

DETAILED SCHEME NO. 164.

Modification No.2 of 1945

o. f.

The Tel-Aviv Town Planning Scheme, 1927, (Amendment) 1938.

## Citation:-

1. This Scheme may be cited as the Detailed Scheme No. 164, Modification No. 2 of 1945 of the Tel-Aviv Town Planning Scheme, 1927 (Amendment) 1938 and shall be read as one with the Tel-Aviv Town Planning Scheme, 1927 (Amendment) 1938, hereinafter referred to as the principal scheme.

## Modification of the principal Scheme:

2. The principal Scheme shall be modified by:-  
 (a) alteration of alignment of roads, as shown on the plan,  
 (b) alteration of zones, as shown on the plan,  
 (c) stopping up of existing roads, hatched red on the plan.

## Object of the Scheme:-

3. The object of the Scheme is the amendment of the Tel-Aviv Town Planning Scheme, 1927 (Amendment) 1938, notice of final approval of which was published in Gazette No. 976, of 4.1.1940.

## Area of the Scheme:

4. The area of this Scheme is shown on the attached plan, bounded by a thick blue line.

## Special provisions:-

5. No parcellation, building or use within the area of this Scheme shall be allowed unless it conforms to the provisions laid down in this Scheme.

## Z o n i n g :-

6. The area of this Scheme is divided into the following zones:

- (a) Residential Zone I.
- (b) Commercial Zone I
- (c) Commercial Zone II
- (d) Special Commercial Zone

The provisions in respect of Residential Zone I and Commercial Zone I and II of this Scheme shall conform to the provisions in respect of such zones respectively laid down in the Tel-Aviv Town Planning Scheme, 1927 (Amendment) 1938.

## Special Commercial Zone:-

The area of the Special Commercial Zone comprises the lands coloured grey and edged brown on the attached plan and is dedicated for mixed residential and commercial purposes.

The uses and trades allowed in the Special Commercial Zone shall be limited to those set out in Schedule A to this Scheme.

**Curtilage:-**

7. The minimum area of plots other than parcelled and registered in the Land Registry Office prior to the putting into force of this Scheme, shall be as follows:-

In Residential Zone I	-	500 sq.m.
In Commercial Zone I		500 sq.m.
In Commercial Zone II		500 sq.m.
In Special Commercial Zone	-	500 sq.m.

**Built up area:-**

8. Building percentage in the Residential Zone I and Commercial Zone I and II shall conform to the provisions relating to building percentage in respect of such zones respectively laid down in the principal Scheme.

Building percentage in the Special Commercial Zone shall not exceed 50% in the ground floor of buildings and 40% in the upper storeys.

**Height of Buildings:-**

9. Height of buildings in Residential Zone I and Commercial Zone I and II shall conform to the provisions relating to height of buildings in respect of such zones respectively laid down in the principal Scheme.

Height of buildings on plots abutting on Kings of Israel Square shall not exceed 5 storeys. Mezzanine storeys shall not be allowed. Level of all ceilings and the sky line of continuous buildings in the Special Commercial Zone shall conform to the unified architectural design, as specified in para 12.

Height in relation to rear yards of buildings in Residential Zone I and Commercial Zone I and II and special Commercial Zone shall conform to the provisions of the Principal Schemes.

**Building Lines:-**

10. Front Building Lines shall be as shown on the attached plan. The building lines in the Special Commercial Zone may be otherwise than marked on the attached plan, if required so by the unified architectural design.

Front Building Lines of all corner plots shall conform to the special provisions as may be prescribed from time to time by the Local Building and Town Planning Commission.

Side set-back shall be not less than 3 metres  
Rear set-back shall be not less than 5 metres

**Continuous Building:-**

11. The buildings in the Special Commercial Zone may be continuous along two or more plots if so prescribed by the Local Building and Town Planning Commission. Provided that the side set-back at the end of such continuous or semi-detached building shall be not less than the side set back laid down by the provisions of the principal scheme, or such larger side set-back as may be prescribed from time to time by the Local Building and Town Planning Commission.

**Unified  
Architectural  
Design:**

12. It shall be lawful for the Local Building and Town Planning Commission to make the lay-out and elevation of buildings in the Special Commercial Zone abutting on Kings of Israel Square subject to a unified architectural design to be adopted by the Local Building and Town Planning Commission.

For the purpose of meeting the cost of preparing and controlling the enforcement of the architectural design as aforesaid, the Local Building and Town Planning Commission may levy a fee in addition to other building fees, provided by-law in the amount not exceeding 1%.- per lineal metre of frontage in respect of every storey of the proposed building.

The said additional fee shall be in respect of the whole building as completed in accordance with the unified architectural design notwithstanding that a permit for erecting only a part of the building may be applied for.

The Local Building and Town Planning Commission shall be competent to require by notice any owner of any building erected prior to the deposit of this Scheme, to alter within the period of one year at his own expenses the elevation of his building in order to adapt it to the unified architectural design prescribed for this zone.

If the person on whom such notice is served fails to comply with the notice within the period stated therein, the Local Building and Town Planning Commission shall be competent to carry out the necessary works and recover the expenses so incurred from the defaulter.

**Fences:**

13. It shall be competent for the Local Building and Town Planning to require by notice any owner to erect fences along the frontage of any plot abutting on any street within the time specified in the notice.

If the person on whom such notice is served fails to comply with the notice within the period stated therein, the Local Building and Town Planning Commission shall be competent to carry out the necessary works and recover the expenses so incurred from the defaulter.

Fences shall be erected along the frontage of any plot abutting on Masaryk Square and the Keren Kayemeth Blvd. between Shlomo Hamelekh St. and the Kings of Israel Square. The height of such fences, their design, colour and materials shall be subject to special provisions as may be prescribed from time to time by the Local Building and Town Planning Commission. Provided that the design of the fences, their external appearance and their height along the said square and Keren Kayemeth Blvd. or segment thereof, shall be uniform.

The Local Building and Town Planning Commission shall be competent to require by notice any owner of any plot abutting on Masaryk Square and Keren Kayemeth Blvd. between Shlomo Hamelekh Street and Kings of Israel Square to demolish any fence, erected prior to the deposit of this Scheme, or to alter it in such a manner as to suit the unified design prescribed by the Local Building and Town Planning Commission at his own expenses and within a period of 30 days. If the person on whom such notice is served fails to comply with the notice within the period stated therein, the Local Building and Town Planning Commission shall be competent to carry out the necessary works and recover the expenses so incurred from the defaulter.

Planting  
of trees:

14. It shall be competent for the Local Building and Town Planning Commission to require by notice any owner to plant trees on the footpaths and boulevards in front of his property to the satisfaction of the Local Building and Town Planning Commission within thirty days from the date of serving such notice.

Where in the opinion of the Municipal Engineer the footpaths are not wide enough for planting trees it shall be competent for the Local Building and Town Planning Commission to require any owner to plant trees along the frontage of his property abutting on any street.

If the person on whom the notice is served fails to comply with the notice within the period stated therein, the Local Building and Town Planning Commission shall be competent to carry out such planting and all other works incidental thereto and recover the expenses so incurred from the defaulter.

Betterment  
T a X.

15. Betterment Tax may be levied and collected from the owners of property affected by this scheme in accordance with the provisions of the Town Planning Ordinance 1936.

Responsible  
Authority:-

16. The Tel-Aviv Local Building and Town Planning Commission shall be the responsible authority for the execution of this Scheme.

Regulations  
of this  
Scheme:-

17. The provisions of this Scheme shall be in addition to and not in derogation of the provisions of the principal Scheme, provided that in the case of any contradiction, or inconsistency between the provisions of the principal Scheme and the provisions of this Scheme, the provisions of this Scheme shall prevail.

Relation  
to pre-  
viously  
approved  
Schemes:

18. This Scheme shall supersede and shall be in lieu of Scheme No. 63 - Malkei Israel Quarter, Tel-Aviv, notice of deposit of which was published in Gazette No. 1252 of the 25th of February, 1943, which should be deemed to be revoked and cancelled.

Uses and trades allowed in the Special Commercial Zone

1. Concert rooms
2. Ball rooms
3. Synagogues
4. Theatres, Cinemas
5. Public library and lecture rooms
6. Public exhibition rooms
7. Hotels and Boarding Houses
8. Works and Art shops - in the ground floor only
9. Jewelleries - " " " " "
10. New Furniture shops " " " " "
11. Flower shops - " " " " "
12. Tobacco shops - " " " " "
13. Book shops - " " " " "
14. Confectionary shops - " " " " "
15. Pharmacies - " " " " "
16. Banking Houses
17. Travelling Agencies -
18. Coffee Houses - Floor area not less than 60 sq.m.
19. Restaurants - " " " " " " "
20. Offices for professional men and artists, excluding cinema studios, in the upper storeys of buildings only.
21. Private clubs in the upper storeys of buildings only
22. Flats for residential purposes in the upper storeys of buildings only.

In the trades allowed in the said zone, the permissible power of any single machine shall not exceed 1/2 H.P. and in aggregate 3 H.P.

הוועדה המקומית לתכנון ערים  
 LOCAL BUILDING AND TOWN PLANNING COMMISSION TEL-AVIV  
 תל אביב - 164  
 נתמשרה ב-19.12.1945  
 DEI Scheme No 164  
 Approved at the meeting of the Commission held on 19.12.1945  
 חשון תש"ו  
**FINAL APPROVAL**  
 CHAIRMAN

הוועדה המקומית לתכנון ערים  
 LOCAL BUILDING AND TOWN PLANNING COMMISSION TEL-AVIV  
 תל אביב - 164  
 נתמשרה ב-18.7.1945  
 DEI Scheme No 164  
 Approved at the meeting of the Commission held on 18.7.1945  
 תמוז תש"ו  
**PROVISIONAL APPROVAL**  
 CHAIRMAN

TOWN PLANNING ORDINANCE, 1936.  
 Tel. A.Y.W. TOWN PLANNING AREA.  
 Detailed SCHEME No. *Geddes, 1927* MODIFICATION No. *29/1945*  
 The District Commission, at its *101<sup>st</sup>*  
 meeting held on the *30<sup>th</sup>* day of *Aug. 1945*  
 resolved to deposit the above scheme.  
*M Kendall*  
 Town Planning Adviser.  
*R. H. Lewis*  
 Chairman  
 Lydda District Building  
 and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.  
 Tel. A.Y.W. TOWN PLANNING AREA.  
 Detailed SCHEME No. *Geddes, 1927* MODIFICATION No. *24/1945*  
 The District Commission, at its *106<sup>th</sup>*  
 meeting held on the *28<sup>th</sup>* day of *Feb. 1946*  
 resolved to grant authority to put the above  
 scheme into force.  
*M Kendall*  
 Town Planning Adviser.  
*R. H. Lewis*  
 Chairman  
 Lydda District Building  
 and Town Planning Commission.

RECEIVED  
 TOWN PLANNING  
 DEPARTMENT  
 1946