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HERZLIYA LOCAL BUILDING AND TOWN PLANNING COMMISSION

LYDDA DISTRICT

THE HERZLIYA OUTLINE TOWN PLANNING SCHEME - No.10.

Herzlia  
Outline 10  
27<sup>th</sup> 78<sup>th</sup>  
July, 1943

Herzlia  
Outline 10

גאודע-ניחול ומידע מקרקעין ונכסים בע"מ  
אימות אישור  
אושרה לתוסף ע"י ועדה

שם \_\_\_\_\_  
חתימה \_\_\_\_\_

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HERZLIYA LOCAL BUILDING AND TOWN PLANNING COMMISSION  
LYDDA DISTRICT .  
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THE HERZLIYA OUTLINE TOWN PLANNING SCHEME.

This outline scheme shall apply to the Herzliya Town Planning Area within the boundaries scheduled in Order No. 30 of 1940. and published in the Palestine Gazette No. 1033, dated 13.3.1941 covering an area of 15,000 dunams.

PART I - INTERPRETATION OF TERMS.

Interpre-  
ation of  
terms.

1. "District Commission" means the Lydda District Building and Town Planning Commission constituted under section 3 of the Town Planning Ordinance, 1936.
2. "Local Commission" means the Herzliya Local Building and Town Planning Commission as constituted under section 6 of the Town Planning Ordinance, 1936. The Local Commission shall be the administrative authority for the execution of this scheme.
3. "Engineer" means the Engineer of the Local Council or his representative.
4. "Health Authority" means the Director of Medical Services or his representative.
5. "Area of this Scheme" means the area to which this scheme applies and shall consist of all lands which lie within the inner edge of the boundary line coloured blue on the plan.
6. "Plan" means the plan of this outline scheme forming part of this scheme and duly signed by the Chairman of the Lydda District Commission and his Excellency, the High Commissioner.
7. "Dwelling House" means a building used or constructed or adapted to be used as a dwelling and no part of which is used for trade purposes.
8. "New Building" includes:
  - a.) any building erected after the promulgation of this outline scheme;
  - b.) any building re-erected or commenced to be re-erected wholly or partially after the promulgation of this outline scheme.
  - c.) any space between walls and buildings which is roofed or commenced to be after the promulgation of this outline scheme.
9. "Public Building" means any public and civic building belonging to the Local Community and used by it, erected on a public site.
10. "Detail Scheme" means any scheme for the laying-out and use of any land and in accordance with Section 14 of the Town Planning Ordinance, 1936.

11. "Parcellation Scheme" means any scheme for the sub-division of land for the purpose of developing and in accordance with section 20 of the Town Planning Ordinance, 1936.
12. "Sub-Division Plan" means any plan for the division of land submitted for Land Registration purposes only and not being a Town Planning Scheme.
13. "Public Open Space" means land reserve to be used as public ground for sports, play, rest, recreation a.s.o.
14. "Private Open Space" means private land at present used for pleasure, play, rest, ornament, recreation, or for agricultural purposes but may be developed by an owner as building plot or plots subject to the special approval of the District Commission.
15. "Responsible Authority" means the Local Commission.
16. "Abutting owner" means the owner of land or premises part of the boundaries of which is either in or in contact with the road, or any person gaining access from the road through a court or passage to his premises and who benefits directly by the road.
17. "Building Line" means the line prescribed on this outline town planning scheme or as laid down by the Local Commission, beyond which no building, structure, or work excluding boundary walls, fences and authorised projections, underground cisterns, cesspits and retaining walls shall extend towards the road to which the building line is prescribed.
18. "Heights" - in relation to any building means: the measurements to the level of the top of the parapet or the external wall, to be taken from the level of the footway immediately in front of the building or from the mean level of the ground in the case of a building which is set back from the public road.
19. "Nature Reserve" means and includes all lands to be preserved in their state at the time of the enactment of this scheme and if used for agricultural purposes to be subject to restrictions.
20. "Owner" means the person for the time being receiving the rent of land or premises in connection with which the word is used, whether on his own account or as an agent or trustee for any other person or who would receive same if such lands and/or premises were leased at a rent.
21. "Curtilage" is the extent of land within the boundaries of any one plot and includes the land under and about existing or proposed buildings thereon.
22. "Percentage" means the part of the area of a curtilage or plot to be covered by roofed-in buildings expressed in terms of parts of a hundred of the total area of that curtilage or plot. The percentage of the area to be built on shall be calculated from the projection of all parts of the building upon the level of the ground.
23. "Road" includes any highway and street, bridge, lane, foot-path, square, court or passage, grass margin or any part thereof forming sites of roads as indicated on the plan.

A street shall be deemed to have been commenced to be formed or laid out, when a fence or other boundary is erected or lines of kerbing are laid out, or the surface of the ground is levelled so as to define the course of a street or the foundations of a house are formed in such a position that such house will or may become one of three or more houses abutting on or erected beside land on which a street is intended to be or may thereafter be laid out or formed.

24. "Set-Back" means the distance or distances prescribed in this Outline Town Planning Scheme or any approved parcellation scheme from any building, structure or work excluding boundary walls, fences, authorised projections, underground cisterns, cesspits and retaining walls, to the boundary of the plot or the public way.

25. "Use" means the purpose for which a building or an area is assigned.

## PART II - ROADS.

Responsible  
authority  
may enter  
upon lands.

1. At any time after this scheme shall have come into force, the Local Commission may declare any land shown on the approved plan as forming the sites of the proposed road and the widenings to be a road, after giving not less than one month's notice to the persons interested in the land. Land so declared shall be deemed to be a road dedicated by the owners to the public and to be constructed and repaired by the owners.

Acquisition  
of land for  
roads.

2. At any time after this scheme shall have come into force, and one month's notice to persons interested was given, the Local Commission may, for the purpose of the execution of all road works, constructions, widenings and incidental works, proceed to acquire by private treaty or by expropriation:

- a.) any land shown on plan as intended to form the sites of proposed roads and widenings, and
- b.) any building destined for demolition under this scheme;
- c.) any land shown on plan as destined for public open spaces.

Building on  
required  
land sub-  
ject to  
approval.

3. No building shall be erected or altered or any other work done upon any land coloured red on the approved plan which, for the purposes of enabling road work to be executed, would require to be removed, pulled down or altered, except with the consent of the Local Commission and upon such terms or conditions with regard to such removal, pulling down or alteration or otherwise as the Local Commission may require.

Widenings.

4. Sites for widenings shall in all cases be subject to the same rules as if they were new roads, whether public or private.

Site of  
Roads.

5. Where a parcellation scheme or a state of development scheme is submitted to the Local Commission for approval, the Local Commission may declare that the sites of any of its roads to be deemed to have been coloured on the plan, and so become site of a road dedicated by owners to the public and constructed by the owners.

- Diversions & stopping up of roads. 6. The Local Commission is empowered under this scheme to divert or stop up any road or pathway and declare all public right to cease as from the date on which a new road or pathway is constructed in lieu of the diverted or stopped up road or pathway and may dispose of any land or material in such a manner as the District Commission shall approve.
- Corner of road junctions. 7. Corners of road junctions shall be constructed in such a manner as to obtain a curve with minimum radius of eight metres on the fence of the plot concerned.
- Advertisement hoarding. 8. No advertisement hoarding along the roads contained in the scheme shall be erected without the written consent of the Local Commission.
- Culverts for storm water. 9. No connection shall be made between private lands and any of the public roads indicated on the plan unless adequate provisions are shown for dealing with storm water. Culverts of the size and design approved by the Local Commission must be constructed before building permits will be issued.
- Cost of construction. 10. The Local Commission may require owners of abutting property within the scheme to contribute towards the construction and metalling of all roads made in accordance with the specifications approved by the Local Commission.
- Pavements. 11. At any time after the scheme has been approved the Local Commission may require owners to construct pavements to the roads along the full length of the frontage abutting on the road concerned. Such pavements shall be constructed at the owners' expense and to the specifications provided by the Engineer.
26. "Outbuilding" in the agricultural zone shall include all structures used for general agricultural, gardening and farming purposes. In the development zone an outbuilding shall mean a washhouse, garage or store.
27. "Cubical Extent" applied to the measurement of a building means the space contained within the external surfaces of its walls and roof and the upper surface of the floor of its lowest storey and in the case of a pitched roof, to the underside of the uppermost ceiling.
- Fences to be controlled. 14. The Local Commission may:  
a.) call upon owners of land adjacent to any road to construct fences between their property and the road;  
b.) prevent the removal of soil and other materials by unauthorised persons from within any such road reserve;  
c.) Fences and boundary walls are to be controlled by the Engineer. In order to achieve a unified appearance of boundary walls and fences along a street all such fences shall be constructed to the approval of the Engineer.  
d.) Any owner so ordered shall within the prescribed time, not less than two months in case of erection and one month in case of removal, erect the boundary fence or remove such obstructions as specified in the order, and if not erected or removed within that period, the Responsible Authority may issue an order for their erection or removal at the cost of the owner.

PART III - BUILDINGS LINES AND SET-BACKS.

- building line. 1. a.) The distance from the front of the building to the boundary of the road shall be as fixed on the plan of the scheme or any scheme approved subsequently by the District Commission.
- Relaxations. b.) provided that the minimum requirements as set down in the schedule to the Widths and Alignments of Roads are observed, the Local Commission may waive the minimum building lines on any of the roads indicated in the plan if plots abutting the road are of such a shape or size that buildings allowed within this zone cannot be constructed on the prescribed building line.
- Minimum distance. 2. The width and minimum distance between building lines on the opposite sites of a road and the distance to be left between buildings and the boundaries of the adjoining plots shall be as shown on the approved detailed and parcellation schemes or in Table 2, Schedule of Roads.

PART IV - DRAINAGE AND SEWERAGE.

- Drainage 1. The drainage of any land to be utilised for building activities shall be suitably treated before building operations are commenced. If in the opinion of the Local Commission the nature and situation of any land falling within the scheme requires special treatment, it shall be competent for the Local Commission to include additional requirements in any town planning scheme before building permits are issued.
- Sewerage 2. Every building constructed after the final approval of this scheme shall drain into an approved sewerage system or into separate and properly constructed septic tanks and percolating pits approved by the Public Health Authority.
- General Health 3. Prior to the development of any land included within this scheme the Local Commission may require the promoters of any scheme to comply with the specific requirements of the Public Health Authority with regard to anti-malaria measures before building permits are issued.
4. The Local Commission may in collaboration with the Public Health Authority restrict or prohibit building in the neighbourhood of springs or wells in order to prevent the pollution of the water.

PART V - BUILDING CONTROL.

- Conditions for each zone. 1. No new building shall be erected within the area of this scheme in any of the several zones referred to in the first columns of Zoning Table I unless such building conforms, as regards curtilage, use, percentage to build on, height and set-backs, to the provisions of this part and of Zoning Table I and no addition shall be made to any existing building within any such zone unless such building when so added to, conforms to the same provisions.

- curtilage 2. The proportion of land within the curtilage which may be occupied by roofs in buildings in any of the several zones referred to in the first column of Table I, shall not exceed the maximum percentage allowed as set out in the fifth column of the table; provided that on corner plots in commercial districts the building area may be increased by a maximum of 5% of the total area of the plot.
- minimum curtilage in agricultural zone. 3. The minimum curtilage of plots in the agricultural zone shall be fixed by the Local Commission from time to time bearing in mind the situation and nature of the land affected and the uses to which it is intended to be put by the person applying for parcellation, always provided that for residential or industrial development such plots shall be not less than 1000 m<sup>2</sup> in area.
- detailed conditions. 4. Where the Local Commission is of the opinion that the preparation of a detailed scheme for any area is not immediately necessary, they may approve sub-division plans in respect of such areas subject to detailed conditions as may be laid down by the District Commission from time to time.
- undersized plots. 5. Where the curtilage of an existing plot is less than the minimum allowed in the zone, it shall be competent for the Local Commission to refuse to issue a building permit unless the plot is increased in size by combination with land of adjoining owners so that it is of the requisite size and shape required under this scheme. Where such action is impracticable, a building permit may be issued for the erection of a building on an undersized plot always provided that the size of such building shall conform to the standard maximum permissible building percentage and that the use of such building shall be in accordance with this scheme.
- certificate of occupancy. 6. No building shall be occupied unless a certificate of occupancy has been issued by the Engineer on behalf of the Local Commission, and the occupation of an uncompleted portion of any building is prohibited.
- planting and lay-out of gardens. 7. Every building application must be accompanied by a lay-out of a garden on the plot. The garden must be executed within the time specified in the permit.
- modified Design and consultant fees. 8. The Local Commission may require the preparation of an architectural design for any street or quarter and may adopt regulations setting out the method of payment of architectural fees and similar matters.
- special sites for hotels etc. 9. Sites may be set aside by the Local Commission from time to time for hotels, casinos and bathing accommodations. Buildings erected on these plots shall conform to special regulations to be made from time to time and to be approved by the health authorities.
- control of design. 10. It shall be competent for the Local Commission to control the design of any proposed building within the Town Planning Area in all questions relating to appearance, choice of materials or manner of construction.
- appearance of buildings. 11. a.) The painting and distempering of the external woodwork etc. and walls shall be subject to the approval of the Engineer.



b.) Additions to existing buildings must conform in material and colour to the existing building.

- Balconies. 12. In Residential Zones A, B and C balconies may be permitted but will be included in the building area. In no building shall the floor of the balcony be built until the complete storey is constructed.
- External staircases. 13. External staircases, if allowed, shall be included in the building area.
- Canopies. 14. Canopies or sun-shades over doors and windows may be permitted provided they are built not more than 25cms. above the opening.
- Verandahs. 15. Verandahs may be permitted with the special approval of the Local Commission and shall not be included in the building area.
- Finishing of Upper Storey. 16. The roof or upper storey of every house must be finished in all details to the satisfaction of the Engineer.
- Basement. 17. The interior height of basement shall not exceed 2.20 m. and no W.C. or bath shall be allowed. In steep areas with a gradient in excess of 1:10 and where direct access is technically difficult, outbuilding for use as garage may be constructed on the road line with special approval of the Local Commission. No garage shall exceed 25 m<sup>2</sup> and its entrance shall not be located at the junction of two roads.
- Minimum size of habitable room. 18. No newly constructed room used for human habitation shall be less than 10 m<sup>2</sup> in area, and no wall shall measure less than 2.50 m. in length internally.
- Outbuildings. 19. No part of an outbuilding shall be nearer the rear or side plot line than 2.- m., excepting outbuildings built as one unit with outbuildings on an adjoining plot with a partition wall between, or the consent of the neighbours is given for such building to be built on the fence line. No outbuilding other than that which falls within the regular building lines, shall contain more than one storey and be more than 3 m. in height.

#### PART VI - ZONING.

Uses for each zone.

1. The predominant use for which each of the several zones coloured on the map and referred to in the first column of Table I annexed hereto, is intended to be reserved, shall be as set out in the second column of that table, and no building shall be erected in any such zone which is designed for another use than that permitted for that zone in the second column of Table I.

- Contravention. 2. In any zone in which the erection of a building designed for a particular purpose is not permitted, the use of a building for that purpose shall be a contravention of the scheme, and in any zone in which the erection of a building designed for a particular purpose requires a special consent, the use of a building for that purpose without the special consent shall be a contravention of the scheme; provided that nothing in this section shall prevent a building (the erection of which was begun before the date of enactment of this scheme) from being used for

the purpose for which it was designed to be used, or was used on that date; provided that nothing in this section shall prevent the erection of a building for which a permit was issued before the date of enactment of this scheme from being used for the purpose for which it was designed to be used.

Continuance  
of use.

3. All land as dedicated to any particular purpose but at present used for agricultural or horticultural purposes may continue to be used provided that it does not injuriously affect the amenities of the neighbourhood by the collection or handling of refuse or manure or by the keeping of animals; the erection of buildings incidental to the agricultural and horticultural use of this land shall be permitted provided they are erected in accordance with the building regulations in force, the provisions of the scheme and the special conditions that may be prescribed by the Town Planning Commission, and further provided that they do not injuriously affect the amenities of the neighbourhood and that no compensation shall be due in respect of the demolition of those buildings or the planting of new fruit bearing trees, when and as required in connection with the acquisition, compulsory or otherwise, for the purpose to which this land is assigned in the scheme.

Restrictions.

4. No separate building other than outbuildings and forming appurtenances shall be erected on any one minimum plot.  
Provided that in specified areas the Local Commission may allow development of an undivided plot in the proportion of one dwelling house to one minimum plot in the concerning zone.

Relaxations.

5. Where the curtilage of any existing plot is less than the minimum permitted in the zone in which it is situated, the following will apply:-

- a) In the semi-rural zone:  
the curtilage of any existing plot shall be at least 1000 M.S. and have a width of at least 20 m.
- b) In residential zone A, A<sub>2</sub>, A<sub>3</sub> the curtilage of any existing plot shall be at least 750 M.S. and have a width of at least 15 m.
- c) In residential zone B and C, Commercial and Industrial Zones, the curtilage of any existing plot should be at least 500 M.S. and have a width of at least 15 m.

Note:- The relaxations named above are good for all parcels, which were existing at their present size and shape on or before the 1st January, 1948 or any other parcel which is part of an approved scheme.

In all other cases, not conforming with the above relaxations it will be within the power of the Local Commission with the approval of the District Commission to restrict building thereon and no permit shall be issued for the construction of a building on such plot until the plot has been completed by combining with land of adjoining owners so that they are of the required size and shape.

Sites falling within two zones.

7. Sites or plots falling within two or more zones shall be considered as falling within the zone that imposes lesser restrictions, provided that the plot is of the minimum size permitted in any one of the zones concerned.

Non conforming use.

8. With change of occupancy, rebuilding, alterations, all buildings now used for a purpose other than indicated in the approved plan shall conform in every respect to the approved scheme and regulations.

Minimum size of plots.

9. The Local Commission may at any time while considering parcellation and detailed schemes require that up to 50% of the plots shall be not less than half as large again as the minimum specified in the tables for that particular zone.

Height.

10. No domestic building in any zone shall exceed two storeys in height or 9 metres above the mean ground level, but public buildings and industrial buildings for which the District Commission shall have given permission for a greater height may be exempted from the provisions of this section.

#### PART VII PUBLIC OPEN SPACES AND NATURE RESERVES.

Public open space.

1. The Local Commission shall require promoters of all schemes to set aside not less than 25% of their land for public open spaces and roads in accordance with the provisions of section 27 of the Town Planning Ordinance, 1936.

Private open space.

2. The Local Commission may demarcate on any scheme submitted to them for approval land to be set aside as private open spaces and such land shall not without the consent of the District Commission be put into any other use than its use at the date of the enactment of the scheme.

Nature Reserves.

3. All lands coloured light green, edged and cross-hatched green on the plan are hereby declared to be nature reserves and no building shall be erected on such land save:-

- a.) Buildings incidental to the agricultural or horticultural use of the land (exclusive any dwelling house).
- b.) Buildings incidental to the use of the land for recreation and pleasures.
- c.) Such building as may be approved by the District Commission.

Provided nothing in this section shall prejudice the provisions of any other Ordinance affecting these lands.

Use of Nature Reserves.

4. The use of the lands demarcated as nature reserves for agricultural purposes or for pasture shall be subject to conditions prescribed by the District Commission.

Demarcation of new Nature Reserves.

5. The Local Commission with the approval of the District Commission may demarcate from time to time any land adjoining and including wadis or part of hills as nature reserves with the object of soil conservation and the prevention of corrosion.

PART VIII - MISCELLANEOUS.

Reconstruction Area. 1. It shall be within the power of the Local Commission under section (14) (2) 8 of the Town Planning Ordinance 1936 with the approval of the District Commission to demarcate areas within the scheme, which require reconstruction and restrict building within such area, unless such buildings shall conform to the approved reconstruction plan, it shall be within the power of the Local Commission to impose further conditions for the purpose of execution of the reconstruction plan.

Reparcellation area. 2. It shall be within the power of the Local Commission under section 14 (2)(11) of the Town Planning Ordinance, with the approval of the District Commission to demarcate areas within the scheme, which require reparcellation and restrict building within such area unless such building and plot for it shall conform to the approved reparcellation plan. It shall be within the power of the Local Commission to impose further conditions for the purpose of execution of the reparcellation plan.

Application for relaxation of restrictions. 3. a.) Any person who considers that particular circumstances not foreseen in this scheme justify a relaxation of any restrictions imposed by this scheme on the use of the land, curtilage, height, percentage and open spaces about buildings may apply to the Local Commission for such relaxation and the District Commission on the application of the Local Commission may after considering the effect on adjoining property authorise the relaxation of the restrictions.

b.) Where the proposed change does not affect an area exceeding 4 dunams in extent and does not affect this scheme in general, the Local Commission may authorise the relaxation of the restrictions imposed by the scheme.

Previously approved schemes.

4. Where the curtilage, percentage, building lines and set-backs prescribed in any scheme approved previous to the enactment of this outline scheme, for any zone is less than the minimum prescribed in this scheme for the same zone a relaxation of the restrictions imposed by this scheme may be made to conform with approved conditions.

Special Conditions.

5. a.) Where the permission for the erection, lay-out or construction of any road or building or in respect of any other matter is given subject to the special conditions imposed by the Local Commission under any provisions of this scheme, the special conditions shall have effect as if they were provisions of this scheme. Provided that the Local Commission may at any time waive or modify any such special conditions with the consent of the owner of land or buildings to which it relates.

b.) The Responsible Authority shall keep available for inspection at all reasonable times by any person interested, a register of any special conditions imposed by the Local Commission under any provisions of this scheme.

Register of trees.

6. The Local Commission may require the planting of trees in approved positions on public roads and open spaces.  
If at any time the Local Commission having regard to the amenity of any part of the Town Planning Area, is of the opinion that any growing tree or group of trees ought to be preserved, the Local Commission may register the tree or group of trees, and shall thereupon notify the owner and occupier of the land upon which the tree or group of trees is growing, that same has been registered, and the register if trees so made shall be open to inspection by persons interested at all reasonable time. No person shall cut down or willfully destroy any tree registered by the Local Commission under the preceding paragraph except with the consent of the Local Commission or upon the grant of an appeal against refusal of the Local Commission to give their consent, or where the tree has become dangerous.

Trees along-side roads.

7. a.) The Responsible Authority may authorise trees and other growing matter to be planted and maintained along footwalks and roads.

b.) It shall be open to the Local Commission to charge the cost of trees etc. planted and protected to abutting owners, provided that:

(aa) the cost to be apportioned among the abutting owners in proportion to the number of trees in front of their property;

(bb) The Local Town Planning Commission shall sue owners in case of default, but they may, if they think fit, postpone the collection of sums due from land owners under this section.

Trees planted inside the fence line.

8. The Responsible Authority may order trees to be planted alongside roads, within the property of abutting owner provided:

a.) The trees be planted within a strip of land not exceeding 1 1/2 m. in width along the outer fence line of the plot.

b.) The conditions of article 7 (b).

Responsibility of owners for the protection of trees.

9. Owners of property upon which trees were planted according to provision of article 807 shall be responsible for the reasonable protection of such trees from damage caused by men or animals with their property.

Maintenance of trees.

10. The Responsible Authority may enter on reasonable working terms property of owners to which the provision of article 4 applied for the purpose of carrying and maintaining the trees planted.

Service of Notices.

11. Notices or other documents required or authorised to be served under this scheme shall be in writing and may be served:

- (a) by delivery of the same personally to the person required to be served, or, if such person is absent, abroad or cannot be found, to his agent; or
- (b) by leaving the same at the usual or last known place of abode or business of such person as aforesaid; or
- (c) by post in a registered letter addressed to the usual or last known place of abode of such person; or
- (d) in the case of a notice required to be served on a local authority or corporate body or company by delivering the same to their clerk or secretary or leaving the same at offices of the authority or body, or, in the case of a Company, at the registered office with some person employed there, or by post in a registered letter addressed to such clerk or secretary of that office; or
- (e) by serving a notice on the Mukhtar of the quarter in which the property is situated. Provided that, if the owner of any land or premises is not known and after reasonable inquiry cannot be ascertained by the Responsible Authority, the notice may be served by leaving it addressed to the owner with some occupier of the land or premises or, if there is no occupier, by affixing it to the premises or on a notice board in some conspicuous part of the land or premises.
- (f) when any notice, order or document is served on the owners or occupiers of premises or land of which the owner or occupier of any one premises or parcel of land are more than one in number, the notice, order or document shall be deemed to be served on all owners or occupiers if it be served on any one such owner or occupier.

Consent in writing.

12. In all cases where the consent of the Responsible Authority is required to be given under this scheme, such consent shall be in writing, and shall be either under the hand of some person duly authorised to act, or under the seal of the Responsible Authority.

Betterment Tax.

13. Betterment tax may be imposed and collected in accordance with sections 32 and 33 of the amended Town Planning Ordinance, 1936, from all owners within the area of the scheme who will benefit directly or indirectly by the opening of new roads, widening or construction of roads, sewers or drains, and the laying-out of the open spaces and public gardens.

Amendment to the Regulations.

14. No amendment to the regulations of this scheme shall be legal unless authorised in writing by the District Town Planning Commission.

15. No portion of a wadi, private or public open space indicated on the plan, may be added to the curtilage of any building plot to increase the area of such plot to the required minimum in that particular zone.

G T A B L E I

| Max. No. of flats | Min. Curtilage     | Max. Percentage                                         |                                                       | Min. Set-backs                    |          |       | Min. Plot Frontage |
|-------------------|--------------------|---------------------------------------------------------|-------------------------------------------------------|-----------------------------------|----------|-------|--------------------|
|                   |                    | Main Building                                           | Outstructures                                         | Front                             | Side     | Rear  |                    |
| 1                 | 5000m <sup>2</sup> | 150m <sup>2</sup>                                       | as needed for agricultural purposes                   | 8 m.                              | 5 m.     | 10 m. | 20 m.              |
| 1                 | 2000m <sup>2</sup> | 150m <sup>2</sup>                                       | 3% up to 75m <sup>2</sup> whichever is the lesser     | 5 or as shown on approved plan    | 5 m.     | 10 m. | 20 m.              |
| 1                 | 1000               | 15% or up to 180m <sup>2</sup> whichever is the lesser. | 5% or up to 50m <sup>2</sup> whichever is the lesser. | 5m. or as shown on approved plan. | 4 m.     | 10 m. | 20 m.              |
| b)                |                    |                                                         |                                                       |                                   |          |       |                    |
| de &              |                    |                                                         |                                                       |                                   |          |       |                    |
| 1                 | 800                | 20%                                                     | 5%                                                    | 5 m.                              | 4m.      | 10m.  | 18 m.              |
| 2                 | 1000m <sup>2</sup> | 15%                                                     | 5% or up to 50m <sup>2</sup>                          | 5 m.                              | 4 m.     | 10m.  | 20 m.              |
| 2                 | 750                | 20%                                                     | 25 m <sup>2</sup>                                     | 5 m.                              | 3 m.     | 5m.   | 18 m.              |
| 4                 | 500 m.             | 30%                                                     | 25 m <sup>2</sup>                                     | 5 m                               | 3 m.     | 5m.   | 16.50              |
|                   | 500                | 40%                                                     |                                                       | nil                               | 3 or nil | 5     | 16                 |
| not of the        |                    |                                                         |                                                       |                                   |          |       |                    |
|                   | 1500               | 50%                                                     |                                                       | 10 m.                             | 3 m.     | 5m.   | 20                 |

- ed,
- c) Provided they reside in the premises and provided further there is no display of goods or advertising other than a small sign attached to the fence or building.
- hat
- d) With the special consent of the L.B. & T.Pl. Commission. is effected and provided further there is no display of goods or advertising

| Zone                       | Uses allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agricultural Reserves      | <ol style="list-style-type: none"> <li>1) One family dwelling house a) (detached)</li> <li>2) Farming, Gardening, Nurseries, green houses</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Semi-Rural                 | <ol style="list-style-type: none"> <li>1) One family dwelling house a)</li> <li>2) Educational bldg.</li> <li>3) Farming, gardening, nurseries, green houses.</li> <li>4) Parks, play grounds, recreation bldgs.</li> <li>5) Hospitals.</li> <li>6) Stables or cow-sheds.</li> <li>7) Poultry houses.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Residential A.             | <ol style="list-style-type: none"> <li>1) One family dwelling house (detached) a)</li> <li>2) Community buildings.</li> <li>3) Private clubs, social and recreational.</li> <li>4) Places for workshop.</li> <li>5) Educational buildings, museum galleries.</li> <li>6) Parks, Play grounds, recreation buildings.</li> <li>7) Farming, Gardening, nurseries green houses.</li> <li>8) Offices of professional men or artists. c)</li> <li>9) Accessory uses, customary or incidental to the above uses.</li> <li>10) Private garage for not more than 2 cars.</li> <li>11) Stables &amp; cow-sheds, subject to special consent.</li> <li>12) Hospitals.</li> <li>13) Poultry houses.</li> <li>14) Boarding Houses and pensions d)</li> <li>15) Sanatoria d)</li> <li>16) Shops, trades &amp; industries as scheduled in the list of Trade Industries.</li> </ol> |
| Residential A 2.           | <ol style="list-style-type: none"> <li>1) All as above</li> <li>2) One family dwelling house (Semi-detached) a)</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Residential A 3.           | <ol style="list-style-type: none"> <li>1) All as above</li> <li>2) Dwelling houses</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Residential B.             | <ol style="list-style-type: none"> <li>1) All as in Residential A, except items 12 &amp; 13.</li> <li>2) Semi detached dwelling houses on adjacent plots.</li> <li>3) Apartment houses. d)</li> <li>4) Hotels &amp; lodging houses.</li> <li>5) Sanatorium.</li> <li>6) Philanthropic &amp; charity uses.</li> <li><del>7) Trades &amp; Industries.</del></li> <li>8) Shops as scheduled in the list of Trades &amp; Industries.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Residential C.             | <ol style="list-style-type: none"> <li>1) All as Residential A &amp; B</li> <li>2) Dwelling-houses, detached, semi-detached or in rows.</li> <li>3) Apartment houses. d)</li> <li>4) Shops as scheduled in the List of Trades &amp; Industries</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Commercial & Shop frontage | <ol style="list-style-type: none"> <li>1) All as above</li> <li>2) Shops</li> <li>3) Business premises</li> <li>4) Workshops.</li> <li>5) Public garages</li> <li>6) Small industries employing a limited power driven plant of more than five horse power subject to the special approval Local Commission.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Industrial Zone            | <ol style="list-style-type: none"> <li>1) All as above, excluding residential buildings</li> <li>2) Trades as scheduled in the list of Trades &amp; Industries.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

- a) Not more than one kitchen, one bathroom and two W.C.'s shall be permitted except with the special consent of the L.B. & P.C. Commission.
- b) Home industry which occupies only members of the family living in the house and does not require a permit of the Health Authority, provided no power driven machinery is used, and that no nuisance to the vicinity other than a small sign attached to the building.



APPENDIX TO HERZLIYA TOWN PLANNING SCHEME No. 10.

TABLE No. II, SCHEDULE OF ROADS.

| Road Number | Present Position |                        | New Position  |                        | Description                      | Quarter         |
|-------------|------------------|------------------------|---------------|------------------------|----------------------------------|-----------------|
|             | width of Road    | width of Building Line | width of Road | width of Building Line |                                  |                 |
| 1           | 16.-             | -                      | 20.-          | 10.-                   |                                  | Herzliya West   |
| 2           | 16.50            | -                      | 20.-          | 10.-                   | from Herzliya West to " Centre   | "               |
| 2           | "                | -                      | 20.-          | 5.-                    | from Rd. No. 3 east              | Herzliya Centre |
| 3           | 12-16            | -                      | 16.-          | 7.-                    | from Rd. No. 2 north             | " "             |
| 3           | "                | -                      | 20.-          | 5.-                    | from Pl. No. 6535, Parcel 5 east | " "             |
| 3           | "                | -                      | 20.-          | 3.-                    | Shopping frontage                | " "             |
| 3           | "                | -                      | 20.-          | 5.-                    | from Shopping frontage east      | " "             |
| 4           | 8-14.-           | -                      | 20.-          | 5.-                    |                                  | " "             |
| 4           | "                | -                      | 20.-          | 7.-                    | from Rd. No. 2 south             | " "             |
| 4           | "                | -                      | 20.-          | 7.-                    |                                  | Ramath-Masharon |
| 5           | 10               | -                      | 20.-          | 15.-                   |                                  | Herzliya West   |
| 5           | "                | -                      | 20.-          | 10.-                   | from Rd. No. 7 north             | " "             |
| 6           | 8-12             | -                      | 15.-          | 7.-                    | until Rd. No. 7 south            | " "             |
| 7           | 8                | -                      | 20.-          | 10.-                   |                                  | " "             |
| 8           | 8-20             | -                      | 20.-          | 10.-                   |                                  | " "             |
| 8           | "                | -                      | 20.-          | 10.-                   |                                  | Herzliya Centre |
| 9           | 28               | -                      | 30.-          | 10.-                   |                                  | Ramath-Masharon |
| 10          | 18               | -                      | 18.-          | 7.-                    |                                  | " "             |

APPENDIX TO HERZLIYA TOWN PLANNING SCHEME No.10.

TABLE No. III, SCHEDULE OF TRADES AND INDUSTRIES.

I. Residential District A, A<sub>2</sub>, A<sub>3</sub>.

1. Shops for the retail sale of dairy produce, vegetables and other edibles.
2. Barbers and hairdressers.
3. Boot repairs and makers.
4. Grocers' shops.
5. Pharmacies and drug stores.
6. Tobacconists.
7. Flower shops.
8. Cafés and Restaurants.
9. Book-sellers.

II. Residential District B.

All as in Residential District A, A<sub>2</sub>, A<sub>3</sub>.

1. Drapers, dressmakers.
2. Receiving shops for laundry, dry cleaning.
3. Petrol filling stations.

III. Residential District C.

All as in Residential Districts A and B.

1. Alcohol depots.
2. Carpenters and cabinet-makers.
3. Cycle shops
4. Boot polishers.

IV. Commercial District.

All as above.

1. Cold storage establishments.
2. Motor car show rooms.
3. Furnishing and upholstering establishments.
4. Building materials establishments.
5. Laundries.
6. Garages and repair depot.
7. Printers.
8. Dairies, distributors and manufacturers.
9. Engineering and general repair shops.
10. Public laboratories.
11. Electrical appliance manufacturers.
12. Power driven machinery under 5 H.P.
13. Cloth weaving establishments.
14. Grain and cereal stores.
15. Paint shops and sign painters.
16. Food and fruit packing stores.
17. Bakeries.
18. Mechanical workshops.
19. Ice-cream manufacturers.
20. Aerated water factories and establishments for the manufacture or storage of non-alcoholic beverages.

V. Industrial Zone.

All as in Commercial District.

1. Non-obnoxious trade.
2. All other industries that will meet with the approval of the Responsible Authority or the Public Health Authority.