement Arcade	O	O	X	X	X	X	X	X
B & B	A	A	A	X	X	O	O	O
Bank / Financial Institution	A	A	A	X	X	X	X	X
Betting Office	A	A	O	X	X	X	X	X
Bring Banks	A	A	A	O	O	A	A	A
Car Park (Commercial)	O	A	O	X	X	X	X	X
Caravan Park	X	X	X	O	X	X	X	X
Car Dismantler / Scrap Yard	X	X	X	X	X	X	X	X
Cash & Carry	O	O	O	X	X	X	X	X
Casual Trading	A	A	O	X	X	X	X	X
Cemetery	X	X	X	O	A	X	X	X
Church	A	A	A	O	A	X	O	O
Cinema	A	A	O	X	A	X	X	X
Community Facility / Centre	A	A	A	O	A	O	A	A
Conference Centre	O	A	A	X	O	X	X	X
Construction & Demolition Waste Recycling Centre	X	X	X	X	X	X	X	X
Crèche / Childcare Facility	A	A	A	O	A	O	A	A
Cultural Facility / Use	A	A	A	O	A	O	O	O
Dance Hall / Night Club	A	A	O	X	X	X	X	X
Doctors / Dentist	A	A	A	X	A	O	O	O
Drive Through Restaurants	O	O	O	X	X	X	X	X
Use Classes	B1	B2	C1	F1	G1	A1	A2	A4
Education	A	A	A	O	A	O	O	A
Energy Installation	X	X	X	X	X	X	X	X
Enterprise Centre	O	O	O	X	O	X	X	X
Fuel Depot – Domestic	X	X	X	X	X	X	X	X
Fuel Depot – Petroleum Products	X	X	X	X	X	X	X	X
Funeral Home	A	A	O	X	O	X	X	X
Garden Centre	X	X	X	O	X	X	X	X
Guest House	A	A	A	X	X	O	O	O
Halting Site / Group Housing Scheme	X	X	O	O	O	O	A	A
Health Centre	A	A	A	X	A	O	O	O
Heavy Goods Vehicle Car Park	X	X	X	X	X	X	X	X
Use Classes	B1	B2	C1	F1	G1	A1	A2	A4
Home Based Economic Activities*	O	O	O	O	O	O	O	O
Hospital	A	A	A	X	A	X	O	O
Hostel	A	A	A	O	O	X	O	O
Hotel / Motel	A	A	A	O	X	X	O	O
Industry – General	X	X	X	X	X	X	X	X
Industry – Light	O	O	O	X	X	X	X	O
Leisure / Recreation	A	A	O	A	A	X	X	O
Library	A	A	A	O	A	X	O	O
Motor Sales / Repair	O	O	O	X	X	X	X	X
Use Classes	B1	B2	C1	F1	G1	A1	A2	A4
Offices <100m2	A	A	A	X	O	O*	O*	O*
Offices 100 to 1000m2	A	A	O	X	X	X	X	O
Offices >1000m2	A	A	O	X	X	X	X	X
Open Space	A	A	A	A	A	A	A	A
Park and Ride	A	A	A	O	O	X	O	O
Petrol Station	A	O	O	X	X	X	O	O
Plant and Tool Hire	X	O	O	X	X	X	X	X
Public Car park	O	O	A	O	O	X	O	O

Use Classes	B1	B2	C1	F1	G1	A1	A2	A4
Public House	A	A	O	X	O	X	O	O
Public Services	A	A	A	A	A	A	A	A
Recycling Facility / Civic & Amenity	A	A	X	O	A	O	O	O
Residential	O	O	A	X	X	A	A	A
Residential Institution	O	O	O	X	O	O	O	O
Restaurant / Café	A	A	A	O	O	X	X	X
Retail Warehouse	X	O	X	X	X	X	X	X
Retirement Home	O	O	A	O	A	A	A	A
Science & Technology Based Enterprise	O	O	O	X	X	X	X	X
Shop – Local **	A	A	A	X	X	O	A	A
Shop – Major ***	A	A	X	X	X	X	X	X
Shopping Centre***	A	A	X	X	X	X	X	X
Sports Facility	A	A	O	A	A	O	O	O
Take Away	A	A	O	X	X	X	X	X
Telecommunications Structure	A	A	O	O	O	X	X	X
Third Level Educational Facility	O	O	O	O	A	X	X	X
Tourism Complex	A	A	A	A	A	X	X	X
Transport Depot	X	X	X	X	X	X	X	X
Veterinary Surgery	A	A	O	X	X	O*	O*	O*
Warehouse	X	X	X	X	X	X	X	X
Water Services	A	A	A	A	A	A	A	A
Wholesale Warehousing	X	X	X	X	X	X	X	X

* : Where this use would be ancillary to the use of the overall dwelling as a normal place of residence by the user of the office.

** A local shop is defined as a convenience retail unit of not more than 200 square metres in gross floor area.

***: Some extent of flexibility will be allowed across boundaries of zoning transition in the interests of streetscape character and urban design. Abrupt end treatments on the boundary of zoning transition should be avoided.