Statutory Instrument of 2023.

**[CAP. 29:15**

Rusape Town Council (Prohibition of Use of Commercial Shops Backroom and Outbuildings for Human Habitation) By-laws, 2023

**ARRANGEMENTS OF SECTIONS**

**Sections**

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4. Prohibition of use of commercial shops Backroom and Outbuildings for Human Habitation
5. Renewal of permit
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**Title**

1. These By-laws may be cited as the Rusape Town Council(Prohibition of use of commercial shops backroom and outbuildings for human habitation)

**Application**

1. Theses By-laws shall apply to all business premises under the jurisdiction of Rusape Town Council.

**Interpretation**

 3. In these by-laws;

 “Authorized Officer” means Any Council Official assigned to carry out Council duties.

“Business” means any trading activity carried out at commercial and industrial areas.

“Council” means Rusape Town Council in terms of the Urban Councils Act Chapter 29: 15

“District” means the Makoni Administrative District as defined in the District (Administrative) Act (Chapter 10:14)

“Outbuilding” means any structure erected within the same stand which is detached from the main building.

“Business Centres” means any area which is designated and approved by Rusape Town Council for concentrated high economic activity.

“Temporary use permit” means written authority granted by Council for fixed term occupation of commercial and industrial premises for human habitation.

1. **Prohibition of use of commercial buildings, backrooms and outbuildings for human habitation.**

(1) No structure or building or part of building on a commercial and or industrial stand shall be used for continuous human habitation or for residential purposes.

(2) Subject to section (1), above, Council shall accept use of commercial and or industrial business premises or part of the buildings or outbuildings if:

1. There is a written application from the owner of the property to temporarily use the buildings for a fixed term of not more than twelve months upon payment of the prescribed fee
2. Sewer and water connections have been made to the premises.
3. Any person who contravenes subsections (1) and (2) shall be guilty of an offence liable to a penalty per Council Budget.
4. **Renewal of Temporary Use Permit**
5. Council may renew a Temporary Use Permit subject to;
6. Written application by the property owner upon payment of the prescribed fee
7. the property owner meeting development conditions as set out in Rusape Town Council Building By laws or Council issued development permit.
8. Any person who contravenes subsection (1) shall be guilty of an offence and liable to a penalty as per Council budget.
9. **Obstruction of Authorized Officer**
10. No person shall obstruct an authorized official in the carrying out of duties in terms of these by laws
11. Any person who contravenes subsection (1) shall be guilty of an offence and liable to a penalty as per Council budget.