

2020 Edition

Zoning Regulations

Kigali Master Plan 2050



KIGALI YACU! OUR KIGALI!
The Centre of Urban Excellence

This page is intentionally kept blank

DOCUMENT INFORMATION:

Report Title:	KIGALI CITY ZONING REGULATIONS
Project Title:	Consultancy Services for 2013 Kigali Master Plan Update
Project Ref No:	C-RW-000011
Client:	City of Kigali, Rwanda
Submission Date:	August 2020
File Name:	20191223_KMPU_Zoning Regulations

Approvals	Name	Role	Date
Author	Enrico Morriello	Principal Urban Planner, Team Leader	13-12-2019
Author	Latha Chhetri	Urban Planner	12-12-2019
Author	Suresh Krishnasamy	Principal Urban Planner	12-12-2019
Author	Deepal Thosani	Urban Planner	12-12-2019
Author	Gerna Van Jaarsveld	Transport Planner	10-12-2019
Author	Cobus Botha	Traffic Engineer	10-12-2019
Author	Bernadina Da Silva	Civil Engineer	10-12-2019
Author	Gabriella Robba	Urban Planner	10-12-2019
Reviewer	Deon Du Plessis	Infrastructure Team Lead	13-12-2019
Reviewer	Cobus Botha	Traffic Team Lead	13-12-2019
Reviewer	Victor De Abreu	Transport Team Lead	13-12-2019
Reviewer	Anandan Karunakaran	Project Director	15-12-2019

Number of copies issued: 01

Document Status:

Version No.	Date Issued	Details	Approved for Issue
1	30-04-2019	Draft	Anandan Karunakaran
2	18/10/2019	Draft Final	Anandan Karunakaran
3	15/12/2019	Final	Anandan Karunakaran
4	15/08/2020	Final - Approved	Anandan Karunakaran
5	23/11/2020	FINAL for printing	Anandan Karunakaran

This page is intentionally kept blank

TABLE OF CONTENTS

TABLE OF CONTENTS	iii
List of Tables	vi
List of Figures	viii
Preface	xi
Project Background	xi
Objectives	xii
Acknowledgements	xiii
Article 1: Introduction	3
1.1 Short Title	3
1.2 Authorization	3
1.3 Purpose	3
1.4 Compliance Required	3
1.5 Prior Regulations Repealed	4
1.6 Availability of Zoning Map	4
1.7 Update of Zoning Map and Regulations	4
1.8 Organisation of the Zoning Regulations	4
Article 2: Objectives, Definition and Founding Principles of Zoning Plan and Regulations	9
2.1 Objectives of the Zoning Plan and Regulations	9
2.2 Zoning Plan	9
2.3 Principles Guiding the Zoning Requirements	10
2.3.1 Integrated Development and Urban Resiliency	10
2.3.2 Inclusivity and Community Involvement in the Planning	10
2.3.3 Incrementality and Flexibility	11
2.3.4 Mixed Land Use	11
2.3.5 Pedestrian First	11
2.3.6 Transit Oriented Development (TOD)	12
2.3.7 Sustainable Design	12
Article 3: Definitions	15
Article 4: General Provisions	27
4.1 City of Kigali Discretion in Application of Zoning Regulations	27
4.1.1 Procedure for Zoning Variance Request	27
4.2 Phasing of Developments	28
4.3 Non-Conforming Existing Uses	29
4.5 Gated Communities	31
4.6 Provision for Incremental Development	32
4.7 Service areas and equipment	35
4.8 Access to Parcels	35
4.9 Provision for Micro – Enterprise	36
4.10 Provision for Home Occupation	37
4.11 Accessory Residential Units	39
4.11.1 Standards	39
4.11.2 General Provisions	39
4.12 Car Wash and Auto Repair Garages	40

Article 5: Zoning Map & Interpretation	43
5.1 Kigali City Zoning Map	43
5.2 Identification of Zoning Categories for City of Kigali	43
Article 6: Zoning Regulations	47
6.1 Zoning Regulations - Residential	47
6.1.1 Low Density Residential Zone (R1)	47
6.1.2 Low Density Residential Densification Zone (R1A)	50
6.1.3 Rural Residential Zone (R1B)	55
6.1.4 Medium Density Residential - Improvement Zone (R2)	60
6.1.5 Medium Density Residential - Expansion Zone (R3)	64
6.1.6 High Density Residential Zone (R4)	70
6.2 Zoning Regulations – Mixed-Use and Commercial	74
6.2.1 Mixed Use Zone (C1)	74
6.2.2 Neighbourhood Commercial Zone Overlay (O-C2)	78
6.2.3 City Commercial Zone (C3)	83
6.3 Zoning Regulations - Public Administrative and Services Zone	88
6.3.1 Public Administrative and Services Zone (PA)	88
6.4 Zoning Regulations - Public Facilities	90
6.4.1 Public Facilities Zone (PF)	90
6.5 Zoning Regulations - Industrial	99
6.5.1 Light Industrial Zone (I1)	99
6.5.2 General Industrial Zone (I2)	104
6.5.3 Mining and Quarrying Industrial Zone (I3)	107
6.6 Zoning Regulations – Nature and Open Spaces	109
6.6.1 Parks and Open Spaces Zone (P1)	109
6.6.2 Sports and Eco-Tourism Zone (P2)	111
6.6.3 National Parks Zone (P3-A)	113
6.6.4 Forest Zone (P3-B)	115
6.6.5 Steep Slopes Zone (P3-C)	117
6.6.6 Natural Conservation Zone (P3-D)	118
6.6.7 Agricultural Zone (A)	120
6.6.8 Wetland Zone (W)	122
6.6.9 Waterbody Zone (WB)	130
6.6.10 Transport Zone (T)	132
6.6.11 Utility Zone (U)	133
6.6.12 Buffer Zone (B)	134
6.7 Parking Requirements	135
6.7.1 General Description	135
6.7.2 General Parking Requirements	135
6.7.3 Location and Typology of parking Lots	137
6.7.4 Parking Strategy	139
6.7.5 Requirement for Permeable Paving Materials for Parking Lots	140
6.7.6 Derogations to General Parking requirements	140
6.8 Setback Regulations	142
6.8.1 Introduction	142
6.8.2 Setbacks principles	142
6.8.3 General Setback Provisions	143
6.8.4 Derogations to Proposed Setbacks	144
6.8.5 Sky exposure plane	144
6.8.6 Setbacks Regulations	145

6.9	Fencing and Walls	149
6.10	Landscaping and recreation	149
6.11	Fire Fighting and Accessibility of Site to Fire Fighting Appliances	149
6.12	Privacy	149
Article 7: Zoning Overlay Regulations		152
7.1	Public Facilities Overlay	153
7.2	Incentive Zoning Overlay (O-IZ)	156
7.2.1	Applicability of Incentive Zoning Overlay	156
7.3	Land Assembly Overlay	160
7.4	Approved Land Subdivision Plans Overlay	163
7.5	Urban Design Overlay	165
7.6	Airport Restriction Area Overlay	166
7.6.1	Obstacle Limitation Surfaces	166
7.6.2	Public Safety Zones	166
7.7	Nature Restoration Overlay	170
7.8	Slope (30-50%) Overlay	173
7.9	Tourism Promotion Overlay	179
7.10	Heritage Conservation and Promotion Overlay	182
7.11	Buffers Overlay	185
7.12	Natural Disaster Risk Overlay	189
Article 8: Special Regulations		194
8.1	Transfer of Development Rights (TDR)	194
8.2	Minimum green building requirements	196
8.3	Rural Development in Agricultural Land	198
8.4	Incentives	199
8.4.1	Incentives to Developers	199
8.4.2	Inclusionary Zoning	199
8.4.3	Provision of Public Spaces, Community Amenities, Art, and Cultural Spaces	201
8.4.4	Provision of shared parking facilities in congested areas	202
8.5	Large Scale Developments	203
8.6	Plots Affected by Different Zoning Regulations	204
8.7	Non-Conforming and Irregular Shaped Plots	205
Article 9: Urban Design Control Plan		210
9.8	Introduction	210
9.9	Purpose	210
9.10	Urban Design Regulations	210

List of Tables

Table 4.1: Phasing of Developments	28
Table 4.2: Non-Conforming Existing use	29
Table 4.3: Gated Communities	31
Table 4.4: Provision for Incremental Development	32
Table 4.5: Provision for Micro - Enterprise	36
Table 4.6: Provision for Home-Occupation	37
Table 6.1: Low Density Residential Zone (R1)	47
Table 6.2: Low Density Residential Intensification Zone (R1A)	50
Table 6.3: Rural Residential Zone (R1B).	55
Table 6.4: Medium Density Residential - Improvement Zone (R2)	60
Table 6.5: Medium Density Residential - Expansion Zone (R3)	64
Table 6.6: High Density Residential Zone (R4)	70
Table 6.7: Mixed Use Zone (C1)	74
Table 6.8: Neighbourhood Commercial Zone Overlay (O-C2)	78
Table 6.9: City Commercial Zone (C3)	83
Table 6.10: Public Administrative and Services (PA)	88
Table 6.11: Public Facilities Zone-Education and Research (PF1)	90
Table 6.12: Public Facilities Zone -Health(PF2)	92
Table 6.13: Public Facilities Zone -Religious (PF3)	94
Table 6.14: Public Facilities Zone-Cultural/Memorial (PF4)	96
Table 6.15: Public Facilities Zone – Cemetery/Crematoria (PF5)	98
Table 6.16: Light Industrial Zone (I1)	99
Table 6.17: General Industrial Zone (I2)	104
Table 6.18: Mining and Quarry Industrial Zone (I3)	107
Table 6.19: Parks and Open Spaces Zone (P1)	109
Table 6.20: Sport and Eco-Tourism Zone (P2)	111
Table 6.21: National Parks Zone (P3-A)	113
Table 6.22: Forest Zone (P3-B)	115
Table 6.23: Steep slopes Zone (P3-C)	117
Table 6.24: Natural Conservation Zone (P3-D)	118
Table 6.25: Agricultural Zone (A)	120
Table 6.26: Zoning regulations for wetlands in the City of Kigali	124
Table 6.27: Land-use permitted within wetland zones (C = Conditional; P = Prohibited)	127
Table 6.28: Waterbody Zone (WB)	131
Table 6.29: Transport Zone (T)	132
Table 6.30: Utility Zone (U)	133
Table 6.31: Residential Parking Requirements	135
Table 6.32: Non-Residential Parking Requirements	136
Table 6.33: Residential Parking Strategy	139
Table 6.34: Non-Residential Parking Strategy	139
Table 7.1: Public Facilities Overlay	153
Table 7.2: Incentive Zoning Overlay	156
Table 7.3: Land Assembly Overlay	160
Table 7.4: Approved Land Subdivision Plans Overlay	163
Table 7.5: Risk Bands	166
Table 7.6: Other Airport Restrictions	168
Table 7.7: Nature Restoration Zone Overlay	170
Table 7.8: Slope (30-50%) Overlay	173

Table 7.9: Tourism Promotion Overlay	179
Table 7.10: Heritage Conservation and Promotion Overlay	182
Table 7.11: Natural Disaster Risk Overlay	189
Table 8.1: Transfer of Development rights (TDR)	194
Table 8.2: Minimum green building requirements	196
Table 8.3: Rural Development in Agricultural Land	198
Table 8.4: Inclusionary Zoning	199
Table 8.5: Provision of Public Spaces, Community Amenities, Art, and Cultural Spaces	201
Table 8.6: Provision of shared parking facilities in congested areas	202
Table 8.7: Special regulations for large scale developments	203
Table 8.8: Zoning lots divided by zoning boundaries	204
Table 8.9: Non-conforming and irregular shaped plots	205

List of Figures

Figure 4-1: Provision for Home Occupation	38
<i>Figure 5-1: Kigali Zoning Plan</i>	44
Figure 6-1: Low Density Residential Zone (R1) Detached Building	49
Figure 6-2: Low Density Residential Densification Zone (R1A) Detached Building	52
Figure 6-3: Low Density Residential Densification Zone (R1A) Semi Detached Building	53
Figure 6-4: Low Density Residential Densification Zone (R1A) Attached Building	54
Figure 6-5: Rural Residential Zone (R1B) 2 in 1 IDP project	57
Figure 6-6: Rural Residential Zone (R1B) Rowhouses	58
Figure 6-7: Rural Residential Zone (R1B) 4 in 1 Modern Village	59
Figure 6-8: Medium Density Residential - Improvement Zone (R2) Type A	62
Figure 6-9: Medium Density Residential - Improvement Zone (R2) Type B	63
Figure 6-10: Medium Density Residential – Expansion (R3) Rowhouses	67
Figure 6-11: Medium Density Residential – Expansion (R3) Single Family Housing Type 1	68
Figure 6-12: Medium Density Residential – Expansion (R3) Single Family Housing Type 2	69
Figure 6-13: High Density Residential Zone (R4) Detached Building	72
Figure 6-14: High Density Residential Zone (R4) Attached Building	73
Figure 6-15: Mixed Use Zone (C1) Detached Building	76
Figure 6-16: Mixed Use Zone (C1) Attached Buildings along BRT Corridor or Wetland	77
Figure 6-17: Neighbourhood Commercial Zone Overlay (O-C2) on (R2 Zone)	80
Figure 6-18: Neighbourhood Commercial Zone Overlay (O-C2) on (R3 Zone)	81
Figure 6-19: Neighbourhood Commercial Zone Overlay (O-C2) Plan	82
Figure 6-20: City Commercial Zone (C3) Detached Building	85
Figure 6-21: City Commercial Zone (C3) Attached Buildings along BRT Corridor or Wetland	86
Figure 6-22: City Commercial Zone (C3) Semi-Detached Buildings along BRT Corridor or Wetland	87
Figure 6-23: Light Industrial Zone (I1) Detached Buildings	102
Figure 6-24: Light Industrial Zone (I1) Attached Buildings	103
Figure 6-25: General Industrial Zone (I2)	106
Figure 7-1: Public Facilities Overlay Plan	155
Figure 7-2A: Incentive Zoning Overlay (O-IZ)_A	158
Figure 7-3B: Incentive Zoning Overlay (O-IZ)_B	159
Figure 7-4: Land Assembly Overlay Plan	162
Figure 7-5: Approved Land Subdivision Plan Overlay	164
Figure 7-6: Urban Design Overlay Plan	165
Figure 7-7: Obstacle Limitation Surfaces” Overlay Plan	169
Figure 7-8: Nature Restoration Zone Overlay Plan	172
Figure 7-9: Typical Considerations for Slope Development	177
Figure 7-10: Slope (30-50%) Overlay Plan	178
Figure 7-11: Tourism Promotion Overlay Plan	181
Figure 7-12: Heritage Conservation and Promotion Overlay Plan	183
Figure 7-13: Heritage Conservation and Promotion Overlay Plan - A	184
<i>Figure 7-14: Heritage Conservation and Promotion Overlay Plan - B</i>	184
Figure 7-15: Buffers Overlay Plan	188
Figure 8-1: Plots Divided by Different Zoning Boundary	204

Figure 8-2: Parcels Affected by Acquisition for Infrastructure:	206
Figure 8-3: Irregular Corner Lots to have flexibility in setback	206
Figure 8-4: Irregular plots should have an average plot width of 8m	207
Figure 8-5: Irregular plots and lots not meeting the minimum allowable plot size can be amalgamated to meet the required minimum standards to allow development	207

ZONING REGULATIONS

Preface

Project Background

The 2019 Master Plan review for the City of Kigali has been drafted combining international best practices with a bottom-up approach, based on extensive socio-economic data collection and analysis and continued interaction with local and international stakeholders. This process led the City of Kigali One Stop Centre to draft a highly customised strategy to support Kigali aspirations to become the Centre of Urban Excellence in Africa.

Great attention was put in addressing the issues highlighted in 2013 Master Plan, introducing a more equitable, flexible, and incremental approach to City development, in line with the UNHABITAT New Urban Agenda, Sustainable Development Goals and with the latest and more innovative approaches being currently studied or implemented to guide the rapid urbanisation of African Cities.

Building on this approach, the “new” Kigali Master Plan aims at being more inclusive by facilitating higher degree of social and economic inclusion, allowing for more social and economic mix in the City, favouring small and large investors and facilitating the creation of a large variety of affordable housing solutions, hence supporting the growth of a healthy and well-balanced community.

The review process was designed to address the concerns raised during the first 5 years of implementation, improving the methodological approach and the execution of planning activities, whenever needed, to achieve a more inclusive result. Key actions implemented in this review are listed below:

- A rigorous research methodology was applied to the review process with the objective to inform planning decisions. Extensive Primary Data collection was conducted to inform the socio-economic status quo analysis and the projections. Traffic counts were also conducted to address short term traffic issues in the City and inform future transport model. All available data and studies were also collected and incorporated into the Plan.
- An extensive stakeholders’ consultation process was carried out through focused Group Discussion, Stakeholders Meeting, and other digital platforms to investigate issues more in detail and find shared solutions.
- An intense consultation with international organizations (UNHABITAT, WORLD BANK, etc.) was conducted to align MP strategies with ongoing and planned activities in the City. Continued interaction was also ensured with other ongoing consultancies (BRT study, Water, and Sanitation MP, NLUMP, etc.)
- A wide research on world’s best practices on regulations (different zoning models), urban policies (land consolidation, incremental development, financing) and affordable development models were conducted to inform the MP. Each of this input was then adapted to the Kigali context and evaluated together with relevant stakeholders.
- A new transport and infrastructure model was developed to ensure that the service provision strategy allow for high level of services, while still being affordable to the different income levels and neighbourhoods in the City.
- New Zones and Zoning regulations were studied to ensure affordability, flexibility and implementability of the plan. Minimum Plot size are reduced, plot coverage increased, typologies adapted to ensure incremental development and are now more in line with citizens’ purchasing power. Common facilities and public parks are suggested in suitable locations in a more flexible manner.

- Mixed use is suggested in most part of the City, allowing the creation of employment opportunities integrated with the neighbourhoods, thus allowing for a more inclusive economic development of the communities.
- On-street parking is allowed along local roads, collectors and minor arterials and shared parking facilities are encouraged to maximise the use of land and support better parking demand management in the optic of encouraging use of Public and Non-Motorised Transport.
- Incrementality will be encouraged to maximise current investment capacity without hindering future development potential.
- Inclusionary zoning for affordable housing will be encouraged and incentivised to increase affordable housing stock for low and moderate-income groups.

Objectives

The methodological approach followed in the execution of all activities brings intrinsic advantages related to the quality of the outcomes and to their adherence to Kigali reality. The extensive consultation process conducted with technical national and international stakeholders, ensured a common understanding and a shared action plan on the way forward.

The expected outcomes can be summarised as follows:

- Provide **different scales and cost range of commercial and industrial solutions**, following current and expected market dynamics;
- **Facilitate access to the market of small and micro enterprises**, currently the majority in Kigali and in the Country, promoting the creation of more formal jobs;
- **Allow incremental development of commercial and mixed-use buildings** following the investment capacity of investors and developers but in respect of clear guidelines;
- **Encouraging mix of uses in all areas to promote a 24h City**;
- **Integrated Micro-Enterprise Zones** in housing areas, mixed with social infrastructure and green open spaces;
- Reduction of zones dedicated to single family housing, **promotion of densification with incentives to modify building typologies and densities**;
- **Facilitate vertical and horizontal incremental development**, allowing phased construction of mixed use, residential or commercial buildings;
- **Promote upgrading and or redevelopment in high land value areas where land pooling approach** will be effective due to cross financing mechanism;
- **Implement extensive Site & Servicing approach to accommodate low income earners**. Sites have been selected for their proximity to public transport corridors. Areas will be mixed use zones allowing a vast variety of income generating activities and public facilities;
- Adopt flexible and **adaptive guidelines, allowing incremental low-cost construction**, in respect of minimum design guidelines;
- **Promote and incentivize land pooling as main implementation tool** for providing affordable housing solutions;
- **Establish social and income mix** in all parts of the City to ensure social cohesion in current population and future generations
- Preserving more **Agricultural Land** by encouraging land consolidation also in Rural Areas.

Zoning Plan and Guidelines are designed to facilitate a balanced and compact physical growth of the City while enhancing its social, economic, and environmental assets.

Acknowledgements

The City of Kigali would like to acknowledge and thank the following individuals and organizations for their invaluable insights and contributions to the preparation of the Kigali Master Plan Review.

City of Kigali (COK) - One Stop Centre,
Infrastructure Department, Landscape
Department
Nyarugenge, Gasabo, Kicukiro Districts
Ministry of Infrastructure (MININFRA)
Ministry of Agriculture and Animal Resources
(MINAGRI)
Ministry of Environment (MoE)
Ministry of Lands and Forestry (MINILAF)
Rwanda Housing Authority (RHA)
Rwanda Agriculture Board (RAB)
Rwanda Water and Forestry Authority
(RWFA)
Local Administrative Entities Development
Agency (LODA)
Rwanda Environment Management Authority
(REMA)
Rwanda Association of Local Government
Authorities (RALGA)
Rwanda Land Management and Use Authority
(RLMA)
Rwanda Development Board (RDB)
Rwanda Transport Development Agency
(RTDA)
Rwanda Utilities Regulatory Authority (RURA)
Sector Executive Secretaries
Gasabo, Nyarugenge and Kicukiro Districts
Rwanda National Police (RNP)
Rwanda Defence Force (RDF)
Rwanda Women Network
Rwanda Institute of Architects (RIA)
Rwanda Civil Society Platform (RCSP)
Rwanda Green Building Organization (RGBO)
Rwanda – National Climate and Environment
Fund (FONERWA)
Rwanda Women Network
Broadband System Corporation (BSC)
Uwezo Youth Empowerment
SafeMotos
Care International Rwanda
Association of People with disabilities
Institute for Transportation and Development
Policy (ITDP)

Rwanda Association of Professional
Environmental Practitioners (RAPEP)
Global Green Growth Institute (GGGI)
UN-HABITAT Kigali
Swiss Resource Centre and Consultancies for
Development (SKAT)
Strawtec Building Solutions
Private Sector Federation (PSF)
Institute of Policy Analysis and Research
(IPAR)
International Growth Centre (IGC)
Water and Sanitation Corporation (WASAC)
The Integrated Polytechnic Regional Centre
(IPRC) Kigali
National Institute of Statistics Rwanda (NISR)
University of Rwanda (UR)
Moto Cooperative FERWACOTAMO
Institution of Engineers Rwanda
Rwanda Energy Group (REG)
Energy Development Corporation Limited
(EDCL)
Development Bank of Rwanda (BRD)
Laterite Ltd.
Department for International Development
(DFID) Rwanda
VNG International
World Bank Group
Rwanda Hospitality Association (RHA)
Nyamirambo Women's Center
Institution of National Museums of Rwanda
Youth Engagement in Agriculture Network
(YEAN)
Rwanda Youth in Agribusiness Forum (RYAF)
Airtel
Zone Association
Yego Innovisions Ltd
The Green Fighter Rwanda
National Council of Person with Disabilities
(NCPD)
All Representatives and Leaders of Religious
Communities in Kigali
Justin Garrett Moore, AICP. Executive
Director, New York City Public Design
Commission.

This page is intentionally kept blank.



1

ZONING REGULATIONS

This page is intentionally kept blank.

Article 1: Introduction

1.1 Short Title

These “Regulations” shall be known and cited as the “**Zoning Regulations of the City of Kigali**”, effective 28th of August 2020.

1.2 Authorization

These Regulations have been adopted by the City of Kigali City Council in accordance with the provisions of the Rwanda Urban Planning Code.

1.3 Purpose

The purpose of this Regulations is to explain the proposed Zoning Plan and Development Control Regulations which will encourage and guide Public Institutions, Private Sector, National and International Organisations and Citizens in the implementation of the Kigali City Master Plan and in the harmonic and balanced development of Kigali.

More in the detail, these Regulations are set to:

- Provide for the best use of land in the City;
- Conserve and stabilize the value of property;
- Promote the health, safety and general welfare of its people and the public;
- Protect and enhance the social and economic stability of all areas of the City;
- Regulate the location, use, height and bulk of buildings and structures;
- Regulate the location and use of parks and open spaces;
- Provide adequate open spaces for light and air;
- Secure safety from fire, flood, and other dangers;
- Facilitate adequate provisions for community utilities and facilities such as transportation, water, sewerage, schools, parks, and other public requirements;
- Protect agricultural resources;
- Provide for housing choice and economic diversity in housing;
- Provide for the preservation of desirable open space, historic related resources, water resources, wetlands, forests, and other environmentally important lands.

The Official Zoning Plan, Transport Plan, Infrastructure Plan, Overlay Plans GIS layers available at City of Kigali website shall be read in conjunction with present Regulations and are integral part of the City of Kigali Zoning regulations and Plan.

1.4 Compliance Required

No land, building or other structure shall hereafter be used, and no building or other structure shall be constructed, reconstructed, altered, extended, or enlarged, except in conformity with these Regulations.

1.5 Prior Regulations Repealed

These Regulations, and any amendment or change hereto, shall be in full force and effect from the date established by the Kigali City Council. The Zoning Regulations of the City of Kigali previously adopted by the City Council and all amendments relating thereto are repealed coincident with the effective date set forth in Paragraph 1.1 of these Regulations. Such repealing shall not affect the status of any personnel and shall not affect or impair any act done, offense committed or right accruing, accrued or acquired or any liability, penalty, or forfeiture of punishment incurred prior to the time such repeal took effect, but the same may be enjoyed, asserted, enforced, prosecuted, or inflicted as fully and to the same extent as if such repeal had not been affected.

1.6 Availability of Zoning Map

The boundaries of all designated Zones and any amendments thereto are established by the City Council, as shown on a map entitled "City of Kigali Zoning Map" and shall bear the date of the enactment of these Regulations and of the most recent amendment to the Zoning boundaries. The Official Zoning Map, updated to the date of the most recent amendment, shall be on file in the office of the City of Kigali and Districts One Stop Centres and available on the website of the City of Kigali.

1.7 Update of Zoning Map and Regulations

The update is a comprehensive overhaul of the City's zoning and development regulations which includes updating all Zones and the uses allowed in each, updating parking, and landscaping requirements and addressing the need for density in the City, among many other provisions.

Considering the extensive changes made to previous Zoning Regulations, the City of Kigali will review and eventually update these Zoning Regulations in 3 years' time from adoption, after evaluating their performance in the rapidly evolving Kigali context.

A regular update of Zoning Map is recommended as per article 4.1

1.8 Organisation of the Zoning Regulations

The Zoning Regulations for the City of Kigali consist of nine articles

Article 1: Introduction –provides the effective date of this regulation, purpose of this report, information on repeal of prior regulations, update of the zoning map and regulations for *the City of Kigali* and explains how the Report is organized.

Article 2: Objectives, Definition and Founding Principles of Zoning Plan and Regulations – explains the objectives, definition and founding principles of the Zoning Plan in guiding and facilitating future development in *the City of Kigali*.

Article 3: Definitions - defines the planning terms used in the zoning regulations to enable a common understanding among users of the Zoning Plan.

Article 4:General Provisions – it presents regulations for general provisions that are applicable to all or most of the prescribed zones.

Article 5: Zoning Map & Interpretation – presents the zoning map and interpretation of each zone designated on the zoning map. The Zoning Map indicates the specific boundaries.

Article 6: Zoning Regulations – provides specific and detailed zoning regulations of each zoning category designated on the zoning map.

Article 7: Zoning Overlay Regulations - elaborates on the zoning regulations for Overlay Zones for flexibility in development

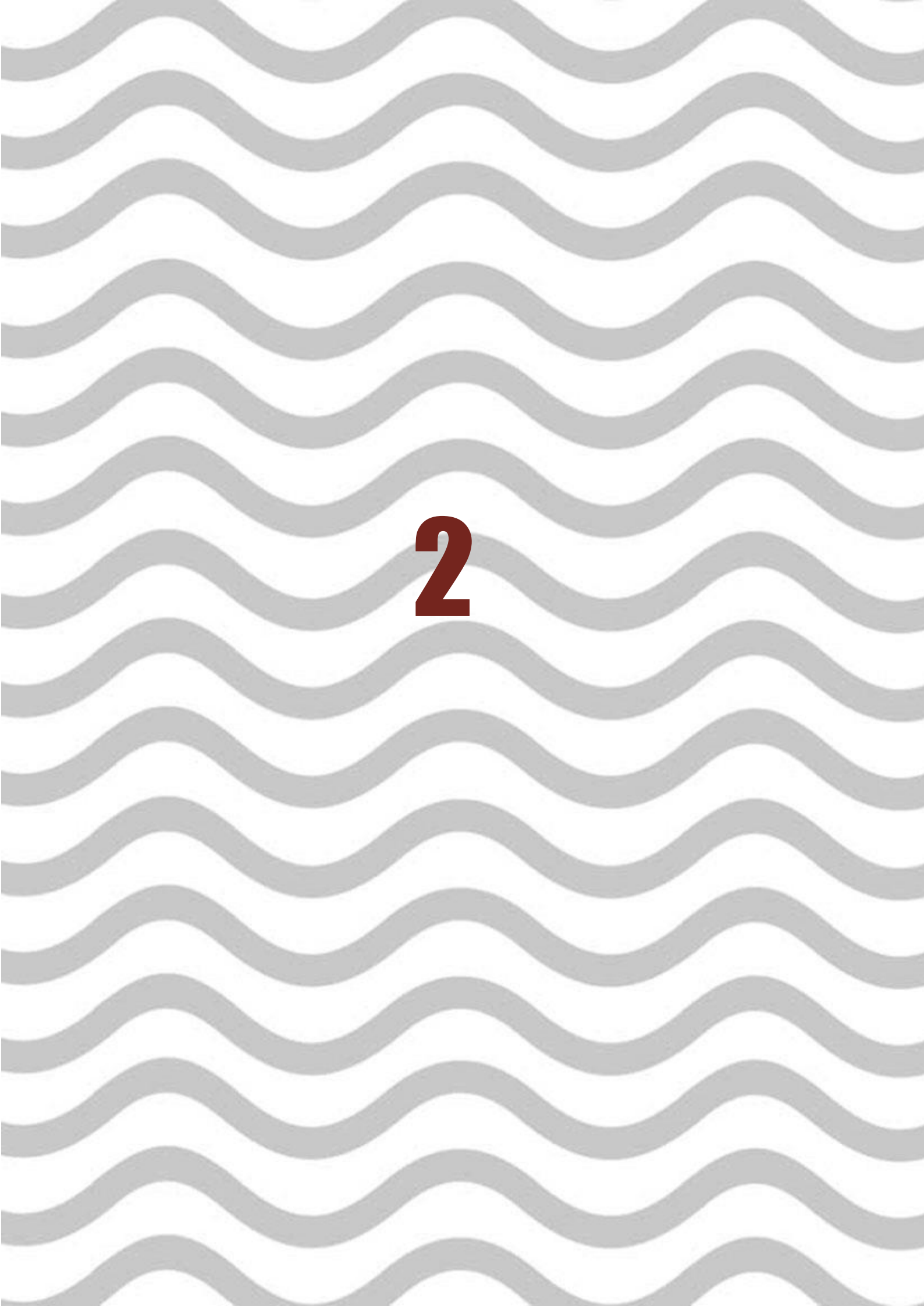
Article 8: Special Regulations – explains various Special Regulations incorporated for flexibility in implementation of the Kigali City Master Plan.

Article 9: Urban Design Control Plan - presents the purpose of Urban Design Control Plan and its power to supersede other underlying zoning regulations, in case of conflicts.

Appendix: presents Industrial listings (not exhaustive) for I1 and I2 uses.

ZONING REGULATIONS

This page is intentionally kept blank.



2

ZONING REGULATIONS

This page is intentionally kept blank.

Article 2: Objectives, Definition and Founding Principles of Zoning Plan and Regulations

2.1 Objectives of the Zoning Plan and Regulations

The objective of the *Zoning Regulations for the City of Kigali* is to provide a clear mechanism for the implementation of the updated Kigali City Master Plan and to direct public and private sector development to follow a clear set of development objectives, definitions, regulations, and guidelines that reflect the vision and concept proposed in the Master Plan. The objectives, definitions and regulations ensure that development is carried out to achieve a logical, attractive, and liveable development pattern in the City, safeguard privacy and amenities, and provide opportunities for growth, with enough flexibility to respond to changing business needs and development trends. The regulations place an emphasis on encouraging mixed-use mixed-income development for integrated, well connected, inclusive, and equitable development, that are sustainable and are designed to achieve quality living environment.

2.2 Zoning Plan

Zoning regulates the types of uses, the development intensity, the required density, the setting, and height of buildings on any plot. As such, it serves as an effective planning tool to guide development in a logical and orderly fashion. The Zoning Plan is meant to provide landowners, developers, and stakeholders with a clear picture of what can and cannot be developed on any parcel of land in the City of Kigali's territory.

The Zoning Plan is made up of a Zoning Map and a set of Zoning Regulations. The Zoning Map identifies specific zones within the planning area based on the predominant land use, and the desired intensity, building height and density for that area.

The Zoning Regulations stipulate the permitted, conditional, and prohibited uses, location of a building on any plot, the overall maximum intensity, as well as the building height. Specific regulations related to overall building form, landscaping, development strategy and signage are also stipulated in the Zoning Regulations. Zoning Regulations stipulate allowable development for a zone, but flexibility in development is ensured by allowing incentives such as additional GFA, promoting inclusionary zoning, incremental / phased development.

The Zoning Regulations tabulate the uses into three categories: Permitted, Conditional and Prohibited uses.

Permitted Use: Uses that comply with the intended use for the zoning code and can be permitted outright. However, the development shall comply, when relevant, with other context specific additional regulatory restrictions such as Urban Design Guidelines, Overlays, Heritage, and Conservation guidelines.

Conditional Use: Conditional uses are usually activities that may create significant traffic, noise, or other impacts on the surrounding neighbourhood. Such identified uses can be permitted "conditionally" within a zone following the assessment of City of Kigali One Stop Centre's

approval. OSC may require the development to confirm to a set of conditions and standards as per the regulations which must be met always. Each zone can allow different but compatible developments that are complementary in terms of use and scale. For example, a small-scale commercial development could be allowed in residential areas to provide convenience for residents to meet their daily shopping needs. Similarly, Civic facilities like schools, day care centres, religious facilities could be allowed in a residential zone, provided the facility meets the parking, noise standards etc. Such conditional uses could be permitted after careful consideration and evaluation by the One Stop Centre of City of Kigali and may be subject to certain conditions as deemed necessary by the review committee, to ensure that the overall planning intention for any specific is not compromised.

Prohibited Use: These are uses that are deemed prohibited and include activities that have been found to be incompatible with the zone. For example, Heavy Industrial Uses are prohibited within the residential zones.

Overlay Zones: Within these Zoning Regulations, overlay zones provide more discretion and flexibility by allowing the City to protect certain areas as well as encourage or discourage certain types of development. Overlay Zones are mapped zones superimposed over the established zoning and can be used to impose supplement restrictions, permit, or disallow various forms of density as well as provide bonuses and incentives to achieve the desired planning intent for that area. The parcels within the overlay zone will be thus subject to the regulations of the underlying zoning as well as the overlay zoning requirements. An overlay zone can cover more than one zone and even portions of several underlying zoning. The Transit Overlay Zone, Airport Restriction Areas, Urban Design Overlay, Heritage, and Conservation Overlay are example of Overlay Zones.

2.3 Principles Guiding the Zoning Requirements

2.3.1 Integrated Development and Urban Resiliency

The integrated approach to urban development promotes appropriate growth of Cities, ensure sustainable mobility, more cohesive communities, and a better environment. By looking at the City in a holistic fashion, it strengthens the urban resiliency, known as “the capacity of urban systems, communities, individuals, organisations, and businesses to recover maintain their function and thrive in the aftermath of a shock or a stress, regardless its impact, frequency or magnitude”.

These Zoning Regulations enhance this approach and help to build the resilience of Kigali providing adequate tools and measures to guide the growth of the City as an urban system, where all components -infrastructural, institutional, economic, and social are taken into consideration.

2.3.2 Inclusivity and Community Involvement in the Planning

Inclusivity and equity in the planning and development process help create more sustainable cities with people getting the right to fully participate in every aspect of social, economic, political, and cultural life and voice their concerns and aspirations to create thriving neighbourhoods and communities.

All developments, shall consider the needs and aspirations of all groups, including vulnerable group and people of all abilities, in the design and implementation process. A participatory and bottom-up approach shall be followed involving and engaging the community in the design, development, and monitoring process.

2.3.3 Incrementality and Flexibility

The principle of incrementality is adopted in these Zoning Regulations to allow communities, investors, and developers to develop according to their current financial capacities. The objective is to create a flexible environment where all developments happen in an organic manner, without creating financial overexposure and hence hindering the affordability of the development. At the same time, the incremental approach is designed in such a way that future addition to the development would help achieving the desired density for the specific zone in future years.

Incremental development also allows developers to better adapt to current and future market conditions, thus reducing investment risk and facilitating access to the market to a larger segment of the population.

Incremental development shall be an opportunity to limit ongoing informal development processes and ensure efficient provision of infrastructure and service delivery and rational land use.

2.3.4 Mixed Land Use

As a Capital City that is experiencing unprecedented urbanization and population growth and a shift in lifestyle preferences, Kigali showcases itself as a prime location to support integrated neighbourhood development. Further, the national policies, strategies and various meetings also advocate replacing the current low-rise unplanned settlements into high-density mixed-use developments that caters for affordable multi-family housing.

The zoning regulations allow and encourage Integrated and mixed-use development within all zones to create higher density, compact and vibrant places for people from all groups and neighbourhoods. Neighbourhoods shall showcase a blend of residential, commercial, cultural, public facilities, and micro-enterprises, that are accessible and well connected to transit system. This will enhance inclusivity, bring work closer to homes and reduce disparity and social segregation between different groups.

2.3.5 Pedestrian First

“Cities around the world are recognizing how essential walkability is for the access and health of their citizens, and the economic growth of their cities¹,” (Joe Chestnut, Research Associate at ITDP and the author of *Pedestrians First*).

In Kigali, the private vehicle ownership is still in lower limits and majority of the population are either pedestrians or two-wheeler users. This provides a great opportunity to plan for a walkable and healthy City. All planners, designers and developers shall ensure walkable and integrated

¹ Pedestrians First: Tools for a Walkable City (<https://www.itdp.org/publication/walkability-tool/>)

neighbourhoods that links residences to the public facilities, commercial and recreational areas. The Master Plan provides for the City to expand its Non-Motorised Transport (NMT) network to cover the entire City for complete, continuous, and safe walkway and cycleway networks, that provide clear protection from motor vehicles and are accessible to people of all groups. Universal designs shall be adopted by removing all physical barriers and providing a safe route for smooth mobility and easy access.

2.3.6 Transit Oriented Development (TOD)

Transit-oriented development (TOD) presents as the best approach for Kigali to continue keeping the private vehicle ownership on the low, and to avoid unsustainable, car-dependent, and sprawling settlement. TOD is necessary for inclusivity, equity, and long-term sustainability of the cities. The integrated and transit-oriented development bring people closer to activities, work, home, and public space, providing inclusive access for all, to Citywide opportunities and resources at the lowest financial and environmental cost, and with the highest resilience² to climate change and other disasters.

The City shall provide high-quality, safe, and reliable mass transit system for a sustainable, and equitable development. Mixed-use, integrated, and higher density developments, that are well-connected with easy walking and cycling connection, and in proximity to reliable transit service to the rest of the City, are at the base of this master planning effort.

2.3.7 Sustainable Design

All developments shall be designed and developed with due regards for the environment, by incorporating environmentally friendly and sustainable design practices in both design and construction of the buildings. It shall be of paramount importance to encourage environmentally responsible buildings, that are appropriate for the existing urban fabric.

Subject to review and evaluation of developments in certain zones, and in line with GBMC³'s minimum compliance scoring criteria, the City of Kigali One Stop Centre may, at its discretion, grant increases in additional floor area, building height or building coverage for developments that adopt sustainable design technologies or techniques or provide additional benefit to the neighbouring communities such as public spaces or recreational areas.

² Transit Oriented Development (<https://www.itdp.org/library/standards-and-guides/tod3-0/>)

³ Rwanda Green Building Minimum Compliance System
(https://www.primature.gov.rw/index.php?id=2&no_cache=1&tx_drblob_pi1%5BdownloadUId%5D=695)



3

ZONING REGULATIONS

This page is intentionally kept blank.

Article 3: Definitions

This chapter lists down the definition of the terms used in the Zoning Plan and Regulations. Illustrations are also added, when required, to ensure clarity of the definition.

Affordable Housing Development - A proposed housing development in which, for a clearly established minimum amount of time (can be 10, 15, 25 years) after the initial occupancy of units, a certain percentage of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that such dwelling units be sold or rented at, or below, prices which will preserve the units as affordable housing as established by City of Kigali parameters. See Affordable Housing Unit definition below.

Affordable Housing Unit – As per international practice, an affordable housing unit is a habitable unit for which households are presumed to pay thirty percent (30%) or less (UNHABITAT suggests 25%) of their annual income, where such income is less than or equal to that City's median income. In the case of Rwanda, the percentage of annual income, or the maximum annual cost to be paid to consider a Unit affordable shall be established periodically by CoK or GoR, based on EICV data or other official NISR recognised surveys.

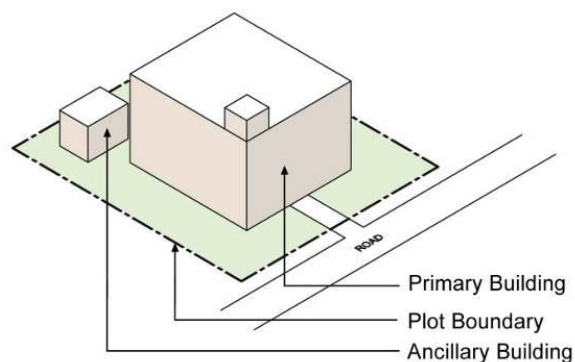
Agriculture – The growing of crops, raising of and caring for livestock, poultry and bees including the storing, processing and sale of agricultural and horticultural products and commodities originating from the property where said agricultural activities occur except as may otherwise be permitted by these Regulations.

Agricultural Buildings and Structures – Buildings or structures used in connection with agriculture, including shelter for livestock and enclosed storage for farm machinery, equipment, and supplies.

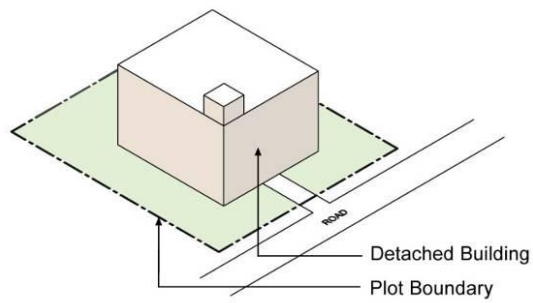
Building - Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, or personal property.

Primary Building - building erected on a plot intended for the primary use for which the plot has been zoned.

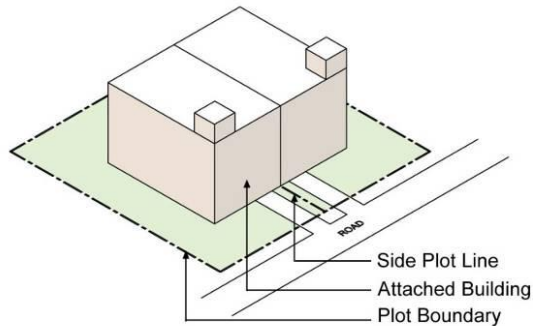
Ancillary Building - any building erected on a plot that is incidental to a primary building on the same plot and the use of which is in connection with that primary building.



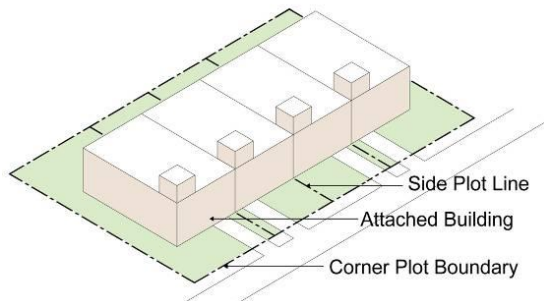
Detached Building - freestanding building with open spaces on all sides of the building.



Semi-detached Building - building that is joined to another by a common wall that they share.



Attached Building (including Rowhouses / Townhouses) – set of buildings that share a common wall or walls with another building and for which no side setback is provided, except for the end /corner buildings.

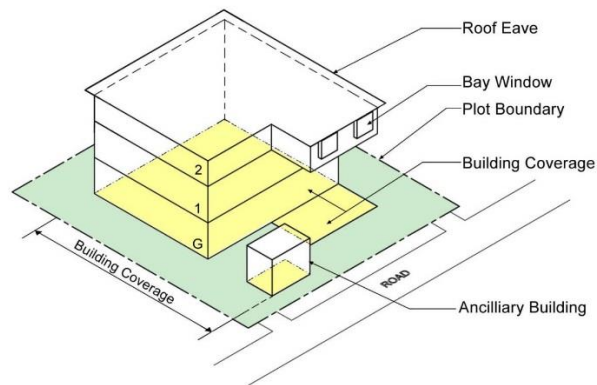
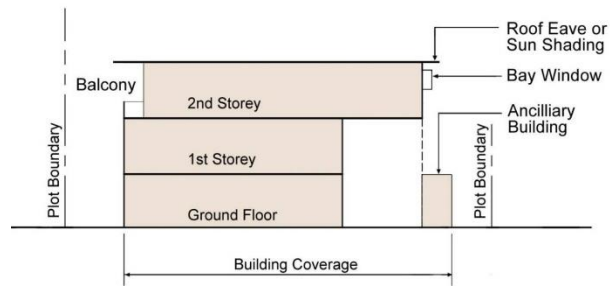


Basement – The portion of a building all or partly below grade with at least one-half of its height below grade.

Building Coverage - percentage of the plot area occupied by the ground area of the primary and all ancillary buildings on such plot, inclusive of the shadow area created by cantilevered building projections, but do not include the following:

- Bay windows with a projection of 0.5m or less.
- Roof eaves and sun shading projections.
- The shadow area of a building from the 3rd storey and above (to encourage viable landscaping at the ground level and shaded communal spaces and promote building articulation and a variety of architectural designs).

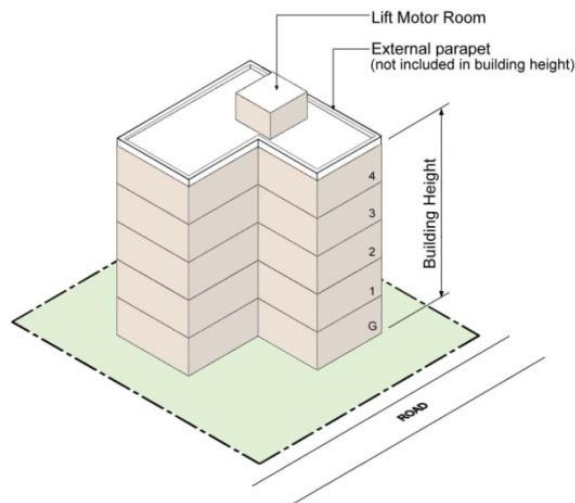
Computation of building coverage shall include all existing developments within the plot.

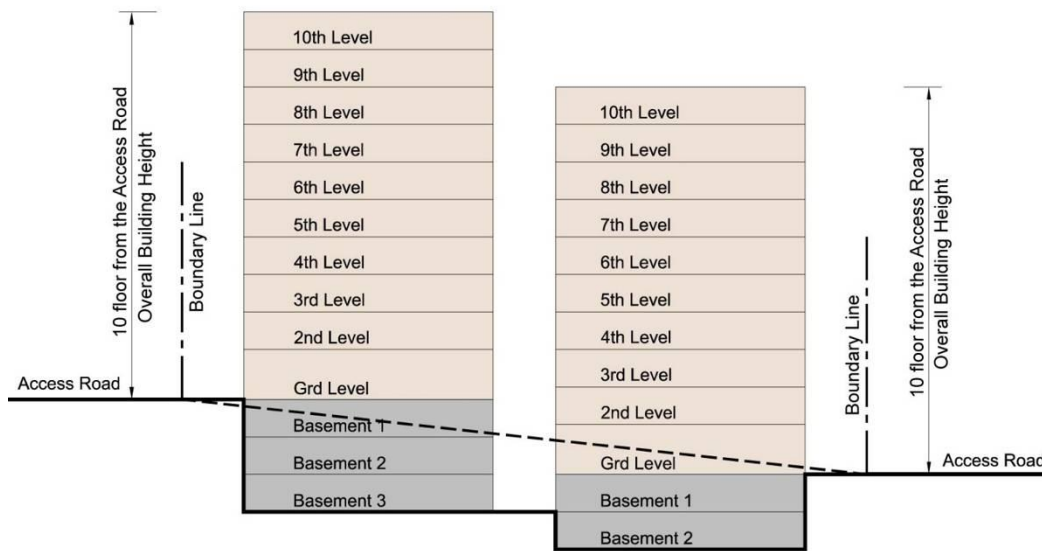


Building Height - the overall height of a building measured from grade or access road to the top of the last storey or the highest point of the building, but does not include:

- External parapets not exceeding 1.5m
- Lift overruns;
- Antennae;
- Rooftop M&E service rooms and structures.
- Any other permitted structure as may be allowed by the City of Kigali, One Stop Centre

On the slopes or contoured topography, the building height is measured as illustrated in the figure below.





Change of Use – Any use that differs from the previous use of a building or land.

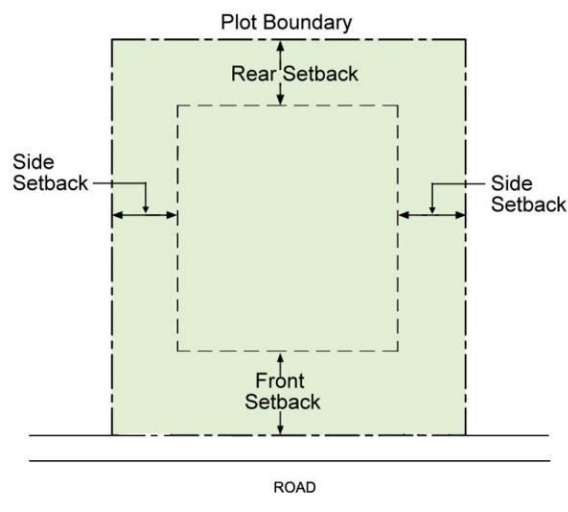
Building Setback - the minimum distance (in plan) by which a building must be offset from the plot boundary, except for any permitted intrusions or structures.

Front Setback - the minimum required setback measured as vertical distance from the plot boundary fronting any road to the front external main wall of any primary or ancillary building.

Front principal setback: It defines the minimum required setback as measured from the plot line fronting the road from which one has entrance to the plot to the external main wall of a building.

Front secondary setback: It defines the minimum required setback as measured from the plot line fronting the secondary access road to the external main wall of a building.

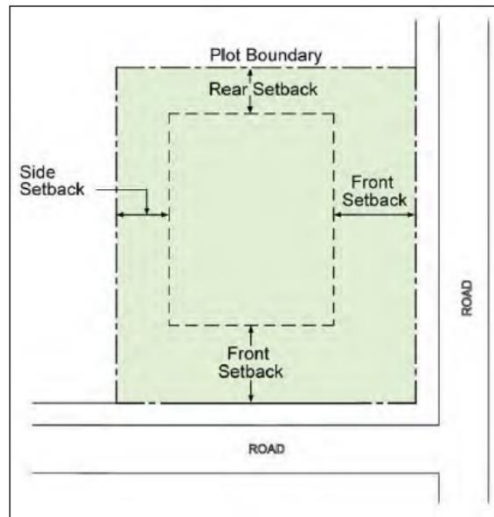
Stepback: Refers to an offset of one element of a building from another element below (i.e. tower



from podium). Step backs help to create a transition between built form elements.

Rear Setback - the minimum required setback measured as vertical distance from the plot boundary to the rear external wall of any primary or ancillary building. It is directly opposite to the front plot line.

Side Setback - the minimum required setback measured as horizontal distance from the plot boundary to the main external walls of any primary or ancillary building.



Dwelling Unit (Du) – One or more rooms designed, occupied, or intended for occupancy as a separate living quarter with cooking, sleeping and sanitary facilities provided within.

Multifamily Housing– A building of 1 or more floors containing 2 or more dwelling units.

Apartments: a multi-storey residential building within a plot that contains three or more residential units that are capable of strata-subdivision.

Floor Area Ratio (FAR) - The ratio of the gross floor area of the building or buildings (building's total floor area) to the size of the plot upon which it is built.

FAR = Gross Floor Area ÷ Plot Area

Dwelling Unit (DU) Density - The average number of DUs located on a Hectare (Ha) of land in a given area.

Density / NET - is determined by dividing the total number of DUs in a defined area by the total area of all land parcels within the area that is solely used for residential purposes.

Gated Community - a form of residential or mixed-use estate containing strictly controlled entrances for pedestrians, bicycles, and automobiles, and often characterized by a closed perimeter of walls and fences.

Gross Floor Area (GFA) - the sum of the gross horizontal areas of all the floors of a building, measured from the exterior face of exterior walls or mid-point of common or party walls. The "floor area" of a building shall include basement floor area, staircase blocks, planter boxes and ledges, public areas such as landings and common lobbies. It shall exclude floor area used for parking facilities. Basements not utilized for any habitable or commercial purposes shall be exempt from gross floor area calculations. M&E floors with 1.5m or less headroom can be excluded from gross floor area computation.

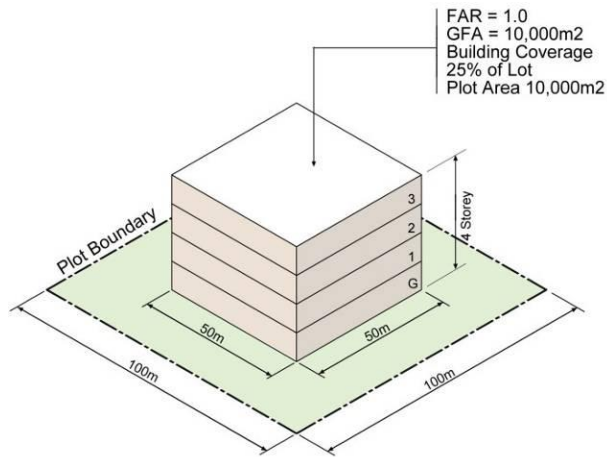
Lift shafts and service ducts including the thickness of the walls are counted as GFA once at the ground storey level.

Any existing building not affected by the new development should clearly be stated in the existing gross floor area. Calculations of gross floor area for any development shall include the GFA of all existing developments within the plot.

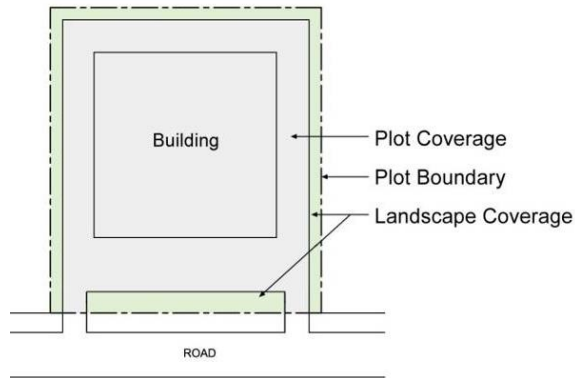
Balcony, & Bay Window areas are excluded from the GFA Calculation, subject to the condition that all the Balcony and Bay Window area does not exceed 10% of overall GFA quantum of the building

Plot Area - the total area (in square metres) included within the Plot boundary

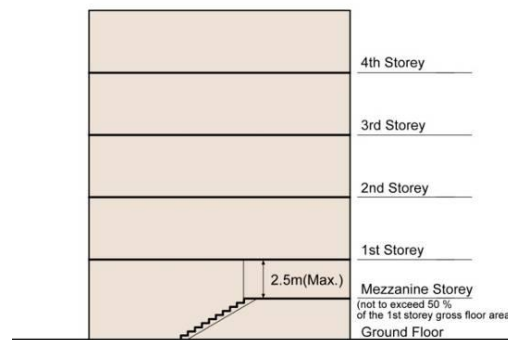
Plot Coverage - the percentage of the extent of plot covered by the building(s) or a ratio of the built-up area over plot area.



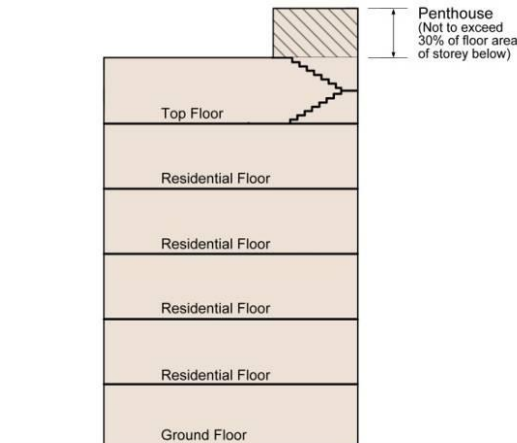
Landscape Coverage - the percentage of plot area covered by permeable surfaces and meant for aesthetic landscaping and the planting of grass, shrubbery, and trees but may contain such impermeable surface areas that are used as communal gathering spaces, or for landscaping features such as fountains, furniture or shade pergolas.



Mezzanine Storey - an intermediate storey between 2 storeys but that is connected only by the storey below it, and which does not occupy more than 50% of the gross floor area of the *storey below*.



Penthouse - the uppermost storey of a building that is directly connected to and associated with the use of the storey immediately below it, and which does not occupy more than 30% of the gross floor area of the storey below.



Single-Family House - a residential building containing only one dwelling unit and occupied by one household.

Public Facilities - all the publicly accessible uses like recreational spaces, religious, cultural, social, educational, and health-related uses.

Micro-Enterprise – a business carried out in a dwelling unit by the resident thereof and no more than five (5) non-resident persons or employees that is of higher intensity than a home occupation, but clearly secondary to the use of the dwelling unit for residential purposes and does not alter the residential character of the property, subject to the standards enumerated in these Regulations.

Home Occupation – An occupation carried out in a dwelling unit by the resident thereof and no more than one (1) non-resident employee, provided that the use is limited in extent, clearly secondary to the use of the dwelling unit for residential purposes and does not alter the residential character of the property

Mixed-Use Neighbourhood (MUN) – Defined by encompassing areas of the City that contain both housing and commercial/retail spaces, public facilities, Micro-enterprises, and green open spaces to serve the community.

MUN are generally active for more hours of the day and, for that reason, maintain a dynamic feeling for a large portion of the day.

In a mixed-use neighbourhood, housing and commercial/retail and other uses are seamlessly integrated. It's not uncommon to find restaurants, cafes, dry cleaners, supermarkets, hardware stores, clinics, kindergarten, etc. – businesses and public facilities that serve the local population and support the daily needs of residents.

These neighbourhoods offer an important lifestyle option for people ensuring social and income mix.

Co-housing Apartments – is defined as a clustered development where independent Dwelling Units share a number of communal spaces and facilities such as, but not limited to, laundries rooms, childcare, gardens, kitchens and eating spaces. Co-housing solutions are usually suitable for students, young professionals, young families, or elderly people

Incremental Development – It is a development based on staging strategy in which some or parts of the infrastructure and building are developed and occupied or delivered to the users, before the building or the development is completed in its entirety, based on the requirements and financial capacity of the stakeholders.

Open Space – Any parcel or area of land, set aside or protected from certain development and/or disturbance; may include active and passive recreational uses.

Neighborhood Park - An outdoor public open space generally ranging in size up to 1 ha, serves as a social and recreational focal points for neighborhoods and is the basic unit of Kigali park system. Neighborhood Parks shall include a playground. They may offer a range of facilities and passive or active recreation in response to demographic and cultural characteristics of surrounding neighborhoods, with opportunities for interaction with nature. Neighborhood parks shall be largely accessible by foot, bicycle, or public transit within at least a 500 m radius from residences, providing easy access especially for children and senior adults.

Urban Park - An outdoor public open space generally ranging in size up to 6 ha may include playgrounds, gardens, hiking, running and fitness trails or paths, sport fields and courts, public restrooms, and/or picnic facilities, depending on the budget and natural features available.

Green corridors - An outdoor open space along a natural edge, including without limitation, a wetland front, a canal, a scenic road. They provide passage for pedestrians or bicycles and are used to link nature reserves, cultural landmarks, urbanscape sequences.

Plaza: An outdoor open space, generally fronted by mixed-use, retail, and office uses. A minimum of 50% of the plaza's area shall be hard surfaced. The landscape of plazas shall consist primarily of hard-surfaced areas, permanent architecture, urban furniture or water-oriented features, and trees that are placed in an orderly fashion and that are regularly spaced.

Promenade - a paved public walk, typically along wetlands fronts, river edges or scenic parts of the city dedicated to leisure activities.

Gallery - a frontage wherein the façade is moved back from the frontage line with an attached cantilevered shed or a lightweight structure to the edge of the sidewalk.

Arcade - a frontage where a colonnade is supporting habitable space that starts at the edge of the sidewalk.

Through-Block Connections - Pedestrian pathways between buildings, which can be internal or external, that provide permeability through large blocks and sites.

Recreation Facilities, Indoor – A building or structure designed and equipped for the conduct of sports and leisure time activities.

Recreation Facilities, Outdoor/Active – Outdoor places, sites or fields and incidental structures designed and equipped for the pursuit of leisure time activities, usually of a formal nature, often performed with others and/or requiring equipment.

Recreation, Passive – Activities that involve relatively inactive or less environmentally intrusive activities including, but not limited to walking, sitting, picnicking, board, and table games.

Restaurant – An establishment where food and beverages are prepared and served on the premises.

Retail – Establishments engaged in selling goods, packaged foods, or merchandise to the public for personal use or household consumption and rendering services incidental to the sale of such goods.

Site Plan – An accurate and detailed topographic and geometric representation of existing and/or proposed conditions on a lot or lots that is consistent with accurate property survey information.

Storey – That portion of a building above the basement included between any floor and the ceiling or roof above it.

Loading Space – A dedicated area designed and dimensioned for the temporary parking or standing of truck-type vehicles for loading and/or unloading activities in support of uses on the site.

Off-Street Parking – off-street on-site parking - A portion of a lot designated and dedicated for parking on the same site as the principal or accessory building it serves

Off-Street Parking – off-street shared parking - A parking lot designated on a different site, and where there is a shared and/or joint parking agreement

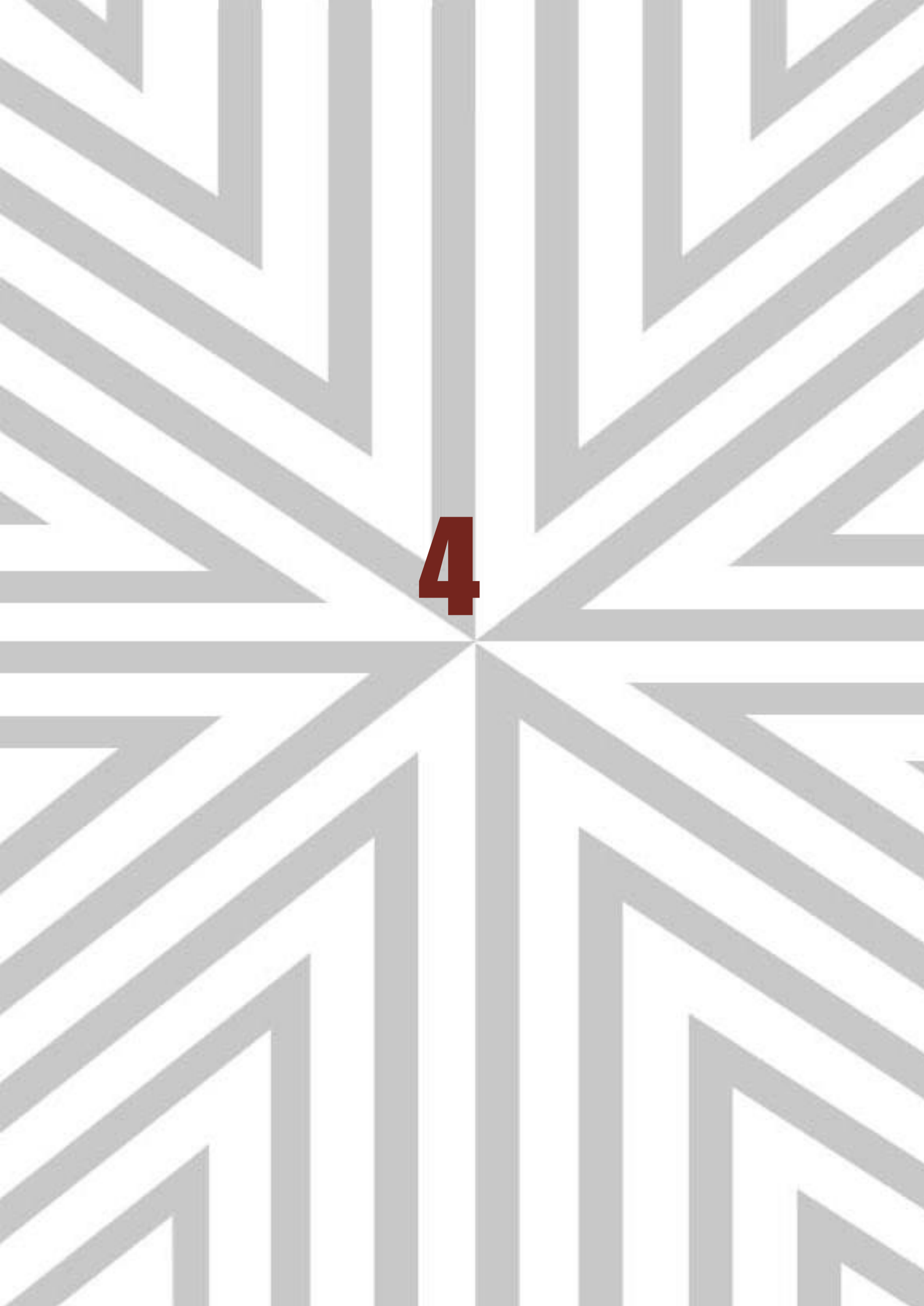
On-Street Parking – Parking located within a private or public street right-of-way.

Parking Lot – A surface area for parking, constructed at grade, off the street and beyond the right of way.

Shared or Joint Use Parking – The sharing of parking spaces by two or more uses with each use having different peak demand periods.

Abbreviations

CoK	City of Kigali
OSC	One Stop Center (City of Kigali and Districts)
Ex Com	Executive Committee
ESS	Electrical Substation
FAR	Floor Area Ratio
G	Ground Floor
GFA	Gross Floor Area
P	Penthouse
N/A	Not Applicable
MUN	Mixed Use Neighbourhoods
LSP	Land Subdivision Plan
TDR	Transfer of Development Rights
IZ	Inclusionary Zoning
GBMC	Green Building Minimum Compliance Guidelines
RTDA	Rwanda Transport Development Authority
WASAC	Water and Sanitation Corporation
REMA	Rwanda Environment Management Authority
RURA	Rwanda Utilities Regulatory Authority
REG	Rwanda Energy Group
MININFRA	Ministry of Infrastructure
TOD	Transit Oriented Development
NMT	Non-Motorized Transport
RCAA	Rwanda Civil Aviation Authority
PSZ	Public Safety Zone
ATZ	Aerodrome Traffic Zone



4

This page is intentionally kept blank.

Article 4: General Provisions

4.1 City of Kigali Discretion in Application of Zoning Regulations

Discretion may be exercised by the City of Kigali's One Stop Centre (OSC) to allow for variances to the zoning regulations on a case-by-case basis where it deems that the variance for the development is still in line with the overall planning objectives of the Master Plan and will not compromise the overall character, safety, or fabric of the surrounding developments.

Such discretionary power can be exercised by OSC in the following - but not limited - cases, such as:

- Physical constraints that impede proposed development and require variations in the Zoning, Infrastructure, or Transport Plan to better adapt to site condition (e.g. topography, geology, hydrology, existing manmade unmovable structures, etc.).
- Alternative locations identified for Infrastructure or other facilities that allow rezoning of parcels zoned for Utilities or roads that are now free from other constraints (e.g.: areas selected for electric sub stations that are no longer required, due to the selection of a different site for the same infrastructure).
- Strategic or large developments requiring specific consideration as per their relevance for the City (e.g.: public facilities, large investment projects able to catalyse development in the area, strategic infrastructure, affordable housing development as defined in these regulations, etc.)
- Integrated projects requiring different mix of use, higher densities, alternative internal transport network or any major variation to achieve socio-economic feasibility of the development (e.g.: introducing a greater amount of commercial to cross-finance affordable housing or infrastructure provision).
- Any other case deemed relevant by CoK OSC and approved by Kigali City Council or Executive Committee as established by the Law.

4.1.1 Procedure for Zoning Variance Request

The procedure for zoning Variance request shall be established by the City of Kigali. It must contain the following minimum stages:

- Developer to submit Zoning Variance Application to CoK OSC. Fees will be applied by CoK according to current rates.
- OSC to assess the request and accept or reject the application.

In case the proposed Zoning Change is accepted by OSC, the application shall be submitted to the CoK ExCOM for preliminary approval and then submitted to the City Council for final approval. A comprehensive list of Proposed Variation to Zoning, including description of the proposed changes, justifications and potential positive or negative impacts, shall be submitted by OSC to the EcCom and City Council **at least quarterly** to allow for a continued update of the Zoning Map.

4.2 Phasing of Developments

The phasing plan intends to provide flexibility to the implementers to prioritise development in a particular area of the City and source adequate funding to finance the selected projects. It provides the Government, communities, and donors/financers with rationale to prioritize infrastructure and associated urban services to incrementally develop in a phased manner.

Table 4.1: Phasing of Developments

Regulation	
This regulation shall apply to: All zones/areas covered in the Proposed Zoning Plan 2050 for Kigali.	
Conditions	Remarks
a) CoK shall initiate and carry out implementation of the master plan, as per the phasing plan, sequentially, for sustainable and planned development. At the beginning of each 7 years Financial Planning Cycle, CoK shall declare officially which is the Phase that will be implemented during the period. b) The sequencing of development shall recognize that phasing may require flexibility that is responsive to market demands. CoK shall prioritize developmental activities and financial planning and disbursement, in alignment with the Seven Year Development Programme to deliver quality infrastructure. c) The prioritization of major infrastructure development activities within each phase shall consult 7 Year Government Programme to harmonize developments with the highlights of priority areas and key strategic interventions provided in the 7-year Government Programme. d) The provision of infrastructure and services planning shall be carried out incrementally. However, each phase shall contain adequate infrastructure and other public facilities to allow the phase to stand on its own, even if no subsequent phases are developed. e) The prioritization of developmental activities within each phase shall consider, any relocation of people, land management approaches, funding availability, and relevant policies and legislation, that maybe required.	Refer Phasing Plan
Areas Planned to be implemented in subsequent Phases	Remarks
a) Areas planned to be implemented in subsequent phases shall retain current land use and no further developments shall be approved or allowed till the mentioned phase is officially launched by City of Kigali City Council (refer to point “d” below for exemptions in implementation of subsequent phases before launch) b) Legally approved conforming building, structures and uses shall continue current activities and can request renovation or building permits to CoK OSC if current use is conforming to proposed use and density in the Zoning Plan in the relevant phase. c) Legally approved non-conforming existing developments may request renovation permits as per provisions made in these Regulations in section 4.3. d) To support economic growth in all parts of the City and manage the urbanisation pressure, exemptions to the phasing may be allowed in the following cases: Provision of affordable housing in a mixed-use neighbourhood (MUN) as per the definition in these regulations. Eligible developments shall provide a minimum of 30% of affordable units as per definition in these regulations.	

• Pilot Projects in R1B, R2, R3, R4 zones. Such developments may be authorised by CoK OSC if at least 50% of the units developed or the serviced plots meets the affordability requirements in these regulations or are subsidised in any form. • Strategic Infrastructure, Commercial, Industrial, or Logistic Developments of National or Regional Importance. • Housing projects where incremental development is supported. e) All exceptions as per above paragraph may be authorised solely in the presence of the following conditions: • Commitment in writing that developer will bear all infrastructure and road link related costs and that no claim will be made to CoK. <u>This shall not be valid in case the City or any other Institution or Donor will finance or co-finance such cost as a subsidy measure.</u> • Self-sustaining infrastructure (sanitation, wastewater treatment, etc) with the clear design intent to connect the local system to future City Centralised Infrastructure System. • Commitment in writing by Power and Water Providers, to connect the new settlement to the existing network. • Commitment in writing by Transport Companies to provide public transport with adequate Level of Service to the new settlement.	
--	--

4.3 Non-Conforming Existing Uses

Non- Complying / Non-Conforming Uses are those existing uses, which are incompatible and non-complying with the new zoning regulations (e.g.: industrial uses within planned residential neighbourhoods). Regulations for such are provided to permit the continuance of existing uses but restricting further such developments. The regulations aim to establish the character of the area and protect the public health, safety, and general welfare.

Table 4.2: Non-Conforming Existing use

	Regulations	Remarks
Criteria for Assessment	Non-Conforming Uses • A nonconforming use is a permitted use of property which would otherwise be in violation of or not fully complying with the current zoning ordinance. The use is permitted because the landowner was using the land or building for that use before the zoning ordinance became effective. Nonconforming uses are often referred to as being "grandfathered in" to a zoning code. To qualify for nonconforming use, the property needs to have been continuously put to the non-conforming use. Existing legally approved non-conforming buildings • Alterations necessary to retain an existing legally approved non-conforming building and its use in good order and repair shall be allowed exclusively to ensure safe use of the building, including improvement of hygienic and sanitation facilities, roofing, structural efficiency • No further increase in floor area of the existing non-conforming use is allowed. Conversion of a residential to other permitted uses • Conversion of a residential to other permitted uses shall be assessed by the CoK One Stop Centre. The assessment shall be subject to:	

ZONING REGULATIONS

	Regulations	Remarks
	• Compliance with parking requirements for non-residential use or documented possibility to park in the proximity of the building (on-street parking or shared parking facility). • Assessment of potential nuisance caused by the new use. • Limit aesthetic variations that could affect the aesthetic quality of the neighbourhood. Damage, Destruction, or Discontinuance • In the case of any damage or destruction of the non-conforming building exceeding 50% of its assessed valuation, the new development shall comply with Zoning Regulations. • If damage or destruction of the non-complying building is less than 50% of the assessed valuation of buildings in use, the non-conforming building may be restored, provided that there is no increase in degree of non-compliance. • If the non-conforming use is discontinued for more than a period of two (2) years, or any use discontinued, thereafter only conforming use shall be applicable. However, this shall not be applicable in case of war, government or public body related improvement project and labour difficulties. Termination: • Non-conforming uses may be continued for five (5) years from the date of gazette of the zoning regulations in phase one or five (5) years after the official launch of subsequent phases. After such date, the non-conforming use shall terminate and thereafter only conforming uses shall be applicable, unless motivated extension has been obtained from CoK One Stop Centre. • Termination term of five (5) years shall not be applicable to existing legally approved non-conforming residential and commercial uses or buildings, provided that such uses or buildings do not prevent urban renewal or urban upgrading interventions at block or neighbourhood scale or are not located in naturally sensitive / protected areas. • Termination term of five (5) years shall not be applicable for conforming uses and buildings which are not in compliance with current density, height, and massing requirements. • Termination term of five (5) years shall be always applied in presence of non-conforming uses that generate nuisance or hazard to the surrounding areas.	

4.5 Gated Communities

Gated communities lack bringing social cohesion and integration in the community, giving rise to individualistic society, segregation and disconnect in the urban fabric with broken linkages, both visually and emotionally. They lack inclusivity and make the divide more and more wider amongst the rich and the poor classes. Kigali Master Plan is built on inclusion, social cohesion, and social mix and, for this reason, **no gated communities, except in special cases after due assessment by CoK OSC and approval by Executive Committee, shall be allowed within the City territory.**

Table 4.3: Gated Communities

Regulation	
This regulation applies to: Residential and Mixed-Use Zones that are larger than 1 ha in size.	
Condition	Remark
CoK shall not allow gated communities in any new development, to ensure clear linkages to all parts of the City and ensure social mix.	Through compliance check while providing construction permit and during implementation.
Opaque walls shall not be allowed beyond 1.5-meter height, to allow clear view and eyes on street. Only transparent fencing shall be allowed beyond the height of the wall.	
Secured areas within a larger development may only be allowed in minimum portion, under special conditions due to specific security requirements, after proper assessment by CoK OSC.	
Existing Gated or Segregated development larger than 1 ha shall remove any barrier or impediment, for smooth urban circulation, within 1 year from the date of effectiveness of present regulations.	
Limited gated areas (below 1 ha) may be identified for cases in which security or exclusivity of the premises justify such segregation.	

4.6 Provision for Incremental Development

Incremental development shall be allowed to shape the urban areas as per priorities developed for the entire City and reduce urban sprawl in favour of densification and compact development.

Incremental development intends to allow flexibility in the development of the City and housing construction, responding to local conditions, desires, aspirations, and financial capabilities of stakeholders, including the Government. It provides an opportunity to regulate ongoing informal development processes, ensure efficient provision of infrastructure and service delivery and rationalize land use.

Table 4.4: Provision for Incremental Development

	Regulations	Remarks
RESIDENTIAL USES	- The CoK shall facilitate incremental development of the City and housing through incorporating incremental process into the design and execution of such programs and projects. - The CoK shall facilitate provision of land, where required through land readjustment/ land pooling process (refer section 7.2) - All affordable housing programs shall include financial mechanisms (subsidies, micro credit, loans etc.) to help households finance and incrementally build their houses. - The Cok shall foster robust cooperation among the utility providers, central government, financial institutions, civil society organizations (where required) and the beneficiaries, through active participatory process to enable flow of inputs required in the incremental housing process. - The Cok shall also allow individual landowners to undertake incremental housing construction and upgradation that matches their needs and ability to generate resources. Housing shall be allowed to be constructed and upgraded in stages as per the financial situation to incrementally achieve the required FAR and density stipulated by the zoning requirements. - Landowners / Developers shall submit the application for the construction permit clearly showing: - Conceptual final design of the building, expected GFA, fulfilment of parking requirements and minimum density prescriptions where relevant - Tentative Phasing Plan, showing planned stages of construction and timeframe for development. CoK shall establish a database of all developments for monitoring purposes to assess implementation status. - Construction permit applications may be submitted by cooperatives or other entities with standard design to be implemented for several units. Architect and Engineers associations shall be encouraged to support such approach - Beneficiaries shall be allowed to occupy the houses, with only basic habitable nucleus initially, which shall then be allowed to incrementally upgrade at a pace as per the phasing plan which would have been based on their financing capacities and planning through savings, micro loans, self-help etc.	

ZONING REGULATIONS

	• CoK shall monitor that incremental housing constructions are carried out in a safe manner, ideally providing technical support (where required) and education on health and safety requirements and sound building practices. • Derogations from Building Code may be authorised by CoK-OSC in all cases where such derogations allow for reduced construction costs while not compromising on safety of the development. • The CoK at its discretion and in collaboration with RHA may provide technical and financial support (through pre-approved designs, government subsidy, micro-credit etc.) to such families who cannot undertake any action on their own to obtain even the basic housing components. • CoK shall ensure that Incremental upgrading of existing residential units is conducted with the required safety measures for the occupants. Whenever upgrading works may provide hazard or harm to the occupants, CoK-OSC may require their temporary relocation	
NON-RESIDENTIAL USES	• The Cok shall allow landowners to undertake incremental non-residential use (Commercial, Mixed Use) construction that matches their needs and ability to generate resources. Commercial or Mixed-Use Buildings shall be allowed to be constructed in stages as per the financial situation to incrementally achieve the required FAR and density stipulated by the zoning requirements. • Developers shall be allowed to occupy the structure and initiate activities, with only part of the final structure completed, which shall then be allowed to incrementally upgrade at a pace based on the financing capacities of the developer / owner • No tenant, owner, user, or any other person shall occupy the premises of the building during upgrading works unless expressly authorised by CoK-OSC upon demonstration, to be provided by the developer, that upgrading works will be conducted in such a way not to generate any risk to the users of the building. • Landowners / Developers shall submit the application for the construction permit clearly showing: ○ Conceptual final design of the building, expected GFA, fulfilment of parking requirements and minimum density prescriptions where relevant ○ Tentative Phasing Plan, showing planned stages of construction and timeframe for development • The intermediate building shall not, in any case, appear incomplete, under construction or have any “unfinished like feeling” that may negatively impact on the aesthetic characteristics of the neighbourhood.	

ZONING REGULATIONS

INCREMENTAL DEVELOPMENT METHODS	Sketches illustrating possibilities of incremental development:  ■ Shop/ commercial retail ■ House/ residential	
--	---	--

4.7 Service areas and equipment

- No outdoor storage shall be allowed in any zone.
- Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre, upon review of the development application.
- At grade water tank and mechanical equipment shall be located to the side or rear of the building.
- At grade or rooftop water tank, mechanical and telecommunications towers and equipment shall not be visible from street and they shall be screened, subject to approval by the City of Kigali, One Stop Centre.
- For Commercial and Industrial uses, loading docks (if any), shall be located to the rear or side of the building. Where the rear of the building faces residential uses, the loading area must be appropriately screened so as not to be visible from residential uses.
- Loading docks shall be in appropriate number and design when compared to the expected need of the commercial activities conducted in the building. CoK OSC has the right to establish the need for addition loading docks or review to the suggested design.

4.8 Access to Parcels

The zoning plan illustrates road access only up to collector level road. It is the obligation of the CoK OSCs, together with the local communities, to develop local detailed plans to ensure access of roads to all parcels or group of parcels that share common access. All local roads need to be defined and acknowledged during the approval process. With the guidance and support of CoK, neighbouring parcels shall provide road access to the adjacent land, where road access does not exist. This secures access to other properties which otherwise would not have access.

Whenever such access cannot be ensured due to parcel conformation, it is required that all landowners in a given area proceed to regularise, pool, or consolidate their land, to allow access to all parcels in the given area.

Where parcellation plan of a particular area is required by the CoK, prior to approving any construction permit, no construction permit may be authorised, also to parcel with direct access to the street, unless the parcellation plan is submitted and approved showing access to all parcels in that given area.

4.9 Provision for Micro – Enterprise

Selected Residential zones (see Article 5) allow – previous OSC approval – residents to engage in business carried out in a dwelling unit with no more than five (5) non-resident persons or employees, provided they are clearly secondary in use and does not alter the residential character of the property, and are subject to the standards enumerated in these regulations.

Table 4.5: Provision for Micro - Enterprise

	Regulations	Remarks
Criteria for Assessment	• Restrictions on Physical Changes: ○ Prohibit exterior physical changes to the home for the purposes of conducting business, which is not residential in character. ○ Prohibit the use of more than 30% of the total floor area of the building for business use. ○ Where the area is covered by O-C2 overlay, O-C2 regulations shall apply. ○ Micro – Enterprise activities can be carried out at ground floor only • Traffic Impact: ○ The business activities must not introduce large human or vehicular traffic to the surroundings or the neighbourhood ○ Allow a maximum of five non-residents to work from a residential unit. ○ Additional off-street parking shall be provided for every 200m² of floor area used for micro-enterprise. • Permitted activities: ○ Processing and preserving of fruit and vegetables ○ Manufacture of bakery products ○ Weaving of textiles ○ Finishing of textiles ○ Manufacture of knitted and crocheted fabrics ○ Manufacture of made-up textile articles ○ Manufacture of carpets and rugs ○ Manufacture of wearing apparel ○ Manufacture of luggage, handbags and the like, saddlery, and harness ○ Manufacture of footwear ○ Printing and service activities related to printing ○ Manufacture of jewellery, bijouterie, and related articles ○ Manufacture of games and toys ○ Creative, arts and entertainment activities CoK OSC may update or modify this list according to the changes in economic pattern of the City or specific clustering purposes in demarcated areas. • Prohibited Activities: ○ The business activities must not be illegal, unlawful, or immoral ○ The business must not generate noise, smoke, odour, chemical/liquid waste, or dust that could become a nuisance. ○ Storage and use of dangerous chemicals and hazardous substances are strictly prohibited. ○ There must be no solicitation of business that may cause annoyance to the residents or public. • Safety Requirements: ○ Micro-Enterprise must comply with safety requirements imposed by the Fire Safety Regulations.	

4.10 Provision for Home Occupation

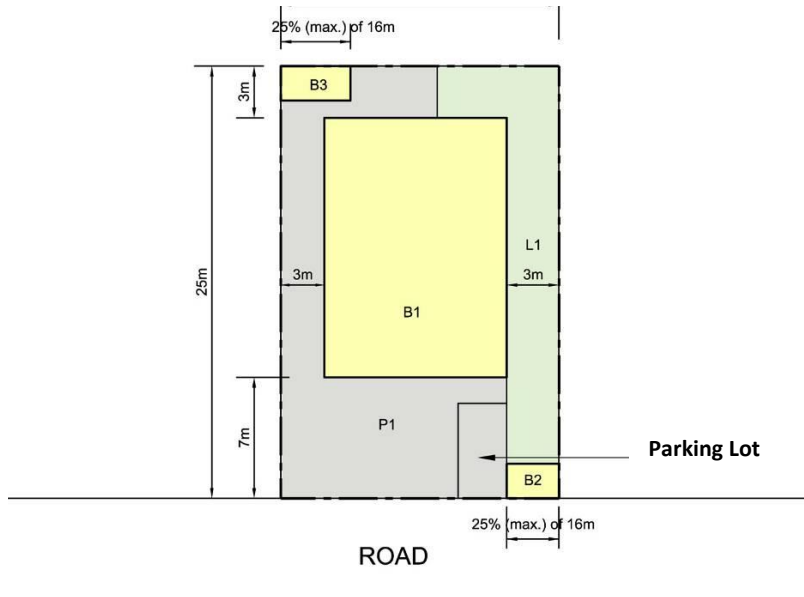
All Residential Zones allow residents to engage in uses other than residences so long as the principal use of the residence remains as a dwelling and the proposed ancillary use meets the requirements and restrictions as set forth in the regulations.

Table 4.6: Provision for Home-Occupation

	Regulations	Remarks
Criteria for Assessment	• Procedure and right of Inspection from OSC: ○ Home Occupation does not require preliminary approval from CoK or District OSC. However, Notification of Home Occupation with expected area occupied by the non-residential activities and type of business shall be communicated to CoK-OSC. ○ Inspectors from OSC may, at their discretion, visit the premises and verify the conformity to present regulations. • Restrictions on Physical Changes: ○ Prohibit exterior physical changes to the home for the purposes of conducting business, which is not residential in character. ○ Prohibit the use of more than 25% of the total floor area of the dwelling unit for business use. • Parking Requirements: ○ Allow a maximum of one non-resident to work from a residential unit. ○ Additional off-street parking shall be provided for every 100m² of floor area used for home office (Refer Figure 4-1). ○ Off-street parking provision (within the plot or off-street common parking when available), shall be made where required, to cater for extra vehicular traffic coming for service. • Permitted activities: ○ General Medicine, Dentistry, Psychologist, Psychiatrist, or similar medical facilities (if allowed as per guidelines issued by Ministry of Health) ○ Offices for architecture, engineering, law ○ Music studios rehearsal studio (only in units with sound proofing arrangements) ○ IT & IT & another similar consultancy, web design, Data entry. ○ Accountancy services ○ Teaching not extending to classes or school like establishments ○ Other professional related uses • Prohibited Business Activities: ○ The business activities must not be illegal, unlawful, or immoral ○ The business must not generate noise, smoke, odour, chemical/liquid waste, or dust that could become a nuisance. ○ Storage and use of dangerous chemicals and hazardous substances are strictly prohibited. ○ There must be no solicitation of business that may cause annoyance to the residents or public. • Businesses not permitted in Home - Occupation: ○ Contractors Business ○ Car-Trading Business ○ Commercial schools e.g. dance school, language centres, tuition centres. ○ Employment Agency ○ Businesses involving gathering of large number of people ○ Courier Businesses	

	○ Funeral chapels or homes	
	● Safety Requirements: ○ The business must comply with safety requirements imposed by the Fire Safety Regulations.	

Existing Condition



After adding Home Office



PLAN (Not to scale)

Figure 4-1: Provision for Home Occupation

Source: Surbana Jurong

4.11 Accessory Residential Units

In the interest of furthering the goals of providing increased affordable housing stock, it is desirable that the Accessory Residential Unit be established meeting affordability guidelines established by the definitions in these zoning regulations or by the City of Kigali periodic affordable housing prices review. Owners are encouraged to establish units in consideration of such guidelines.

4.11.1 Standards

- Accessory Residential Units are allowed in R1, R1A, R2 and R3 zones.
- An accessory residential unit may be established only accessory to a permitted dwelling.
- The outward appearance of the accessory dwelling shall be consistent with the design and character of the principal dwelling in its construction, materials, and finish treatment. The outward appearance shall not change the single-family character in R1 zones in any visible manner. There shall be no more than three (3) accessory residential unit's accessory to a permitted dwelling.
- Living area of an accessory residential unit shall occupy a minimum of 9 m² per single occupancy and 15 m² for double occupancy;
- In no case shall the floor area exceed fifty (50%) percent of the gross liveable floor area of the total structure.
- An accessory residential unit shall be so located upon a lot to comply with all dimensional requirements of the zoning for new construction. No accessory residential unit shall be located in a basement or cellar unless such basement or cellar constitutes a walk-out basement.
- An accessory residential unit shall have a minimum of one (1) separate external door access from the principal dwelling.
- An accessory residential unit shall contain separate from the principal dwelling: kitchen facilities, full bath and electric panel with separate disconnect and separate access to same. When multiple accessory residential units are present on the same property, such facilities can be shared among different units.
- Proportionate off-street/on-site Parking Facilities shall be provided according to overall parking standards in present regulations.

4.11.2 General Provisions

- There shall be no limitation on age of structure, time of ownership, or construction of additions to establish an accessory residential unit, except as provided in this Section.
- All provisions of the Rwanda Building Code, including the securing of requisite building permits and certificates of occupancy, together with the requirements of all other applicable construction codes or regulations, shall be met to establish an accessory residential unit.
- Written rental agreements (leases) shall be provided to tenants.
- A person seeking to establish an accessory unit shall file an application to CoK's OSC with a request for "Certificate of Use of Accessory Residential Unit" on a form prescribed by the City Council. Such request shall be accompanied by complete floor plans, elevations,

and interior layout drawn to scale; including alterations to be made to the exterior of the existing dwelling; photographs of the exterior of the existing dwelling. The request shall be reviewed for conformance and bear the signatures of approval of the CoK OSC, Inspection Unit as required for the construction permit procedure in the City of Kigali.

- Upon the completion of improvements, the Building Inspector shall inspect the premises and shall indicate his/her approval by issuance of a Certificate of Compliance.
- No construction permit fees are required for accessory residential units.

4.12 Car Wash and Auto Repair Garages

Car Wash and Auto Repair Garages can be conditionally allowed in all Commercial and Mixed-Use Zones, including the ones falling under O-C2 Neighbourhood Commercial Zone Overlay, provided they meet the following criteria:

- Respect RS 402 Garages Construction and Management Requirement & RS 368 Garages Waste Management RBS Guidelines.
- Noise and air pollution are limited and/or mitigated.
- Solid waste is properly stored in the rear setback of the building.
- Any liquid hazardous waste (gasoline, petroleum solvents, diesel, ethylene glycol, used oil, acetone, new oil, methyl ethyl ketone) are safely contained in hermetic containers and shall not be dispersed in the environment.
- No Car Wash and Auto Repair activities shall be conducted on the public road or sidewalks.
- Any other prescriptions that may arise from CoK-OSC or relevant regulations on the subject.



5

This page is intentionally kept blank.

Article 5: Zoning Map & Interpretation

This chapter presents the various zones proposed for the City of Kigali and maps out the boundaries of these zones within the planning area.

5.1 Kigali City Zoning Map

The Zoning Map indicates the specific boundaries of the various zones proposed for the City of Kigali. These boundaries are defined and demarcated based on the following principles:

- To ensure higher degree of mix of uses in the City.
- To ensure a Transport-Oriented Development.
- To ensure that there are no conflicting uses in the neighbouring zones.

5.2 Identification of Zoning Categories for City of Kigali

The following are the various zoning categories and sub-categories proposed for Kigali City:

- Residential
 - Low Density Residential Zone (R1)
 - Low density Residential Densification Zone(R1A)
 - Rural Residential Zone (R1B)
 - Medium Density Residential - Improvement Zone (R2)
 - Medium Density Residential - Expansion Zone (R3)
 - High Density Residential Zone (R4)
- Commercial
 - Mixed Use Zone (C1)
 - Neighbourhood Commercial Overlay (O-C2)
 - City Commercial Zone (C3)
- Industrial
 - Light Industrial Zone (I1)
 - General Industrial Zone (I2)
 - Mining and Quarrying Zone (I3)
- Public Facilities
 - Education and Research Facilities Zone - PF1
 - Health Facilities Zone - PF2
 - Religious Facilities Zone - PF3
 - Cultural/ Memorial Sites Zone - PF4
 - Cemetery/ Crematoria Facilities Zone - PF5
- Public Administrative Zone (PA)
- Nature and Open Spaces (P)
 - Parks and Open Spaces Zone (P1)
 - Sports and Eco-Tourism Zone (P2)
 - National Parks Zone (P3-A)
 - Forest Zone (P3-B)

ZONING REGULATIONS

- Steep slopes (> 30%) Zone (P3-C)
- Nature Conservation Zone (P3-D)
- Agriculture Zone (A)
- Wetland Zone (W)
- Waterbody Zone (WB)
- Transportation Zone (T)
- Utility Zone (U)

A detailed description of each Zone is presented in Chapter 6.

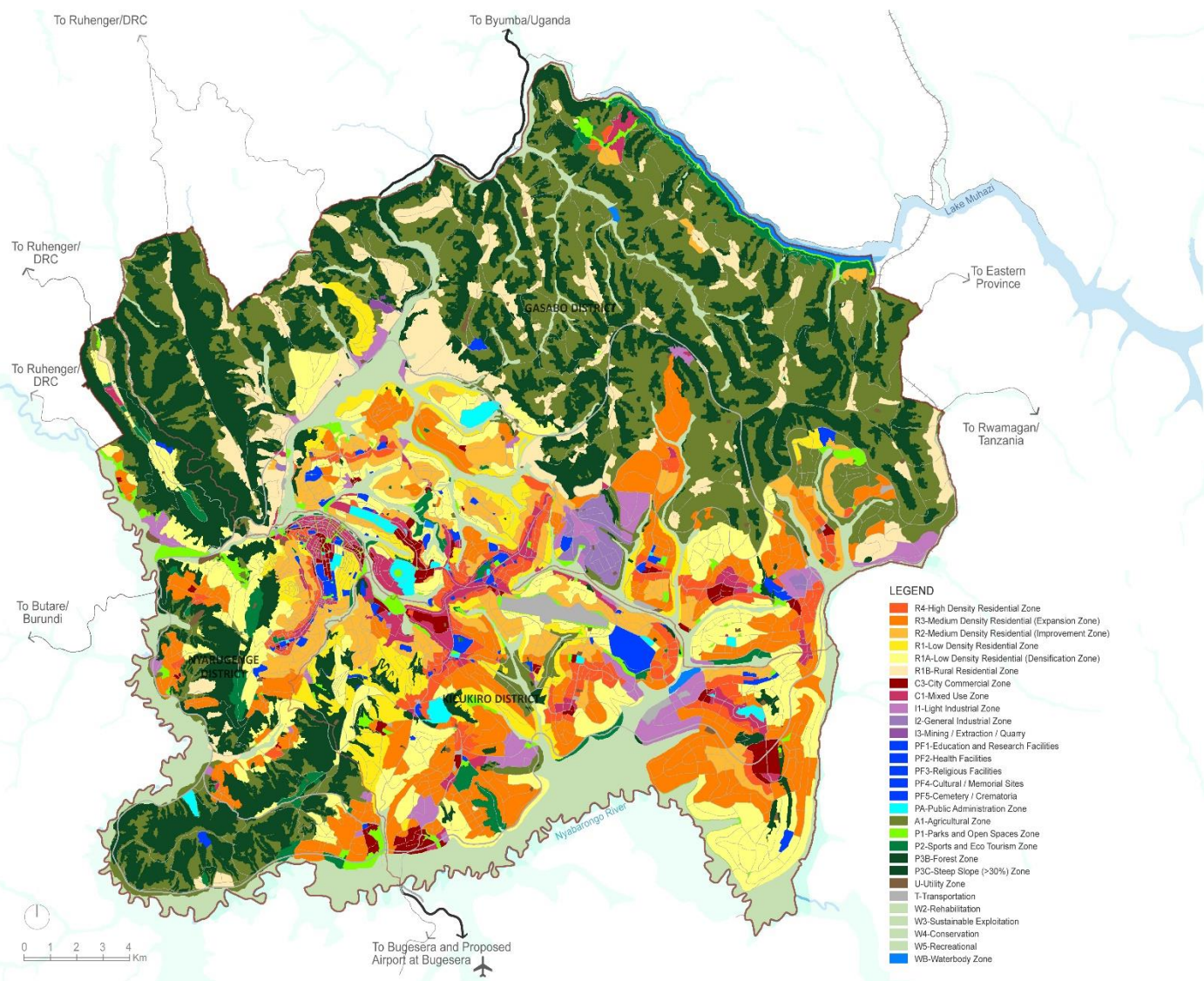


Figure 5-1: Kigali Zoning Plan

Source: Surbana Jurong



6

This page is intentionally kept blank.

Article 6: Zoning Regulations

Presented below are the zoning regulations for the City of Kigali.

6.1 Zoning Regulations - Residential

The regulations and guidelines in this section apply to residential uses within the various Residential zones in the City of Kigali. Selective Illustrative simulations of residential and commercial zones are provided, for ease of understanding and reference.

6.1.1 Low Density Residential Zone (R1)

General Description: The Low-Density Residential Zone (R1) is intended for villa and bungalow typology and complementary public facilities as needed. R1 Zones are limited in the City of Kigali to existing consolidated areas with the objective of limiting low-density urban development and encouraging compact development. **In all R1 Zones, R1A regulations are permitted.**

Table 6.1: Low Density Residential Zone (R1)

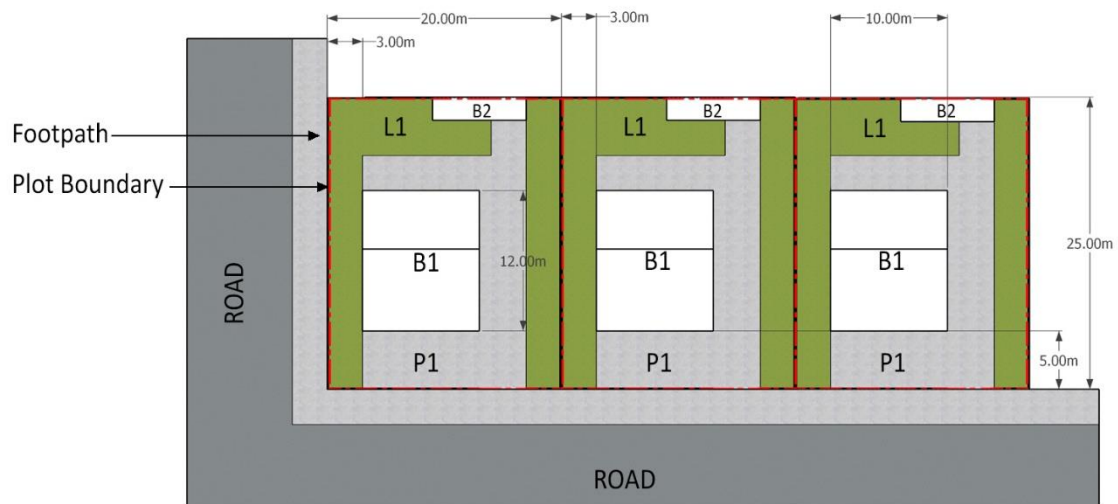
	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped residential uses within the Low-Density Residential Zone (R1) - Lots zoned or re-zoned for residential uses within the Low-Density Residential Zone (R1)		
1.0 USES		
1.1 Permitted Uses	- Single family houses - Home Occupation	
1.2 Prohibited Uses	- Industrial uses - Major infrastructure	
1.3 Conditional Uses	- Uses as per R1A regulations - Apartments exceeding G + 2 - Semi-Detached - Multifamily Houses - Restaurants, Guest houses, B&B, Hotels (incl. its ancillary uses) - Public facilities when suggested by Public Facilities Overlay (Section 7.1) - Commercial Retail Facilities when allowed by O-C2 Overlay (Section 6.2.2) - Accessory Residential Units	Refer O-C2 overlay plan and Public Facilities Overlay Plan for guidance on location of commercial and public facilities.
1.4 Ancillary Uses	- Car parking garage - Store and Service rooms - Guard House	
1.5 Lot Size	- Max 500 m² as per URBAN PLANNING CODE (UPC) - Plots less than 300 m² shall follow R1A regulations - Existing developments on Plots larger than 500 m² can retain their use.	
2.0 COVERAGE		
2.1 Maximum Building Coverage	40% maximum	

ZONING REGULATIONS

	Regulation	Remarks
2.2 Minimum Landscaping Coverage	20%	
2.3 Maximum Floor Area Ratio (FAR)	0.5 maximum	
3.0 MINIMUM RESIDENTIAL DENSITY		
3.1 Single Use	10-15 Du/Ha	
3.2 Mixed Use	7-10 Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations))	
4.0 BUILDING		
4.1 Maximum Number of Floors	- G+1+P (Penthouse) - G (ancillary buildings)	
4.2 Roof	- Roof pitch shall be less than 30%. - No reflective metal roofing shall be allowed, and roof colours should blend with the surrounding landscape.	
4.3 Floor to Floor Height	N/A	As per Building Code
4.4 Building Form	- Detached - Semi Detached	
5.0 DEVELOPMENT STRATEGY		
5.1 Individual plot development		
5.2 Land subdivision		
5.3 Estate – No gated estates allowed on developments of more than 1 ha – see “General Provisions”		
6.0 CIRCULATION		
6.1 Pedestrian	N/A	
6.2 Public Transit	N/A	
7.0 SIGNAGE		
7.1 Permitted	- One sign located on the fencing wall along the front setback - A maximum of 35cm height x 35cm width of signage shall be permitted - Protrusion of the signage must be contained within plot boundary	

Source: Surbana Jurong

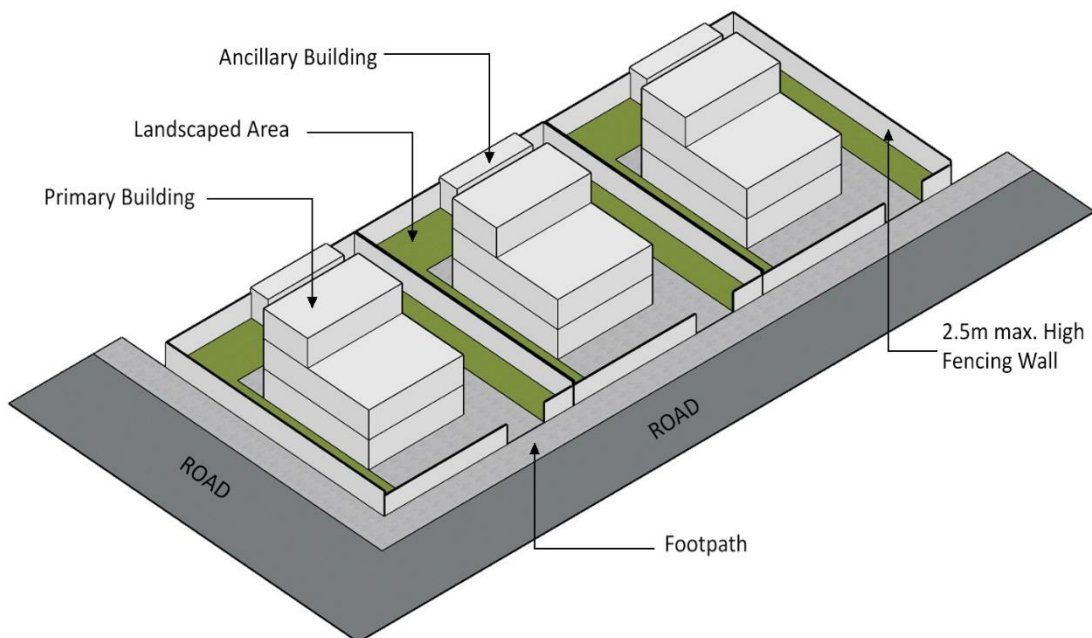
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-1: Low Density Residential Zone (R1) Detached Building

6.1.2 Low Density Residential Densification Zone (R1A)

General Description: The Low-Density Residential Densification Zone (R1A) is a residential zone for semidetached houses, single family townhouses, multifamily Houses, and low-rise developments. The R1A zone is intended to offer low and medium-rise housing and complementary commercial and public facilities as needed. The lot sizes in the R1A zone are smaller than in Low Density Residential Zones (R1), to distinguish the R1A zone as a higher density low rise residential neighbourhood. The purpose is to promote more efficient use of the lands in prime areas of the City by allowing for intensification and mix of uses of the existing low-density housing development.

Table 6.2: Low Density Residential Densification Zone (R1A)

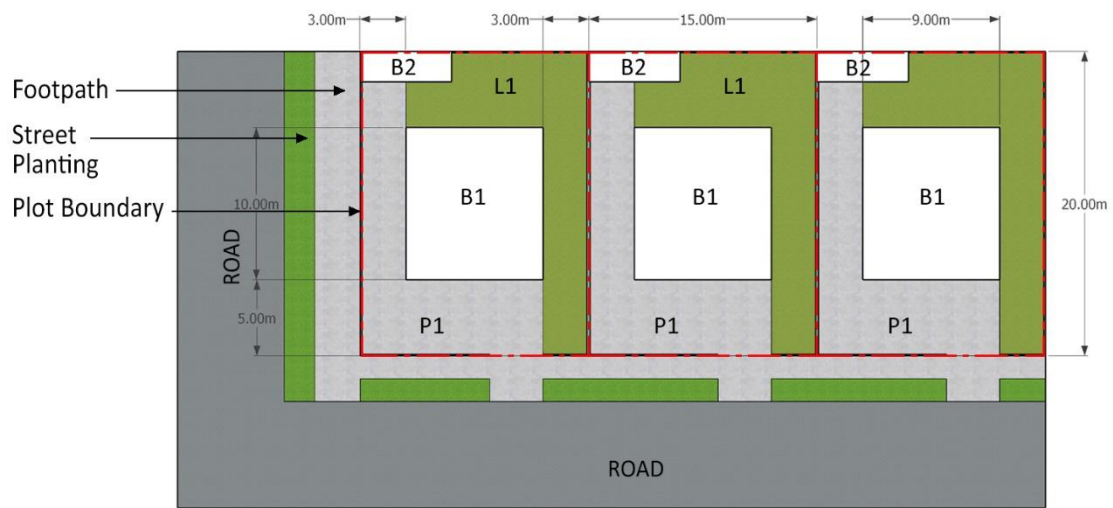
	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped residential uses within the Low-Density Residential Densification Zone (R1A) - Lots zoned or re-zoned for residential uses within the Low-Density Residential Densification Zone (R1A) - Lots in Low-Density Residential Zones (R1)		
1.0 USES		
1.1 Permitted Uses	- Single family houses (all types) - Semi-detached houses - Multifamily Houses - Townhouses - Row houses - Home Occupation - Accessory Residential Units	
1.2 Prohibited Uses	- Residential exceeding G + 2 - Industrial uses - Major infrastructure	
1.3 Conditional Uses	- Restaurants, Hotels, Guest houses, B&B - Public facilities as per Public Facilities overlay (Section 7.1) - Commercial retail, office facilities when allowed by O-C2 Overlay (Section 6.2.2)	Refer O-C2 overlay plan and Public Facilities overlay Plan
1.4 Ancillary Uses	- Car parking garage - Store and Service rooms - Guard House	
1.5 Lot Size	Max. 300 m²	
2.0 COVERAGE		
2.1 Maximum Building Coverage	50% maximum	
2.2 Minimum Landscaping Coverage	20% minimum	
2.3 Maximum Floor Area Ratio (FAR)	1.0 maximum	
3.0 MINIMUM RESIDENTIAL DENSITY		
3.1 Single Use	20-30 Du/Ha	
3.2 Mixed Use	15-20 Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations)	
4.0 BUILDING		

ZONING REGULATIONS

	Regulation	Remarks
4.1 Maximum Number of Floors	• G+2 • G (ancillary buildings)	
4.2 Roof	• Roof pitch shall be less than 30%. • No reflective metal roofing shall be allowed, and roof colours should blend with the surrounding landscape.	
4.3 Floor to Floor Height	N/A	Follow the Building Code
4.4 Building Form	• Detached • Semi Detached • Attached	
5.0 DEVELOPMENT STRATEGY		
5.1 Individual plot development		Refer Land Assembly Overlay Plan (section 7.3) for land pooling
5.2 Land Pooling		
5.3 Land Subdivision		
5.4 Estate Development- No gated estates allowed on developments of more than 1 ha – see “General Provisions”		
6.0 CIRCULATION		
6.1 Pedestrian	• N/A	
6.2 Public Transit	• N/A	
7.0 SIGNAGE		
7.1 Permitted	• One sign shall be located on the fencing wall along the front setback • A maximum of 35cm height x 35cm width of signage shall be permitted for Single Family Houses. • Larger sign is allowed for apartment complex or housing cluster, subject to approval by City of Kigali, One Stop Centre. • Protrusion of the signage must be contained within plot boundary	

Source: Surbana Jurong

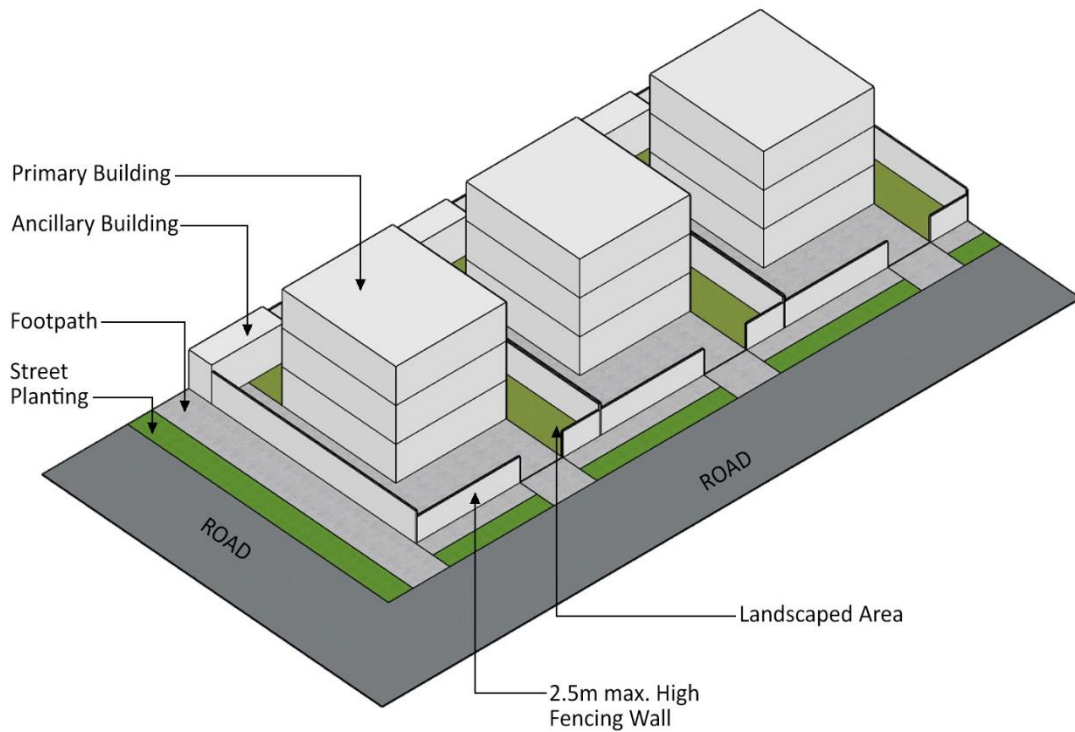
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

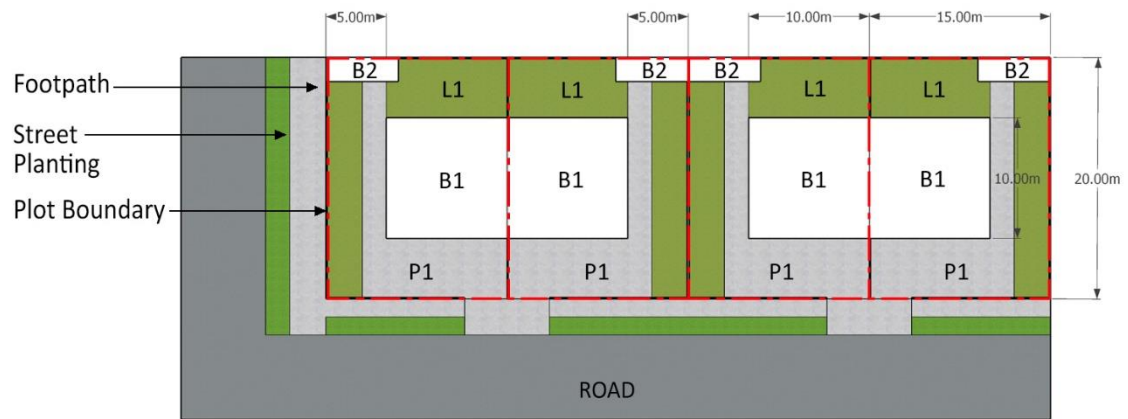
P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-2: Low Density Residential Densification Zone (R1A) Detached Building

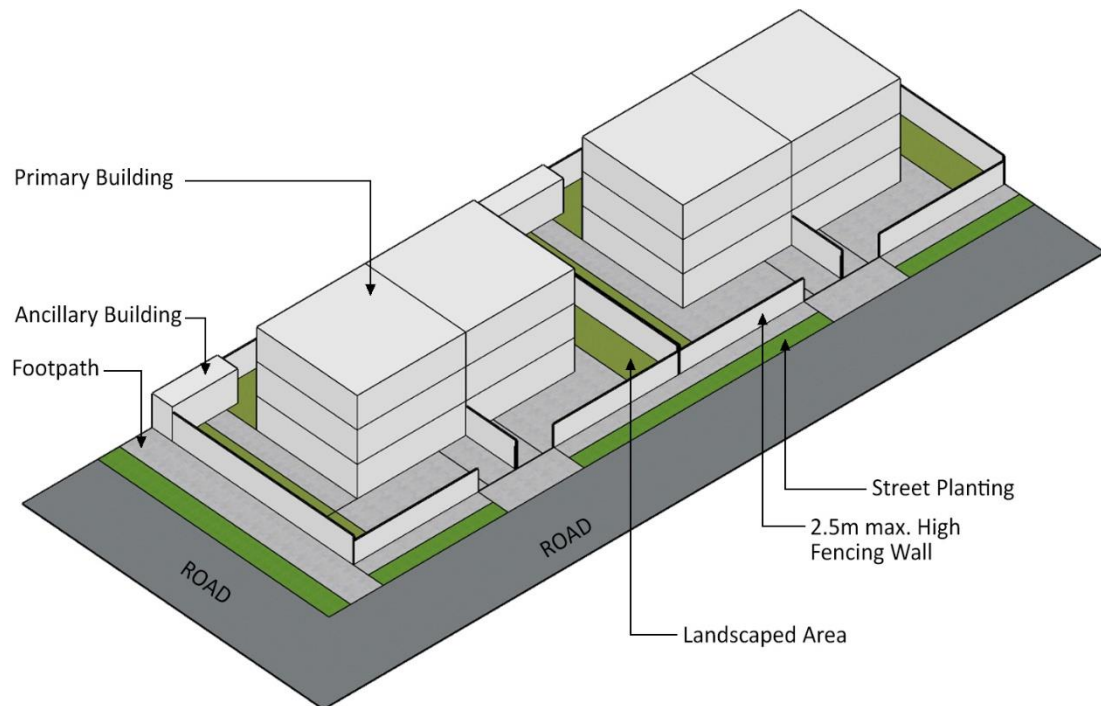
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

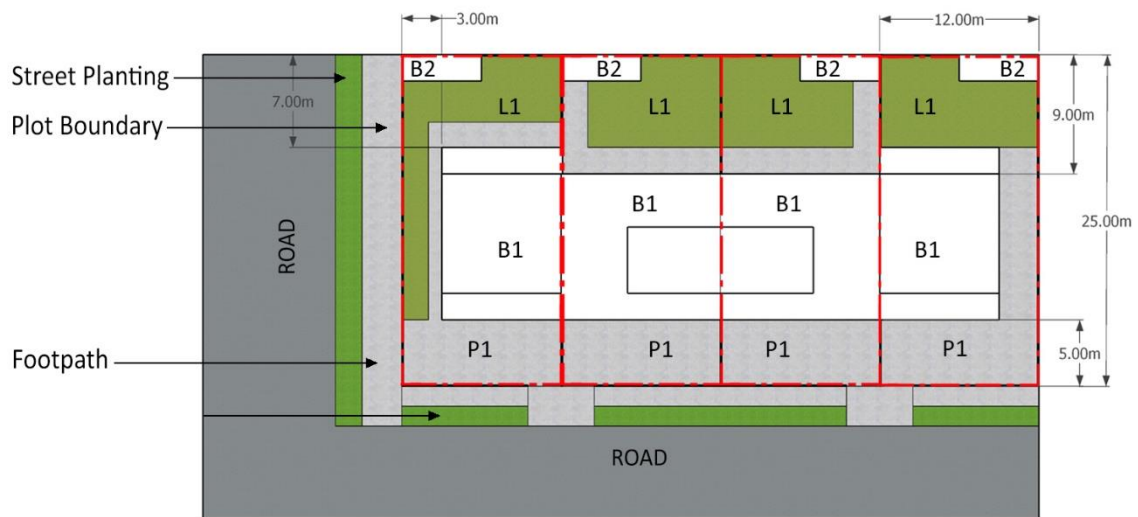
P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-3: Low Density Residential Densification Zone (R1A) Semi Detached Building

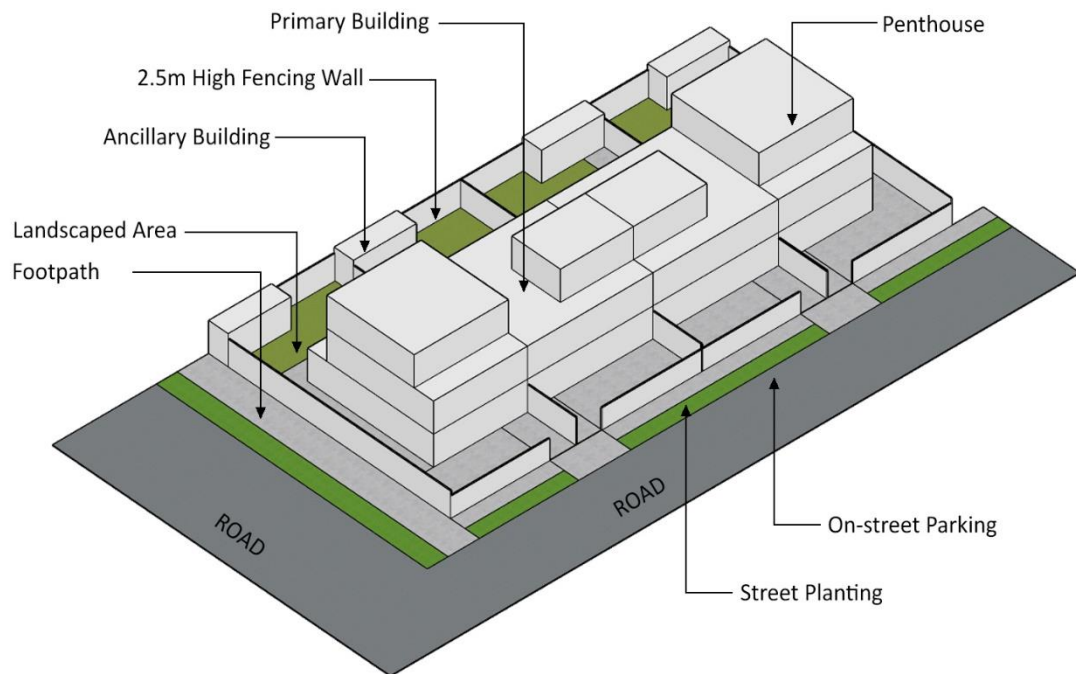
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-4: Low Density Residential Densification Zone (R1A) Attached Building

6.1.3 Rural Residential Zone (R1B)

General Description: The Rural Residential Zone (R1B) is a residential zone offering compact developments in rural areas. The R1B Zone is intended to offer low-rise, medium-density housing as part of the farming community and complementary public facilities as needed. The purpose is to create a sustainable and compact residential settlement in the rural areas of the City, limiting encroachment towards the fertile agricultural land.

Table 6.3: Rural Residential Zone (R1B).

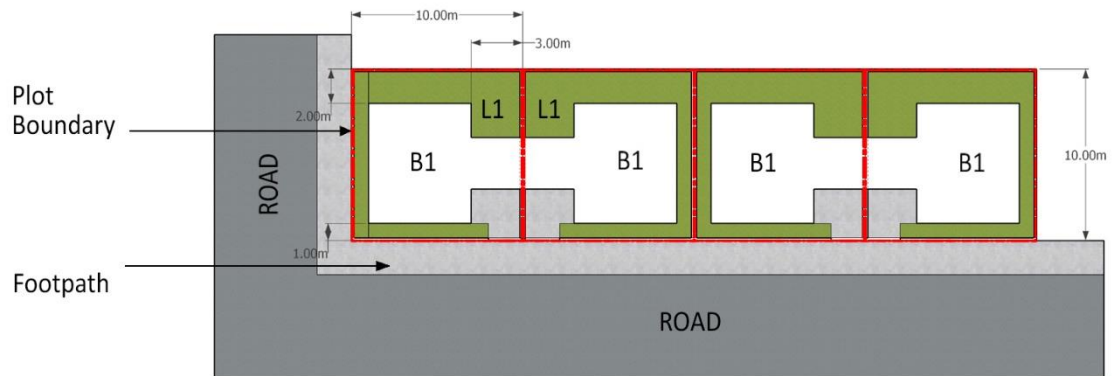
	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped residential uses within the Rural Residential Zone (R1B) - Lots zoned or re-zoned for residential uses within the Rural Residential Zone (R1B)		
1.0 USES		
1.1 Permitted Uses	- Single family Houses - Row housing - Multifamily residential (4 in 1, 8 in 1, etc) as per IDP model Villages) - Low-rise apartments - Home Occupation - Accessory Residential Units	
1.2 Prohibited Uses	- Industrial uses - Major infrastructure	
1.3 Conditional Uses	- Restaurants - Guest house - Public facilities, when allowed by public facilities overlay (Section 7.1) - Commercial retail, office facilities when allowed by O-O-C2 Overlay (Section 6.2.2) - Micro - Enterprise	Refer O-O-C2 overlay plan and public facilities overlay plan
1.4 Ancillary Uses	- Car parking garage - Outdoor kitchen - Store rooms	
1.5 Lot Size	- Max 100 m² for Row Housing or Single-Family Units - Multifamily houses or Apartment development including additional rooms for rental shall be allowed, provided it meets the minimum density requirement as per point 3.0	
2.0 COVERAGE		
2.1 Maximum Building Coverage	60% maximum	
2.2 Minimum Landscaping Coverage	N/A	
2.3 Maximum Floor Area Ratio (FAR)	1.2 maximum	
3.0 MINIMUM RESIDENTIAL DENSITY		
3.1 Single Use	40-70 Du/Ha	
3.2 Mixed Use	30-50 Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations)	
4.0 BUILDING		

ZONING REGULATIONS

	Regulation	Remarks
4.1 Maximum Number of Floors	• G + 1 for single family houses • G+2 for all other typologies • G (ancillary buildings)	
4.2 Roof	• Roof pitch shall be less than 30%. • No reflective metal roofing shall be allowed, and roof colours should blend with the surrounding landscape.	
4.3 Floor to Floor Height	N/A	Refer Building Code
4.4 Building Form	• Detached Bungalows • Semi Detached Houses • Multifamily Houses • Rowhouses	
5.0 DEVELOPMENT STRATEGY		
5.1 Individual plot development 5.2 Land Pooling 5.3 Land Subdivision		Refer Land Assembly Overlay Plan (section 7.3) for land pooling
6.0 CIRCULATION		
6.1 Pedestrian	• N/A	
6.2 Public Transit	• N/A	
7.0 SIGNAGE		
7.1 Permitted	• N/A	

Source: Surbana Jurong

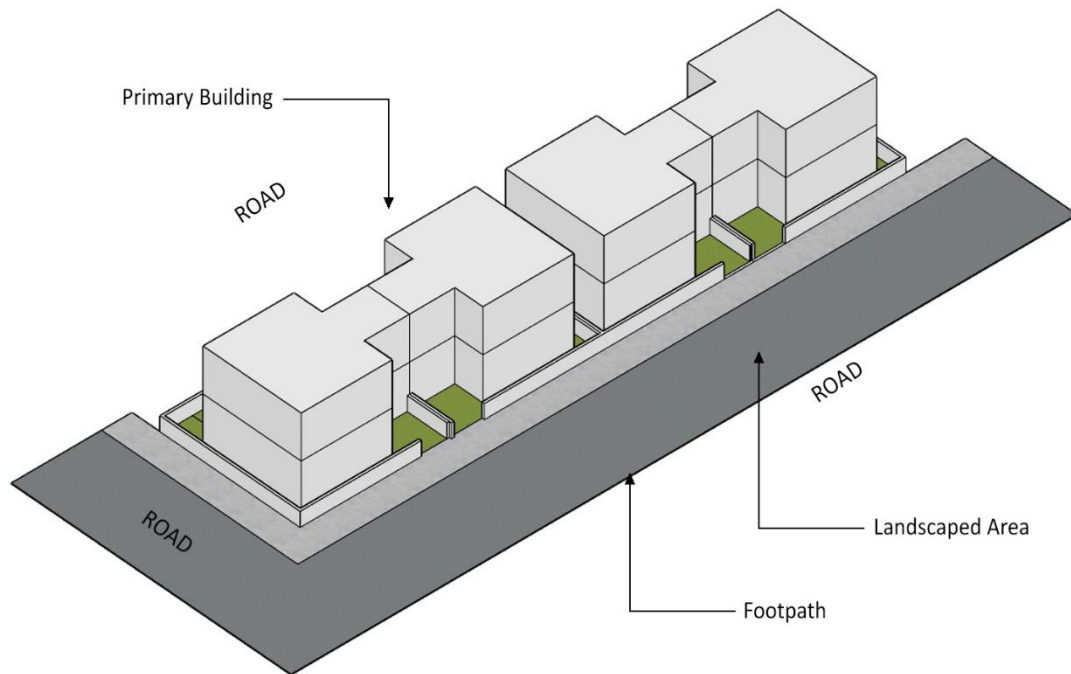
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

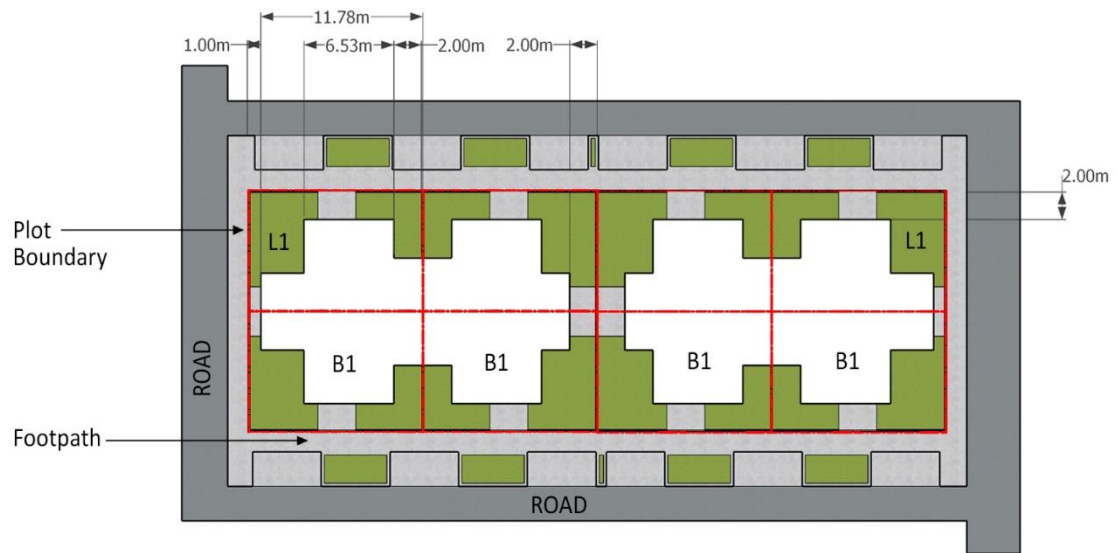
P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-5: Rural Residential Zone (R1B) 2 in 1 IDP project

SIMULATION:

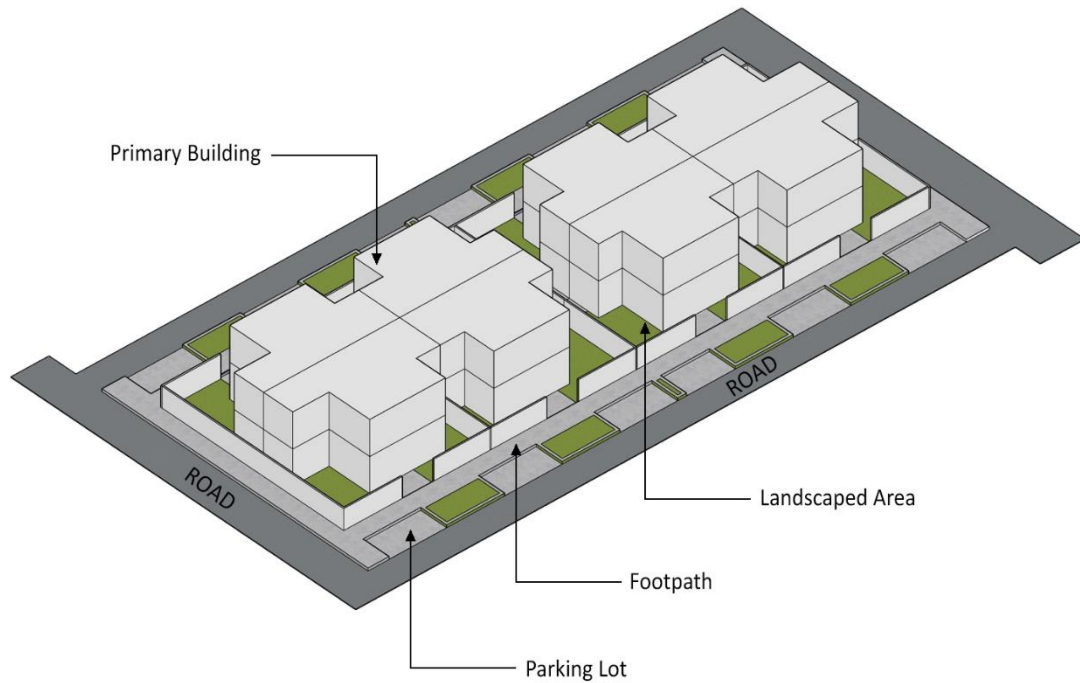


PLAN

(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-7: Rural Residential Zone (R1B) 4 in 1 Modern Village

6.1.4 Medium Density Residential - Improvement Zone (R2)

General Description: The Medium Density Residential - Improvement Zone (R2) is essentially planned for upgradation of unplanned settlements or redevelopment of urban renewal areas, wherever feasible in the brown field sites. Variety in the housing types and planned development is expected to stimulate the upgrading, redevelopment, and intensification of these housing areas.

Its intent is to improve the overall physical and living conditions of the identified unplanned settlements in Kigali, through upgradation in the short term, and redevelopment through land assembly in the medium-long term, to better utilize the developable land in prime areas of the city for creating integrated and affordable neighbourhoods and provide adequate infrastructure and public facilities.

Table 6.4: Medium Density Residential - Improvement Zone (R2)

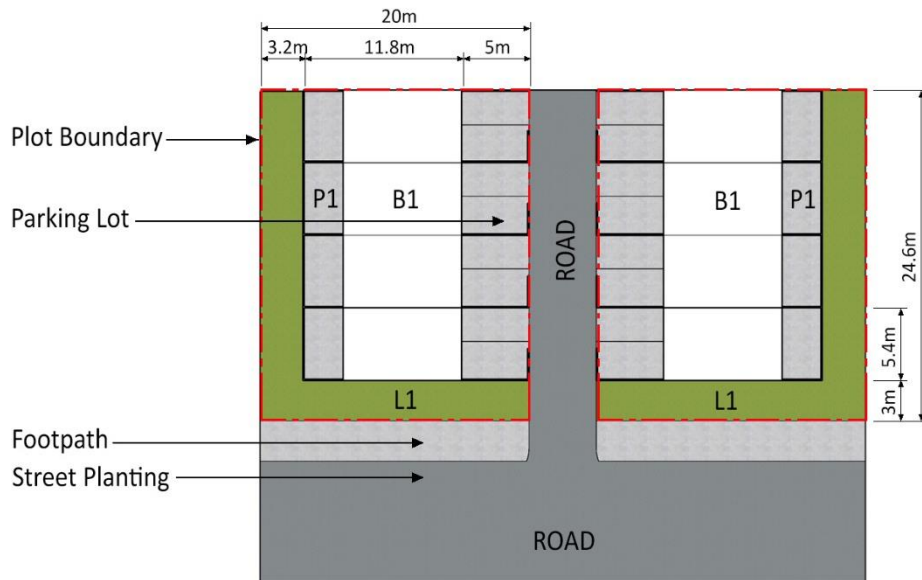
	Regulation	Remarks
These regulations shall apply to: - All new, upgraded, and redeveloped residential uses within the Medium Density Residential - Improvement Zone (R2) - Lots zoned or re-zoned for residential uses within the Medium Density Residential - Improvement Zone (R2)		
1.0 USES		
1.1 Permitted Uses	- Row housing - Low Rise apartments - Home Occupation - Accessory Residential Units	CoK at its discretion may accept affordable level of building and infrastructure provision standards for upgrading.
1.2 Prohibited Uses	- Major Industrial uses - Major infrastructure - Single Family Residential Developments	
1.3 Conditional Uses	- Restaurants - Hotels (incl. its ancillary uses), Guest house, B&B - Public facilities, when allowed by public facilities overlay (Section 7.1) - Commercial retail, office when allowed by O-C2 Overlay (Section 6.2.2) - Micro Enterprise	Refer O-C2 overlay plan and public facilities overlay plan
1.4 Ancillary Uses	Store and Services rooms	
1.5 Lot Size	Rowhouses: Max 200 m² Low Rise Apartments: N/A (shall be allowed, provided the development meets the minimum density requirement as per point 3.0)	
2.0 COVERAGE		
2.1 Maximum Building Coverage	60% maximum	

ZONING REGULATIONS

	Regulation	Remarks
2.2 Minimum Landscaping Coverage	20% minimum	
2.3 Maximum Floor Area Ratio (FAR)	1.4 maximum	
3.0 MINIMUM RESIDENTIAL DENSITY		
3.1 Single Use	60-100 Du/Ha	
3.2 Mixed Use	40-70 Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations)	
4.0 BUILDING		
4.1 Maximum Number of Floors	- G+3 - One (1) extra floor may be allowed due to topographic conditions, to achieve the required density or to achieve technical or economic feasibility of the development. - G (ancillary buildings)	
4.2 Roof	- Roof pitch shall be less than 30%. - No reflective metal roofing shall be allowed, and roof colours should blend with the surrounding landscape.	
4.3 Floor to Floor Height	N/A	Refer Building Code
4.4 Building Form	- Rowhouses - Apartments (low rise)	
5.0 DEVELOPMENT STRATEGY		
5.1 Infrastructure Retrofitting or Improvement when existing living conditions are deemed suitable		Refer Land Assembly Overlay Plan (section 7.3) for land pooling
5.2 Infill Development on parcels that allow development and provided all parcels in the same block have minimum accessibility		
5.3 Urban Renewal through land pooling / regularization when existing situation requires/allows for major interventions		
6.0 CIRCULATION		
6.1 Pedestrian	For large development sites - Pedestrian circulation shall link all buildings and amenities on site and to Public Transport Network through NMT linkages. - Firefighting equipment shall be able to reach all units in the area even if direct vehicular access is not possible. - All pedestrian circulation shall be designed for universal accessibility	
6.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
7.0 SIGNAGE		
7.1 Permitted	- One sign shall be located on the fencing wall along the front setback - A maximum of 35cm height x 35cm width of signage shall be permitted - Larger sign is allowed for an apartment complex, subject to approval from City of Kigali, One Stop Centre. - Protrusion of the signage must be contained within plot boundary	

Source: *Surbana Jurong*

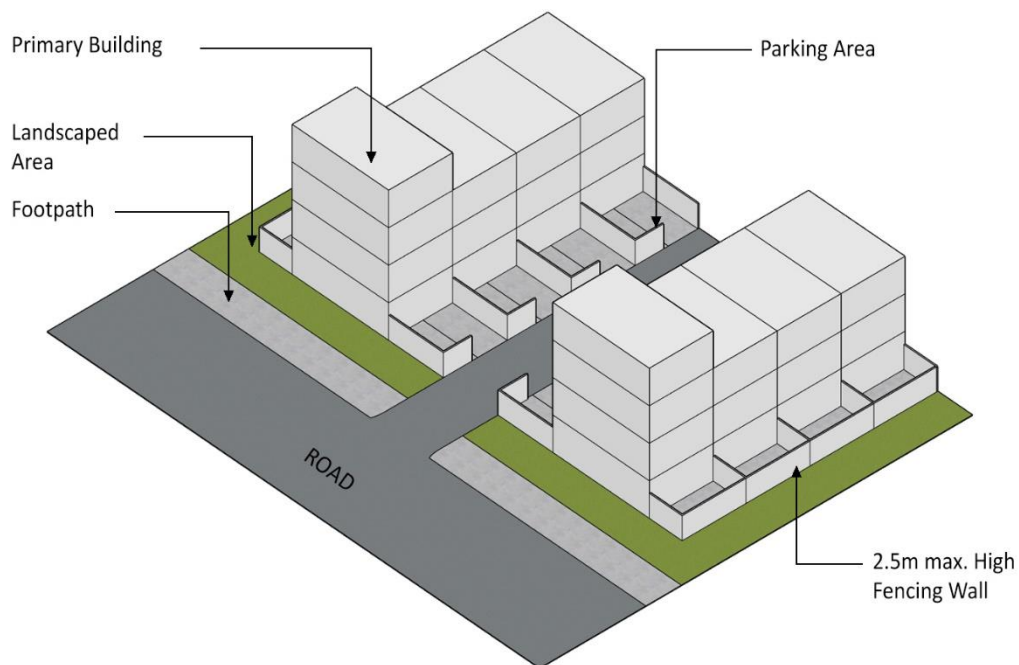
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

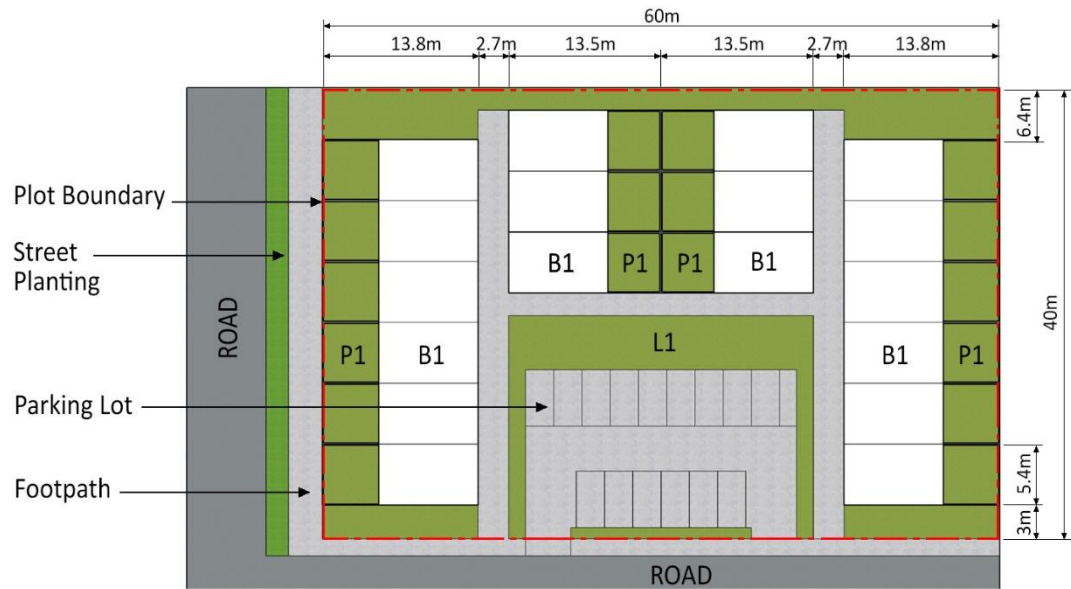
P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-8: Medium Density Residential - Improvement Zone (R2) Type A

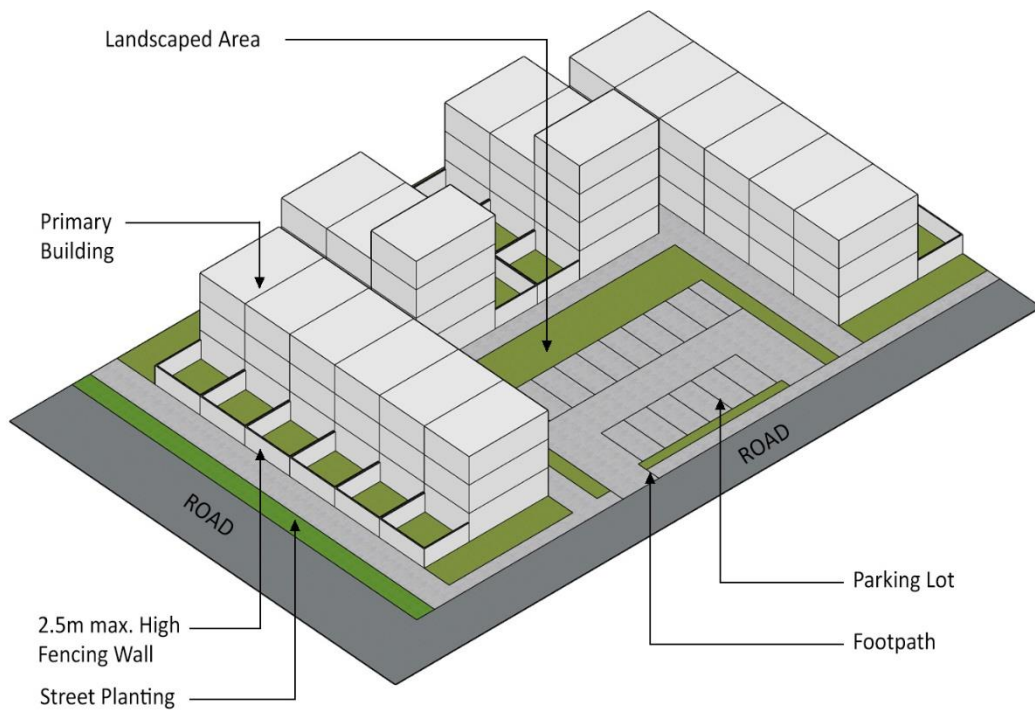
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-9: Medium Density Residential - Improvement Zone (R2) Type B

6.1.5 Medium Density Residential - Expansion Zone (R3)

General Description: The Medium Density Residential - Expansion Zone (R3) is established to allow for intensification and redevelopment of peri-urban and green field areas through extensive housing strategies to provide variety of housing solutions.

Implementation mechanisms shall be identified by CoK and Government Agencies to allow for the creation of economies of scale in the development of this Zone.

While organised and properly trained labour force should be employed for the construction, self-construction shall be evaluated to cater for the lowest income segments of the population.

This zone is expected to stimulate development of low-cost incremental housing in special re-development or greenfield areas. The purpose of R3 zone is to facilitate the provision of housing dedicated to the low-income segment of the population, by providing low-rise, higher-intensity developments in green field sites of the City. To ensure mix of use and mix of income, several housing solutions are allowed.

The R3 Zones are located in peri-urban areas, in close proximity to the proposed transit corridors, hence a minimum development quantum is required. **In all R3 Zones, R2 regulations are permitted.**

Table 6.5: Medium Density Residential - Expansion Zone (R3)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped residential uses within the Medium Density Residential - Expansion Zone (R3) - Lots zoned or re-zoned for residential uses within the Medium Density Residential - Expansion Zone (R3)		
1.0 USES		
1.1 Permitted Uses	- Single family Residential - Rowhouses - Low-rise apartments - Multifamily Houses - Accessory Residential units - Home Occupation	
1.2 Prohibited Uses	- Industrial uses - Major infrastructure - Any development that does not meet affordability criteria suggested in these regulations.	
1.3 Conditional Uses	- Restaurants - Hotels /Guest houses (incl. its ancillary uses) - Public facilities when allowed by Public Facilities Overlay (Section 7.1) - Commercial retail, office, when allowed by-O-C2 Overlay (Section 6.2.2) - Micro Enterprise	Refer O-C2 overlay plan and public facilities overlay plan for guidance on location of commercial and public facilities.
1.4 Ancillary Uses	Store and Services rooms	

ZONING REGULATIONS

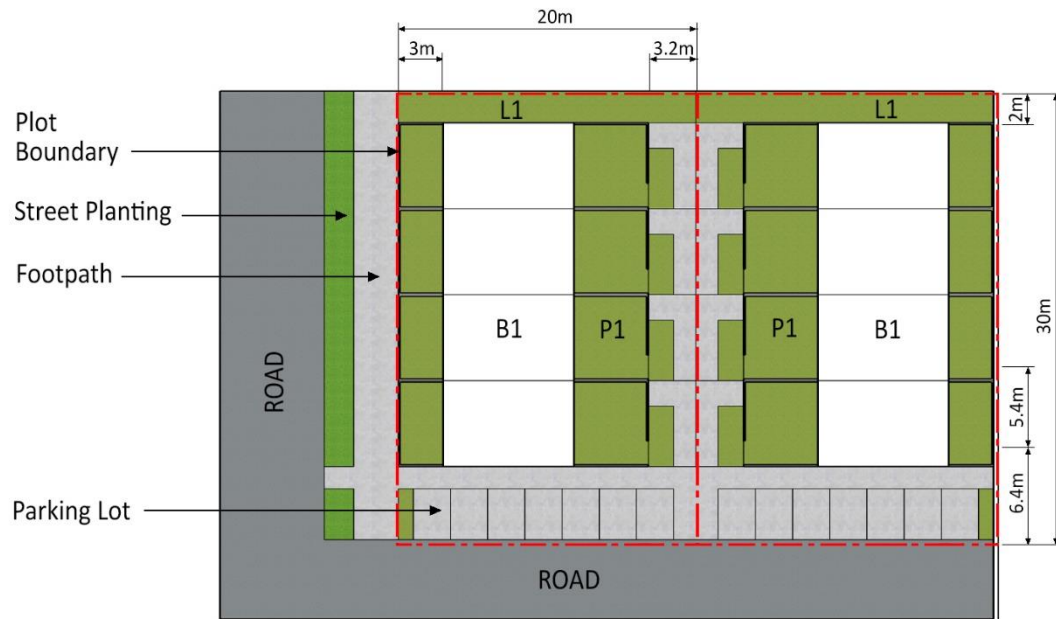
	Regulation	Remarks
1.5 Lot Size	- Max 100m² for incremental Single-Family Housing in new Subdivision Plans - Max 150 m² for Row housing - N/A (Multifamily houses or Apartment development including additional rooms for rental shall be allowed, provided it meets the minimum density requirement as per point 3.0)	
2.0 COVERAGE		
2.1 Maximum Building Coverage	60% maximum	
2.2 Minimum Landscaping Coverage	20% minimum	
2.3 Maximum Floor Area Ratio (FAR)	1.2 maximum	
3.0 MINIMUM RESIDENTIAL DENSITY		
3.1 Single Use	50-90 Du/Ha	
3.2 Mixed Use	40-70Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations))	
4.0 BUILDING		
4.1 Maximum Number of Floors	- G+2 - One (1) extra floor may be allowed due to topographic conditions, to achieve the required density or to achieve technical or economic feasibility of the development. - G (ancillary buildings)	
4.2 Roof	- Roof pitch shall be less than 30%. - No reflective metal roofing shall be allowed, and roof colours should blend with the surrounding landscape.	
4.3 Floor to Floor Height	N/A	Refer Building Code
4.4 Building Form	- Attached for rowhouses - Attached /semi-detached / detached Apartments and Multifamily houses	
5.0 DEVELOPMENT STRATEGY		
5.1 Individual private development 5.2 Land Pooling 5.3 Sites and Services 5.3 Larger plots owned by individuals shall be developed following minimum required densities in an optic of incremental development.		Refer Land Assembly Overlay Plan (section 7.3)
6.0 CIRCULATION		
6.1 Pedestrian	For large development sites Pedestrian circulation shall link all buildings and amenities on site and to Public Transport Network through NMT linkages. All pedestrian circulation shall be designed for universal accessibility	
6.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	

ZONING REGULATIONS

7.0 SIGNAGE		
7.1 Permitted	• One sign shall be located on the fencing wall along the front setback • A maximum of 35cm height x 35cm width of signage shall be permitted • Larger sign is allowed for an apartment complex, subject to approval from City of Kigali, One Stop Centre. • Protrusion of the signage must be contained within plot boundary	

Source: Surbana Jurong

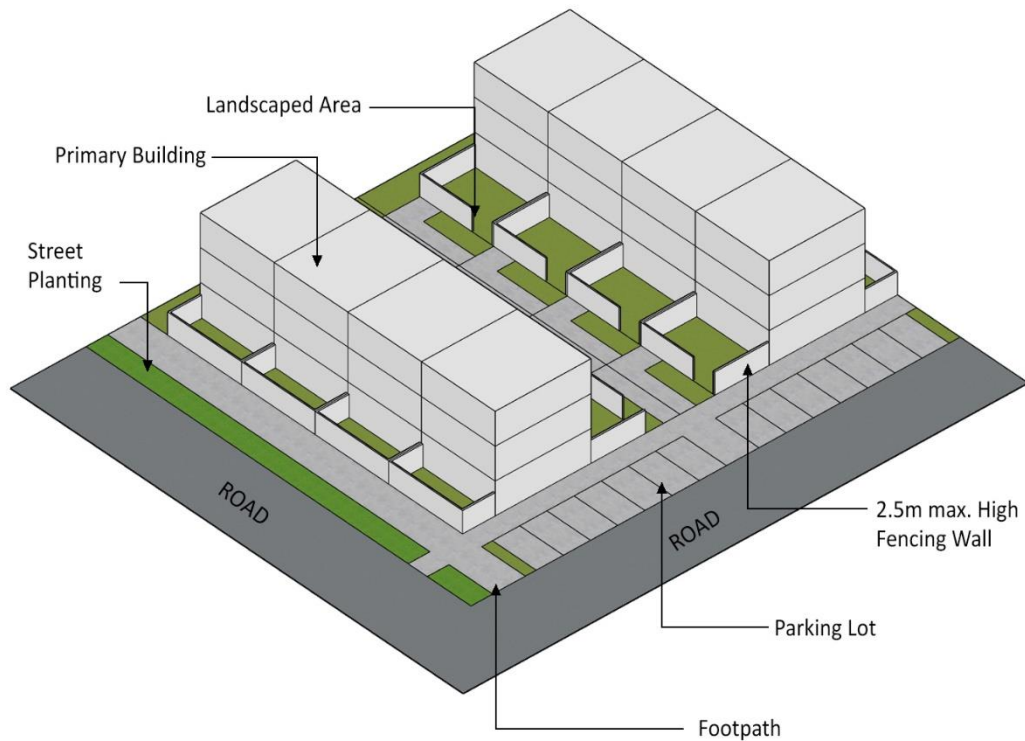
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

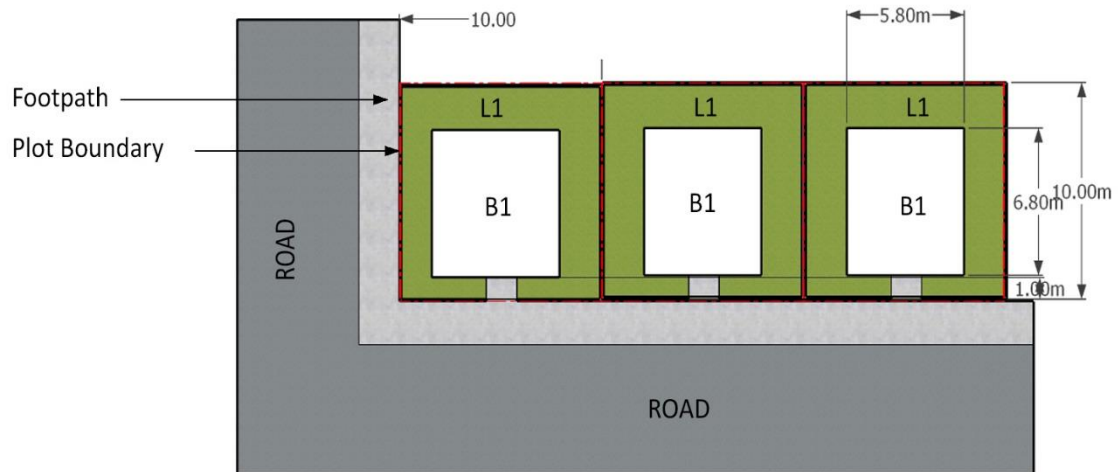
P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-10: Medium Density Residential – Expansion (R3) Rowhouses

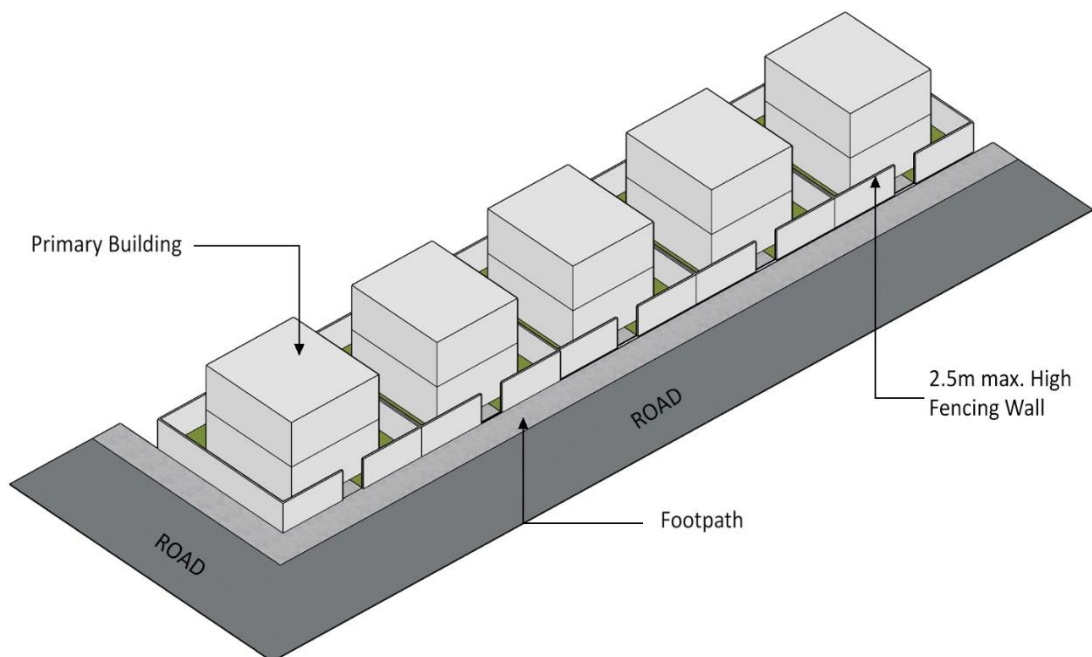
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

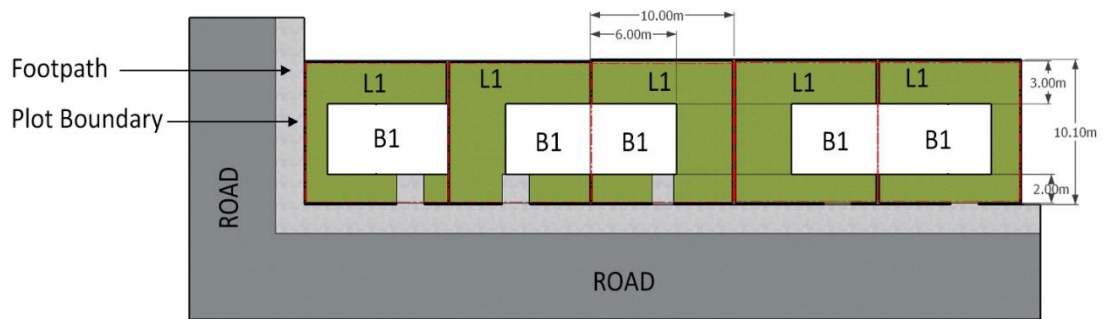
P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-11: Medium Density Residential – Expansion (R3) Single Family Housing Type 1

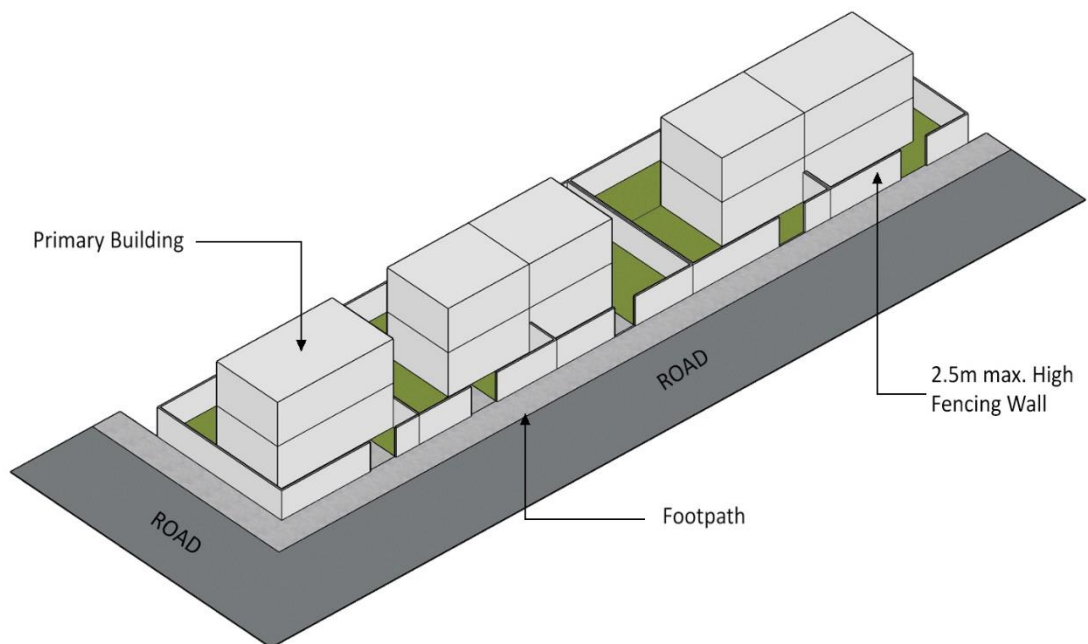
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-12: Medium Density Residential – Expansion (R3) Single Family Housing Type 2

6.1.6 High Density Residential Zone (R4)

General Description: The High-Density Residential Zone (R4) is established to create well planned medium-rise housing and apartment complexes with integrated commercial and public facilities, open spaces etc. Minimum lot sizes in the High-Density Residential Zone (R4) are higher than the Medium Density Residential Zone (R3). This is to facilitate the creation of a well-planned high-density residential mixed-use neighbourhood with green character.

Table 6.6: High Density Residential Zone (R4)

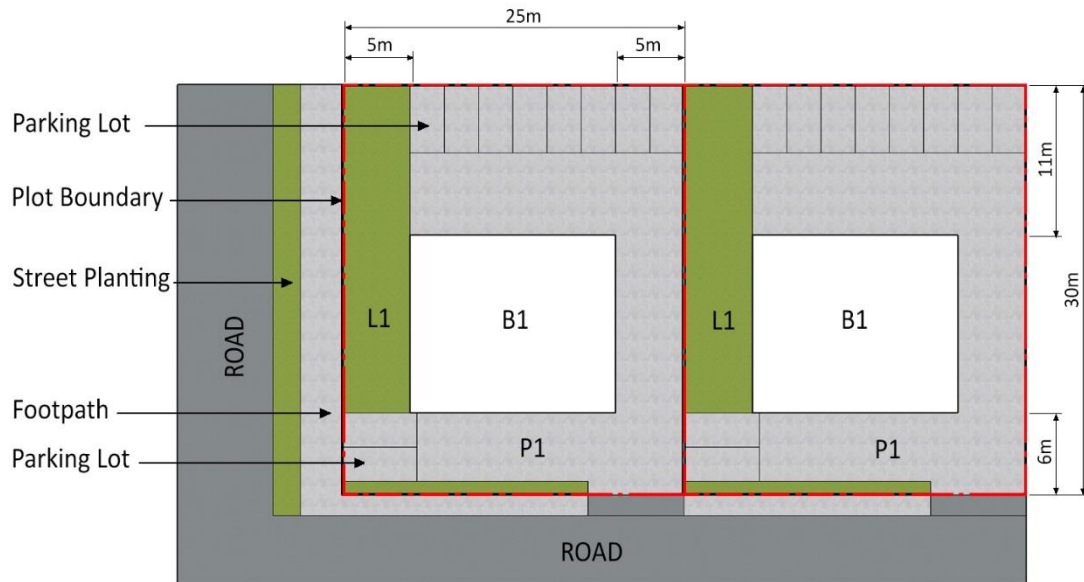
	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped residential uses within the High-Density Residential Zone (R4) - Lots zoned or re-zoned for residential uses within the High-Density Residential Zone (R4)		
1.0 USES		
1.1 Permitted Uses	- High density residential - Home Occupation - R2 typologies in case plot size is less than 750 m²	
1.2 Prohibited Uses	- Industrial uses - Major infrastructure	
1.3 Conditional Uses	- Restaurants - Hotels (incl. its ancillary uses), Guest house, B&B - Public facilities, when allowed by public facilities overlay (Section 7.1) - Commercial retail, office, Micro-Enterprise when allowed by O-O-C2 Overlay (Section 6.2.2) - Micro - Enterprise	Refer O-O-C2 overlay plan and public facilities overlay plan for guidance on location of commercial and public facilities.
1.4 Ancillary Uses	- Car parking garage - Guard house - Store and services rooms	
1.5 Minimum Lot Size	750 m² - Plots smaller than 750 m² can be developed following R2 regulations - Plots larger than 750 m² can be developed following R2 regulations if plot subdivision allows for R2 regulation to be applied	
2.0 COVERAGE		
1.4 Maximum Building Coverage	50% maximum	
1.5 Minimum Landscaping Coverage	20% minimum	
1.6 Maximum Floor Area Ratio (FAR)	1.8 maximum	
3.0 MINIMUM RESIDENTIAL DENSITY		
3.1 Single Use	80-120 Du/Ha	
3.2 Mixed Use	60-80 Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations))	
4.0 BUILDING		

ZONING REGULATIONS

	Regulation	Remarks
4.1 Maximum Number of Floors	• G+4 (apartments) maximum • One (1) extra floor may be allowed, due to topographic conditions, to achieve the required density or to achieve technical or economic feasibility of the development. • G (ancillary buildings) maximum	
4.2 Roof	• Roof pitch shall be less than 30%. • No reflective metal roofing shall be allowed, and roof colours should blend with the surrounding landscape.	
4.3 Floor to Floor Height	• 4m maximum	
4.4 Building Form	• Attached Buildings • Detached Buildings • R2 typologies for plots less than 750 m² in size	
5.0 DEVELOPMENT STRATEGY		
5.1 Individual development provided that all parcels in the block have proper minimum accessibility		Refer Land Assembly Overlay Plan (section 7.3) for land pooling
5.2 Land Pooling		
5.3 Plots smaller than 750 m ² can be developed following R2 or R3 regulations.		
5.4 Plots larger than 750 m ² shall not be subdivided if the result of the subdivision will produce plots smaller than 750 m ² .		
6.0 CIRCULATION		
6.1 Pedestrian	For large development sites with multiple apartment buildings: • Pedestrian circulation shall link all buildings and amenities on site and to Public Transport Network through NMT linkages. • All pedestrian circulation shall be designed for universal accessibility.	
6.2 Public Transit	• Public Transport Network shall have bus stops spacing at a range of 300-500m.	
7.0 SIGNAGE		
7.1 Permitted	• Two signs shall be permitted one along the fencing wall and the other within the front setback • A maximum of 1.5 m height x 7 m length of signage shall be permitted • Protrusion of the signage must be contained within plot boundary	

Source: Surbana Jurong

SIMULATION:

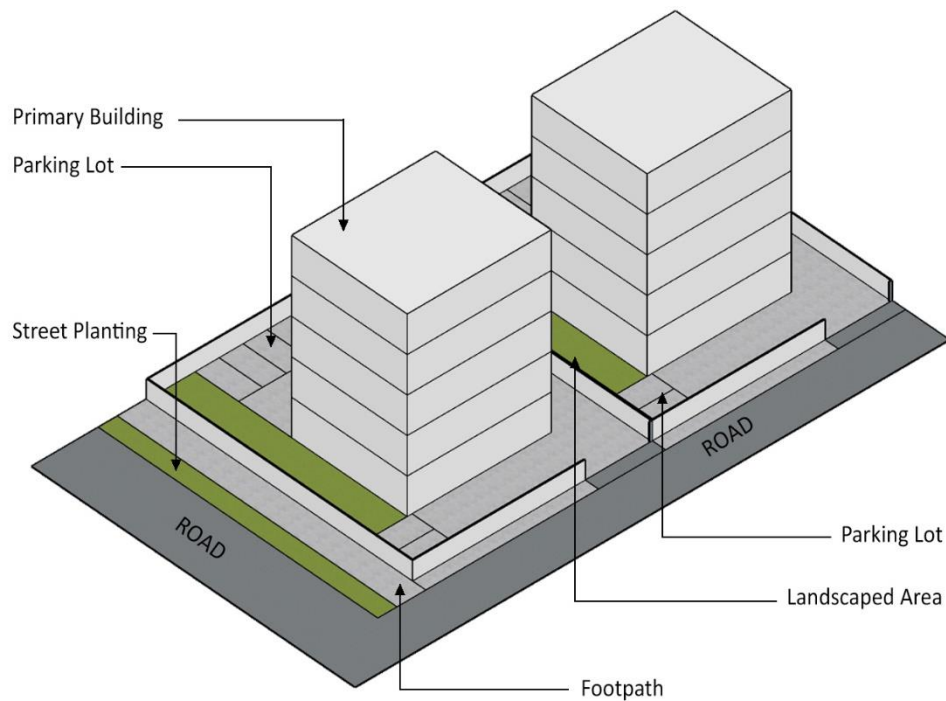


PLAN

(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-13: High Density Residential Zone (R4) Detached Building

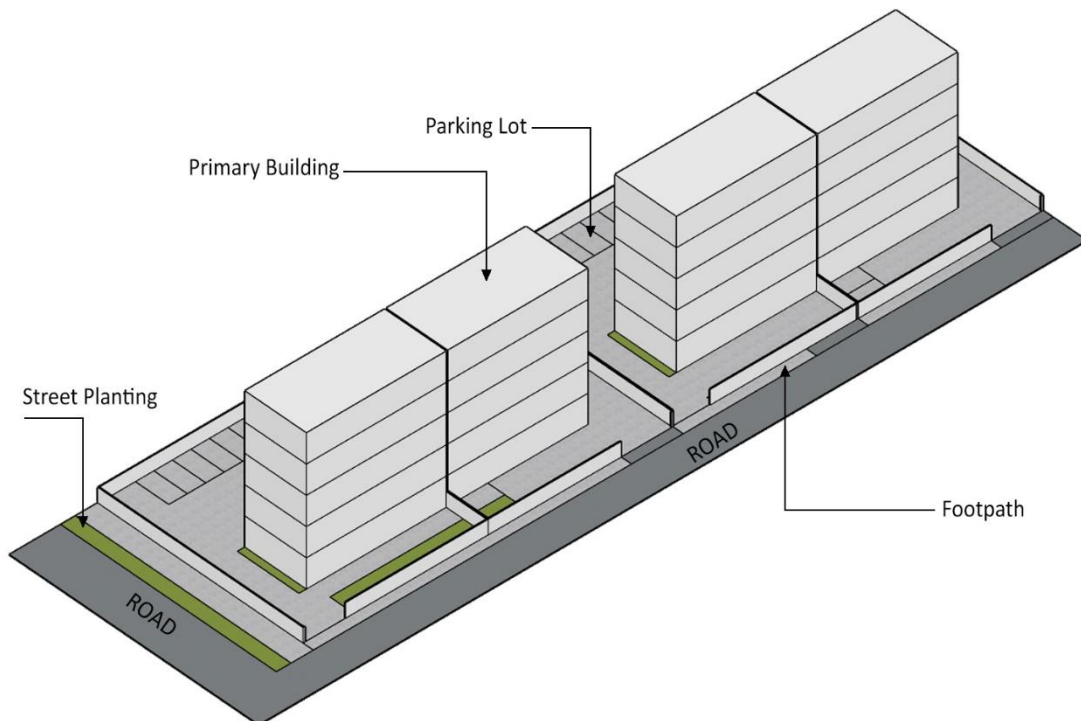
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landsaped Area



ISOMETRIC VIEW

Figure 6-14:High Density Residential Zone (R4) Attached Building

6.2 Zoning Regulations – Mixed-Use and Commercial

The regulations and guidelines in this section apply to mixed-use and commercial uses within the various Commercial Zones in the City of Kigali. The commercial zoning guidelines, with illustrative simulation are provided below.

6.2.1 Mixed Use Zone (C1)

General Description: The Mixed-Use Zone (C1) is a zone established to create high flexibility in the mix of uses and ensure continuity in the ground level commercial activities as well as provide employment opportunities in other floors such as offices or accommodation. This Zone offers spaces for goods and services as well as living quarters and rental units to create a vibrant mixed-use commercial zone.

Table 6.7: Mixed Use Zone (C1)

	Regulation	Remarks
These regulations shall apply to: • All new and redeveloped commercial uses within the Mixed-Use Zone (C1) • Lots zoned or re-zoned for commercial uses within the Mixed-Use Zone (C1)		
1.0 USES		
1.1 Permitted Uses	• Commercial / Retail • Restaurants and Recreational activities • Office use above the 1st floor • Co-working spaces • Residential • Home Occupation	
1.2 Prohibited Uses	• Large scale commercial complex • Industrial Uses • Major Infrastructure Installations	
1.3 Conditional Uses	• Public Facilities • Transportation Terminals • Hotels • Petrol stations • Garages and Car Repair - Grade E as per RBS⁴ and CoK requirements • Car Wash Services	Refer to Public Facilities overlay plan for guidance on location of public facilities.
1.4 Ancillary Uses	• Electrical substation (ESS) • Refuse area	
1.5 Minimum Lot Size	• 500 m² • Plots with size below 500 m² in existing consolidated commercial nodes in the City can implement construction, renewal and refurbishment works provided that the size is not less than 200 m², following OSC approval	
2.0 COVERAGE		
2.1 Maximum Building Coverage	• 60% maximum	

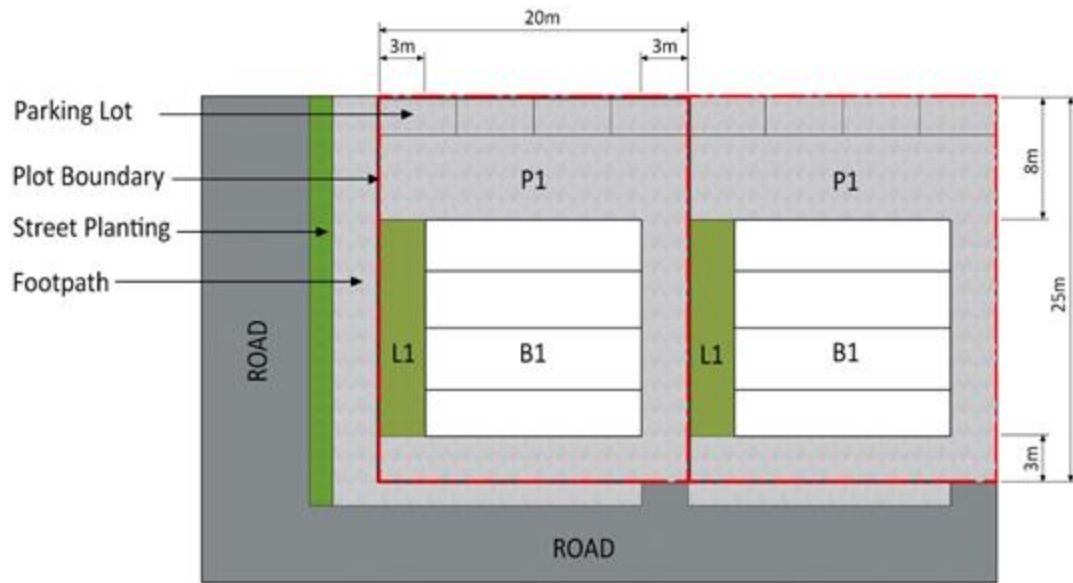
⁴ RS 402 garages construction and management requirement & RS 368 Garages waste management

ZONING REGULATIONS

	Regulation	Remarks
2.2 Minimum Landscaping Coverage	10% minimum	
2.3 Maximum Floor Area Ratio (FAR)	1.6 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	- G+4 maximum - Additional floors may be authorised by OSC along BRT, Wetland Front, and Green Connectors as per UD Plan - G (ancillary buildings) maximum	
3.2 Floor to Floor Height		Refer Building Code
3.3 Building Form	- Attached Buildings - Detached Buildings	
4.0 DEVELOPMENT STRATEGY		
4.1 Individual Development when Minimum Plot size and Accessibility and Parking requirements are met.		Refer Land Assembly Overlay Plan (section 7.3) for land pooling
4.2 Infill development on available parcels or redevelopment of existing buildings		
4.3 Land Pooling		
5.0 CIRCULATION		
5.1 Pedestrian	- All buildings facing main commercial road / BRT/ wetland front/green corridors shall provide a continuous well designed and universally accessible arcade of no less than 3 m. - No parking shall be allowed in this front setback. - NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility	
5.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
6.0 SIGNAGE		
6.1 Permitted	- One building identification sign shall be permitted on the tower - One Commercial sign per tenant shall be permitted: - Wall Signage (15% of the Building Face up to 9 m²) - Window Signage (Transparent, 15% of the Building Face up to 2.5m²) - Awning Signage (Min 2.5m clearance from ground and 25% of the building face up to 2.5m²)	
6.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - String lights, flashing, excessively bright lights - Offsite signage	
6.3 Location	- Individual signs for commercial tenants within a multi-tenanted commercial development shall be mounted to the façade of the development - Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
6.4 Lighting	No flashing lights are allowed	

Source: Surbana Jurong

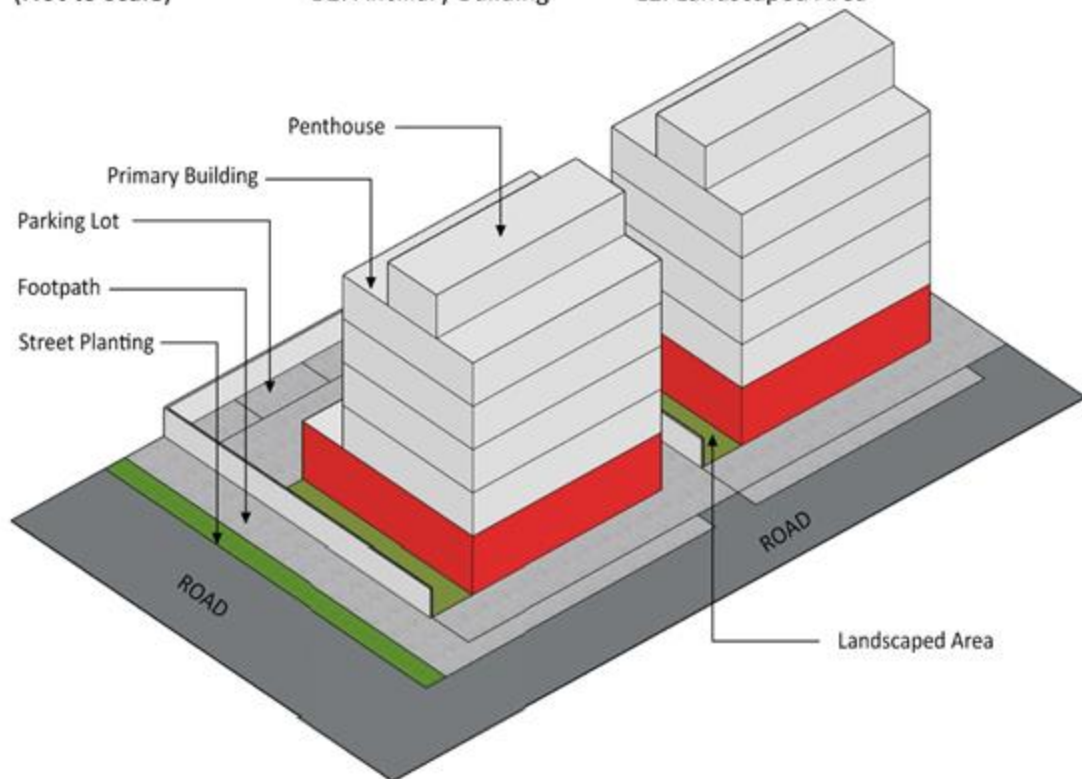
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

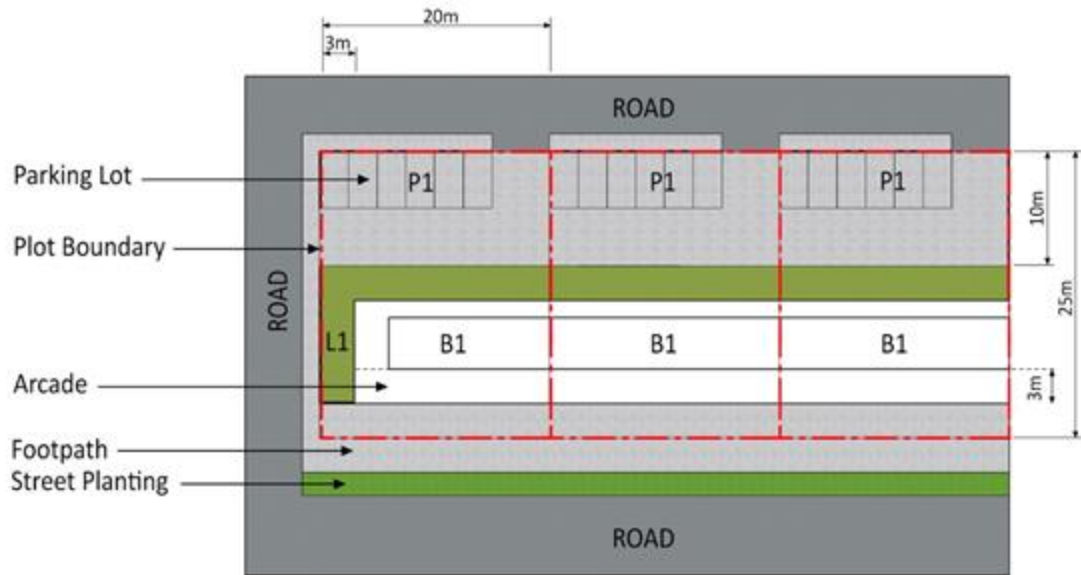
P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-15: Mixed Use Zone (C1) Detached Building

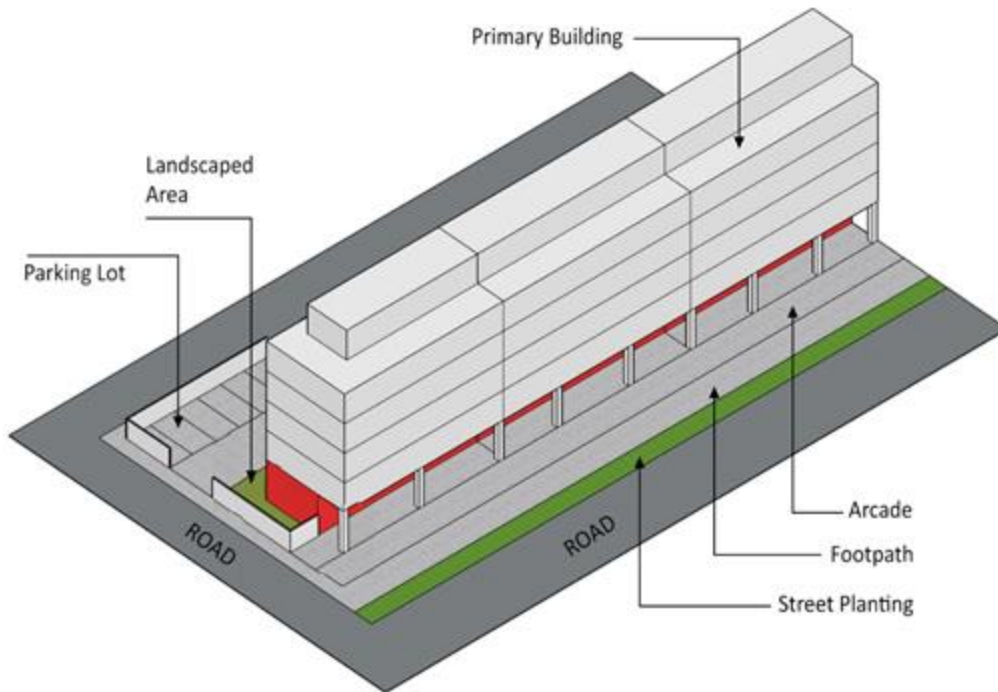
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-16: Mixed Use Zone (C1) Attached Buildings along BRT Corridor or Wetland

6.2.2 Neighbourhood Commercial Zone Overlay (O-C2)

General Description: The Neighbourhood Commercial Zone Overlay (O-C2) within residential zones creates attractive establishments and such developments along minor arterial and collector roads allow for compact and active mixed-use developments with a commercial frontage.

The intent of this overlay is to maintain and enhance the vitality of neighbourhood, provide compatible services near one another, and allow diverse uses, based on the demand. This integrated and compact development pattern of neighbourhood creates a walkable and transit-friendly environment. The C2 Overlay also allows for small-scale, affordable commercial solutions at the neighbourhood level.

Table 6.8: Neighbourhood Commercial Zone Overlay (O-C2)

	Regulation	Remarks
These regulations shall apply to: • All new and redeveloped mixed uses within the Residential Zones • Lots zoned or re-zoned for mixed uses within the Residential Zones		
USES		
Permitted Uses	Neighbourhood level • Commercial retail • Retail • Offices • Hotels • Micro-Enterprise • Co-working spaces	
Conditional Uses	• Garages and Car Repair - Grade E as per RBS⁵ and CoK requirements • Car Wash Services	
Prohibited Uses	• All types of industrial uses • Large scale commercial uses such as shopping centres, hyper-marts, showrooms, etc. • Major infrastructure	
COVERAGE		
Maximum Floor Area Ratio (FAR)	• 1.4 maximum – supersedes Residential Maximum FAR for R1, R1A, R2 and R3 zones. • R4 zones retain FAR as per respective regulations.	
CONDITIONS		

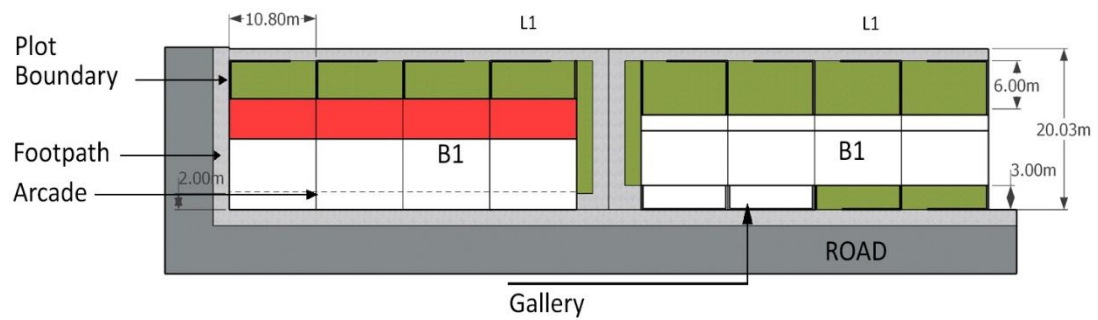
⁵ RS 402 garages construction and management requirement & RS 368 Garages waste management

ZONING REGULATIONS

	Regulation	Remarks
	- The neighbourhood level mixed-use developments shall be allowed along the minor arterials and collector roads, based on the initiative of the landowner / developer. - These developments shall be allowed within a 30-meter buffer area from the minor arterials and collector roads' edges. - One (1) additional floor may be authorised by CoK OSC in R1B, R2 and R3 zones provided the conditions in point below are met. - CoK shall grant approval of mixed-use developments within residential areas, provided the location of such developments is not inconsistent with the privacy, accessibility and safety of people residing or working in the neighbourhood.	Refer O-C2 Overlay Plan

Source: Surbana Jurong

SIMULATION:

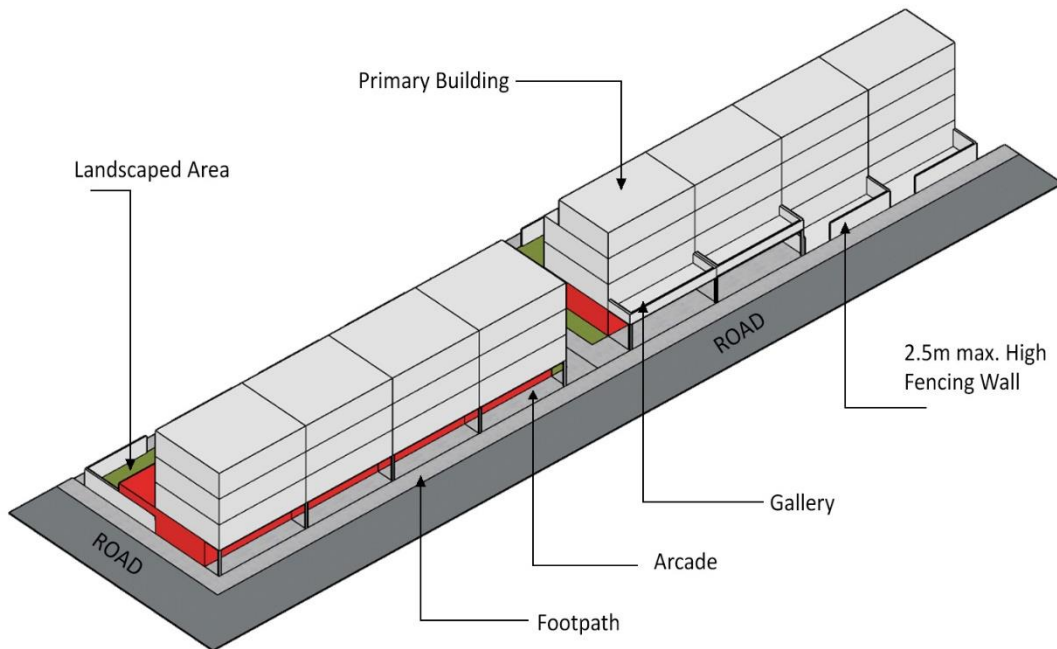


PLAN

(Not to scale)

B1: Primary Building
B2: Ancillary Building

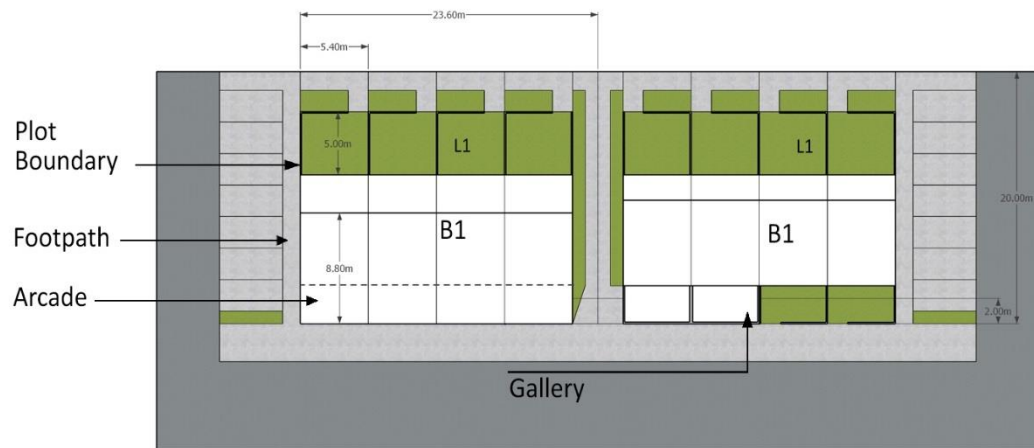
P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-17: Neighbourhood Commercial Zone Overlay (O-C2) on (R2 Zone)

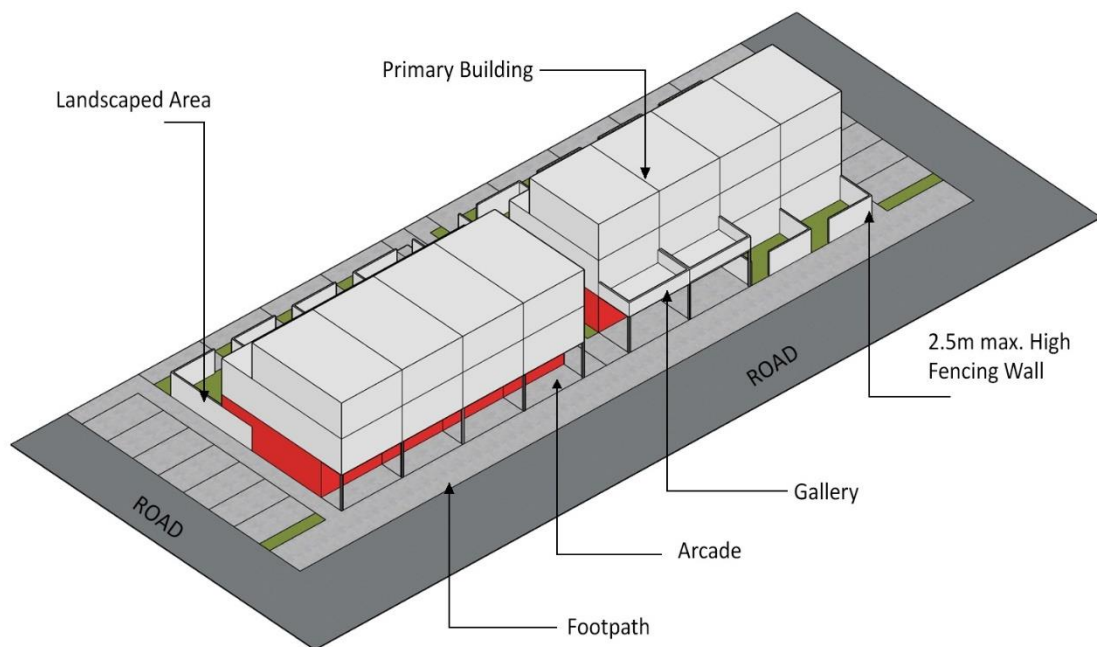
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-18: Neighbourhood Commercial Zone Overlay (O-C2) on (R3 Zone)

This page is intentionally kept blank.

ZONING REGULATIONS

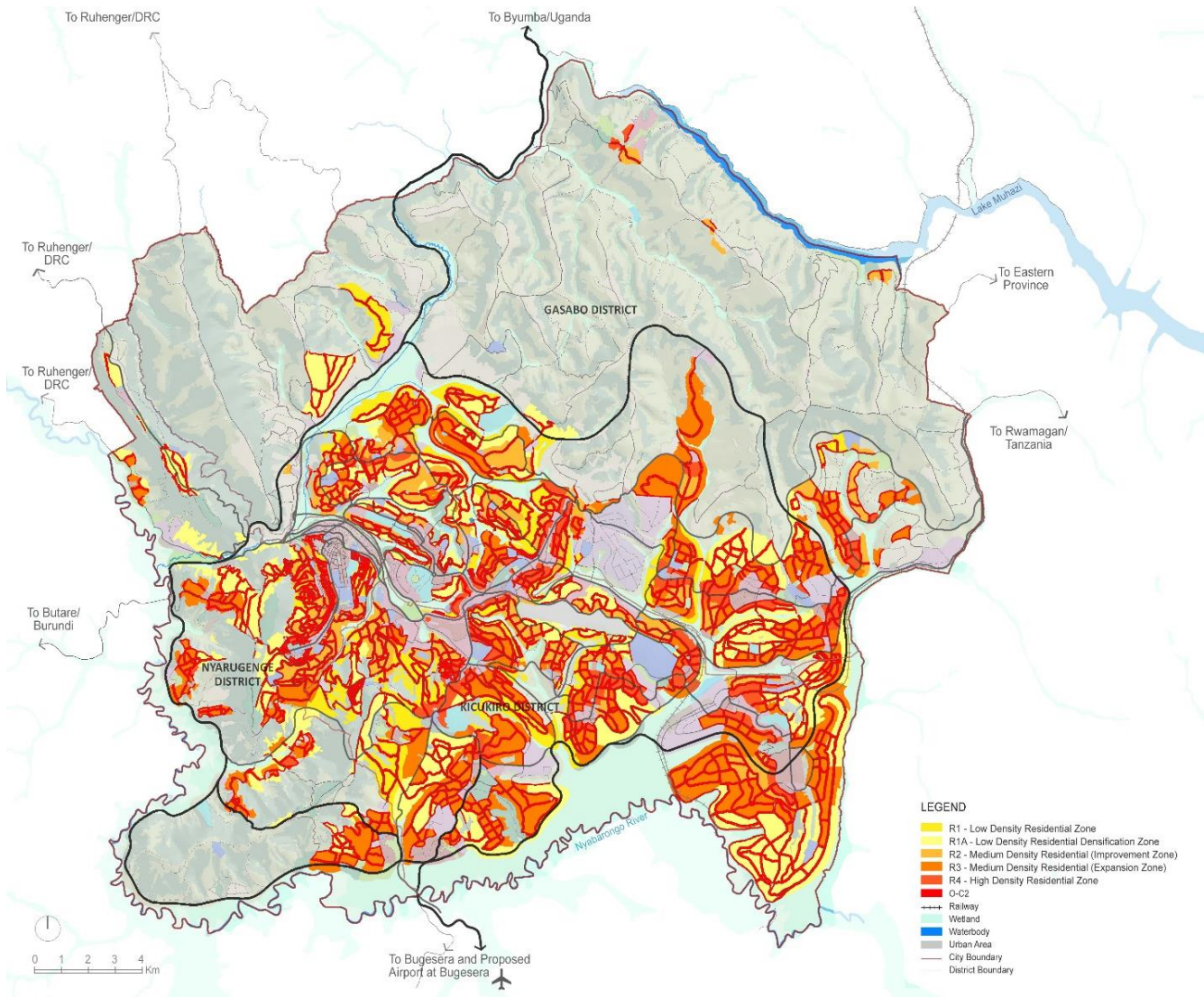


Figure 6-19: Neighbourhood Commercial Zone Overlay (O-C2) Plan

This page is intentionally kept blank.

6.2.3 City Commercial Zone (C3)

General Description: The City Commercial Zone (C3) is a Zone established to meet most of the retail, commercial and services needs for the larger community, and may include offices and entertainment activities. The minimum lot size is set at 1,000 m² to allow for well-designed commercial buildings and to ensure that each development will be able to comply with C3 requirements.

Table 6.9: City Commercial Zone (C3)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped commercial uses within the City Commercial Zone (C3) - Lots zoned or re-zoned for commercial uses within the City Commercial Zone (C3)		
1.0 USES		
1.1 Permitted Uses	- Developments allowed in the C1 zone - Shopping centres - Offices - Hotels - Apartments - Leisure and entertainment centres (e.g. cinemas, bowling alleys) - Galleries - Education Institutions - Coworking spaces	
1.2 Prohibited Uses	- Major Industrial Uses - Major Infrastructure Installations	
1.3 Conditional Uses	- Public Facilities - Petrol stations - Transport Interchange - Garages and Car Repair - Grade E as per RBS⁶ and CoK requirements - Car Wash Services	Refer O-C2 overlay plan and public facilities overlay plan
1.4 Ancillary Uses	- Electrical substation - Refuse area	
1.5 Minimum Lot Size	1000 m² - Plots with size below 1000 m² area can follow C1 regulations	
2.0 COVERAGE		
2.1 Maximum Building Coverage	70% maximum	
2.2 Minimum Landscaping Coverage	10% minimum	
2.3 Maximum Floor Area Ratio (FAR)	2.4 maximum	
3.0 BUILDING		
3.1 Maximum Number of Floors	- G+10 maximum - G (ancillary buildings) maximum	

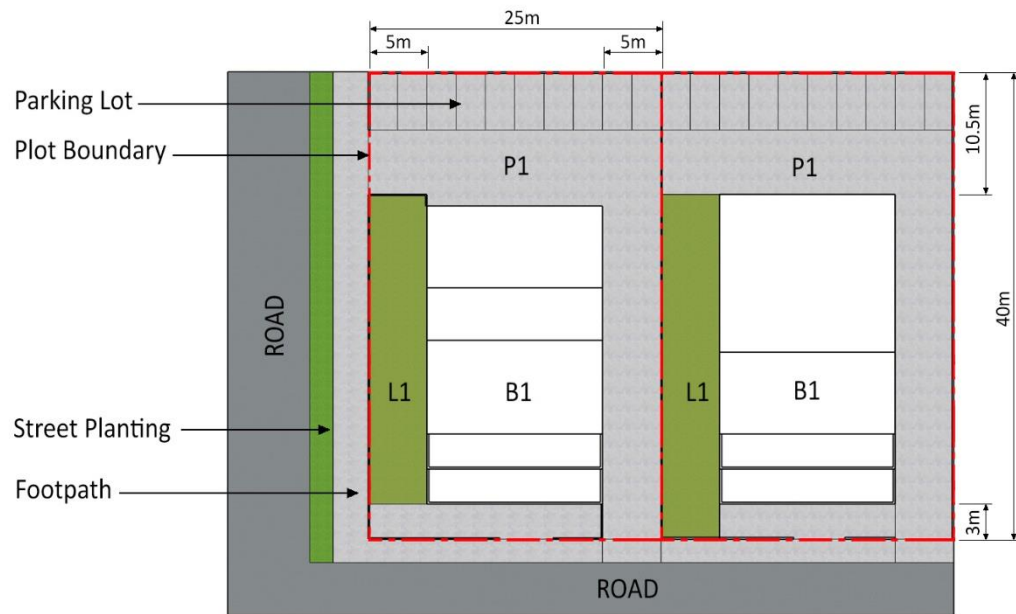
⁶ RS 402 garages construction and management requirement & RS 368 Garages waste management

ZONING REGULATIONS

	Regulation	Remarks
3.2 Floor to Floor Height	- Ground Floor - 5m maximum - Other Floors - 4m maximum	
3.3 Building Form	Free standing attached or semi-detached buildings	
4.0 DEVELOPMENT STRATEGY		
4.1 Individual Plot		
4.2 Land Pooling		
4.3 Downzone to C1		
5.0 CIRCULATION		
5.1 Pedestrian	- All attached and semi-detached buildings facing main commercial roads / BRT/ wetland front/green corridors shall provide a continuous well designed and universally accessible arcade of no less than 5 m. - No parking shall be allowed in this front setback. - NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be accessible to the disabled	
6.5 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
6.0 SIGNAGE		
6.1 Permitted	- One Building identification sign shall be permitted on the tower - One commercial sign per tenant shall be permitted: - Wall Signage (15% of the Building Face up to 9 m²) - Window Signage (Transparent, 15% of the Building Face up to 2.5m²) - Awning Signage (Min 2.5m clearance and 25% of the Building Face up to 2.5m²) - Free standing Signage (Maximum 1.5 m height)	
6.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - Offsite signage	
6.3 Location	- Individual signs for commercial tenants within a multi-tenanted commercial development shall be mounted to the façade of the development - Permitted free standing signage shall not exceed 5m in height, and may be located within the front setback	
6.4 Lighting	No flashing lights are allowed	

Source: Surbana Jurong

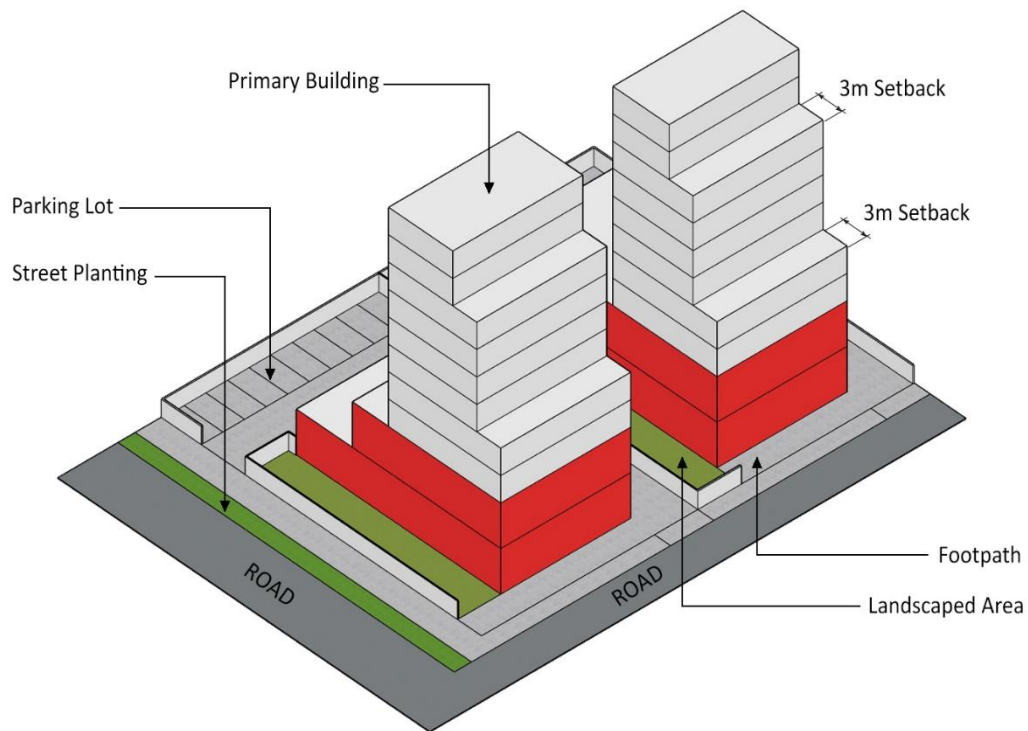
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-20: City Commercial Zone (C3) Detached Building

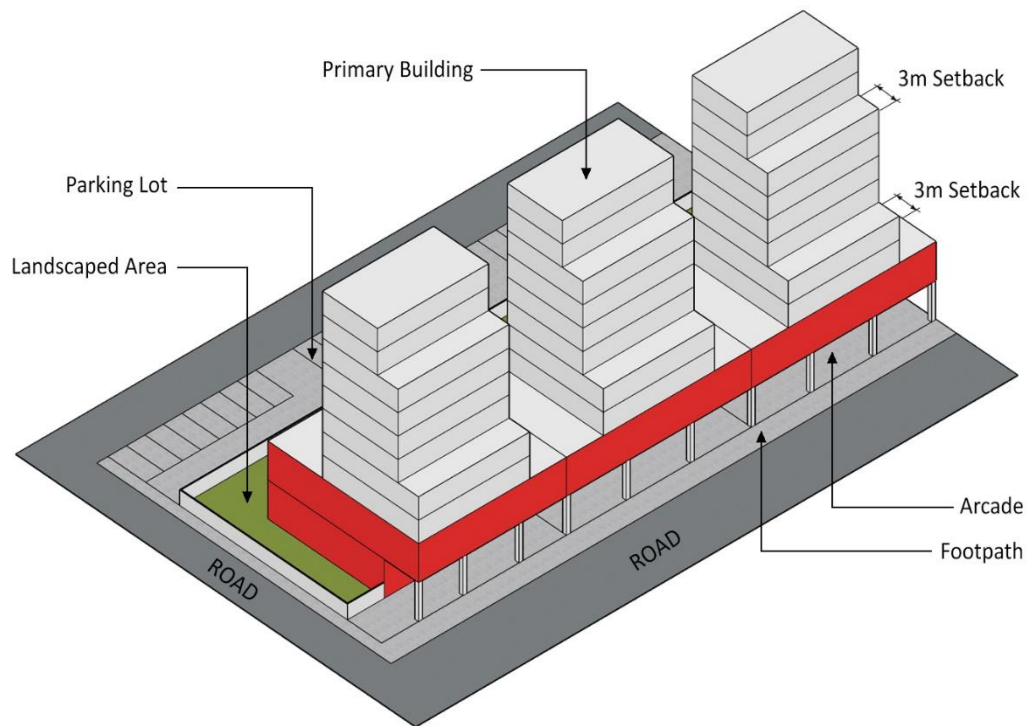
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

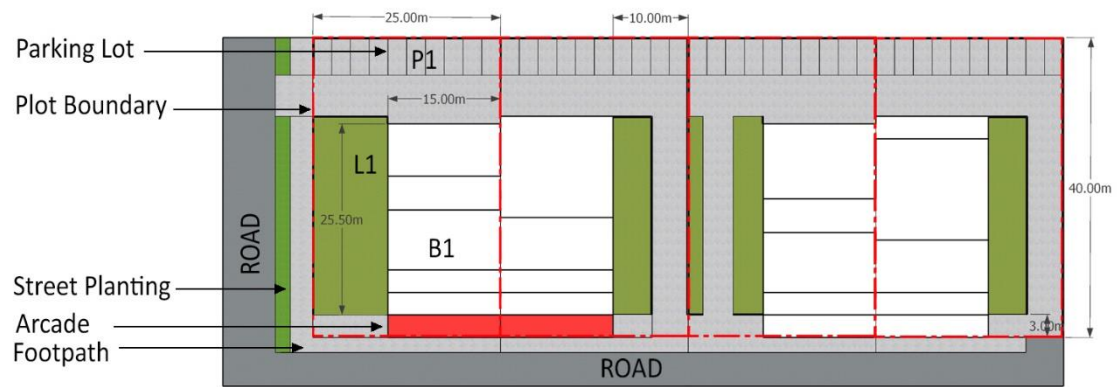
P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-21: City Commercial Zone (C3) Attached Buildings along BRT Corridor or Wetland

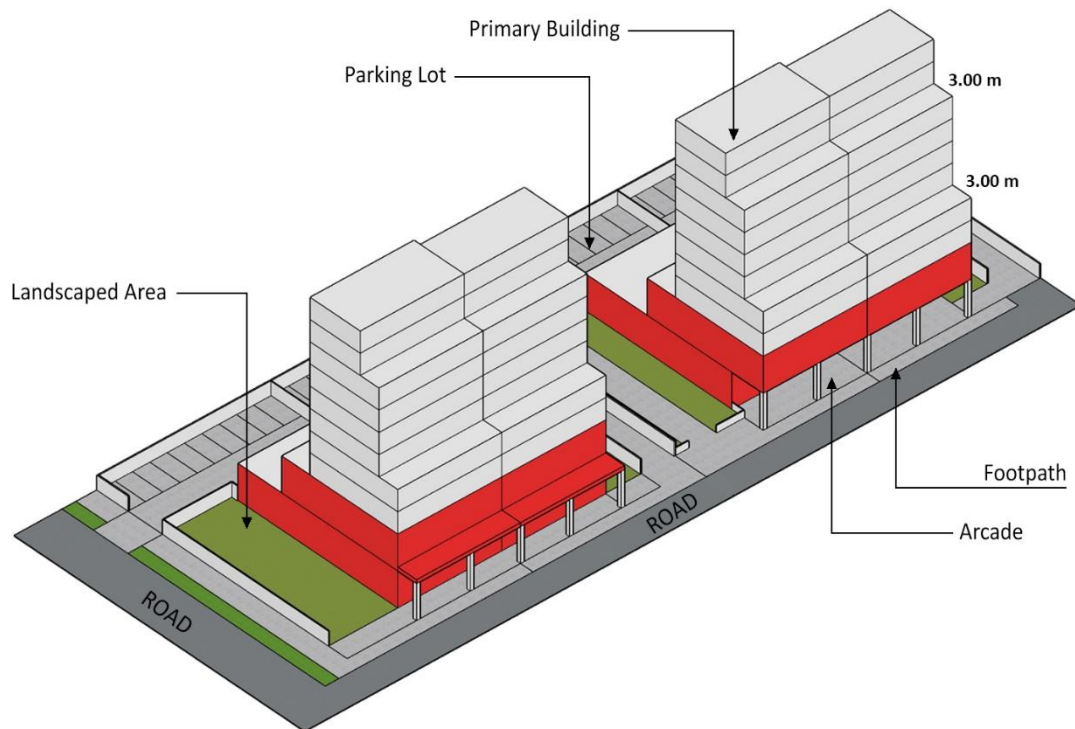
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-22: City Commercial Zone (C3) Semi-Detached Buildings along BRT Corridor or Wetland

6.3 Zoning Regulations - Public Administrative and Services Zone

The regulations and guidelines in this section apply to Public Administrative and Services uses within the various government owned public administrative zones in the City of Kigali.

6.3.1 Public Administrative and Services Zone (PA)

General Description: This zone is designated for Public Administration and Services (PA) and shall only apply to lands owned by governmental agencies for public use or benefit.

The PA zone applies to lands identified on the land use map as government offices or any other publicly owned properties as listed in the table below.

Other publicly owned lands not included within the PA zone shall be subject to the development standards of the zone in which they are located.

Whenever the public use in the PA zone ceases, or the plot affected by PA zone is sold to private individuals, such zone may be developed following Zoning Regulations of the neighbouring areas without having to apply for zoning variation. In the case where several classes of zones are present near such parcel, CoK – OSC, at its discretion will establish which zoning regulations shall be applied.

Table 6.10: Public Administrative and Services (PA)

	Regulation	Remarks
These regulations shall apply to: • All new and redeveloped public uses within Public Administrative and Services Zone (PA) • Lots zoned or re-zoned for public uses within Public Administrative and Services Zone (PA)		
1.0 USES		
1.1 Permitted Uses	• Government offices • Correctional and rehabilitation facilities • Defence and security uses • Fire station • Police station • Transport Interchange • Other public uses	The Zoning Map only shows the existing parcels covered by PA zone. For any future proposals, CoK shall identify areas and apply appropriate strategies to acquire land for such purposes.
1.1 Prohibited Uses	• Major industrial uses and warehouses • Major commercial uses • Public utility maintenance facilities with outdoor storage of materials and supplies	
1.2 Conditional Uses	• Micro-enterprise • Commercial and retail Use	

ZONING REGULATIONS

	Regulation	Remarks
1.3 Ancillary Uses	- Electrical substation (ESS) - Refuse area - Storage	
1.4 Minimum Lot Size	N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	N/A	
2.2 Minimum Landscaping Coverage	20% minimum	
2.3 Maximum Floor Area Ratio (FAR)	- N/A - Detailed Design of any structure would depend on the design standards of the implementing authority. - Massing, height, and setbacks should be consistent with the neighbourhood in which the development take place.	
3.0 BUILDING		
3.1 Maximum Number of Floors	N/A	
3.2 Floor to Floor Height	N /A	Refer Building Code
3.3 Building Form	Free standing /Attached	
4.0 CIRCULATION		
4.1 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site. - NMT linkages shall be identified to link all sites to the Public Transport Network. - All pedestrian circulation shall be designed for universal accessibility	
4.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
5.0 SIGNAGE		
5.1 Permitted	- One Building identification sign shall be permitted on the frontage wall - Free standing Signage (Maximum 1.5 m height)	
5.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - String lights, flashing, excessively bright lights - Offsite signage	
5.3 Location	Permitted free standing signage shall not exceed 1.5m in height, and may be located within the front setback	
5.4 Lighting	No flashing lights are allowed	

Source: Surbana Jurong

6.4 Zoning Regulations - Public Facilities

The regulations and guidelines in this section apply to Public Facilities provided for the wellbeing of the community within the various government owned or privately-owned lands in the City of Kigali.

Public Facilities are shown in the Zoning Plan in two forms:

- As a Zone whenever such facilities are already existing, or their locations are confirmed.
- As an Overlay for future proposals suggesting most suitable locations to serve the relevant catchment area. Final location shall be consolidated at detailed design or Land Subdivision stage.

6.4.1 Public Facilities Zone (PF)

General Description

The Public Facilities Zones (PF) are established to clearly identify each category of public facilities provided for the community. These facilities provide basic and essential support services for the community at the city level, planning area level and at neighbourhood level, depending on the type of facilities and the requirements of the community.

PF zones are subdivided in the following sub-zones:

- PF1 - Public Facilities Zone-Education and Research
- PF2 - Public Facilities Zone -Health
- PF3 - Public Facilities Zone -Religious
- PF4 - Public Facilities Zone-Cultural/Memorial
- PF5 - Cemetery/Crematoria

These zones (except PF5- Cemetery/Crematoria) include only existing city level public facilities. Any future proposals for public facilities shall follow the PF overlay guidelines provided in section 7.1 to help identify specific locations as per demand and population. The exact locations of respective public facilities, once identified, shall then form a part of these zoning regulations and the zoning map.

Table 6.11: Public Facilities Zone-Education and Research (PF1)

	Regulation	Remarks
These regulations shall apply to: • All education and research facilities within the Public Facilities Zone (PF1) • Lots zoned or re-zoned as education and research facilities within Public Facilities Zone (PF1)		
1.0 USES		
1.1 Permitted Uses	• All types of educational institutes • Research facilities	

ZONING REGULATIONS

	Regulation	Remarks
1.2 Prohibited Uses	- Industrial uses and warehouses - Major commercial uses - Public utility maintenance facilities with outdoor storage of materials and supplies - Cemeteries/crematoriums	
1.3 Conditional Uses	- Canteens - Small commercial and retail use - Health centres and pharmacy - Accommodations for teachers, workers - Hostels/Dormitories/Residences	
1.4 Minimum Lot Size	N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	N/A	
2.2 Minimum Landscaping Coverage	20% minimum	
2.3 Maximum Floor Area Ratio (FAR)	- Detailed Design of any structure would depend on the design standards/guidelines of the Ministry of Education. - Massing, height, and setbacks should be consistent with the neighbourhood in which the development take place	
3.0 BUILDING		
3.1 Maximum Number of Floors	N/A	
3.2 Floor to Floor Height	N/A	Refer Building Code
3.3 Building Form	Free standing /Attached	
4.0 CIRCULATION		
4.1 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site. - NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility.	
4.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
5.0 SIGNAGE		
5.1 Permitted	- One Building identification sign shall be permitted on the frontage wall - Free standing Signage (Maximum 1.5 m height)	
5.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - String lights, flashing, excessively bright lights - Offsite signage	
5.3 Location	Permitted free standing signage shall not exceed 1.5m in height, and may be located within the front setback	
5.4 Lighting	No flashing lights are allowed	

Source: Surbana Jurong

Table 6.12: Public Facilities Zone -Health(PF2)

	Regulation	Remarks
These regulations shall apply to: - All health facilities within the Public Facilities Zone (PF2) - Lots zoned or re-zoned as health facilities within Public Facilities Zone (PF2)		
1.0 USES		
1.1 Permitted Uses	- All types of health facilities - Pharmacy	
1.2 Prohibited Uses	- Industrial uses and warehouses - Major commercial uses - Public utility maintenance facilities with outdoor storage of materials and supplies - Cemeteries/crematoriums	
1.3 Conditional Uses	- Restaurants - Small commercial and retail use - Accommodations for health workers	
1.4 Minimum Lot Size	N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	N/A	
2.2 Minimum Landscaping Coverage	20% minimum	
2.3 Maximum Floor Area Ratio (FAR)	- Detailed Design of any structure would depend on the design standards/guidelines of the Ministry of Health. - Massing, height, and setbacks should be consistent with the neighbourhood in which the development take place	
3.0 BUILDING		
3.1 Maximum Number of Floors	N/A	
3.2 Floor to Floor Height	N/A	Refer Building Code
3.3 Building Form	Free standing /Attached	
4.0 CIRCULATION		
4.3 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site. - NMT linkages shall be identified to link all sites to the Public Transport Network. - All pedestrian circulation shall be designed for universal accessibility.	
4.4 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
5.0 SIGNAGE		
5.1 Permitted	- One Building identification sign shall be permitted on the frontage wall - Free standing Signage (Maximum 1.5 m height)	
5.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - String lights, flashing, excessively bright lights - Offsite signage	

ZONING REGULATIONS

	Regulation	Remarks
5.3 Location	Permitted free standing signage shall not exceed 1.5m in height, and may be located within the front setback	
5.4 Lighting	No flashing lights are allowed	

Source: Surbana Jurong

Table 6.13: Public Facilities Zone - Religious (PF3)

	Regulation	Remarks
These regulations shall apply to: - All religious facilities within the Public Facilities Zone (PF3) - Lots zoned or re-zoned as religious facilities within Public Facilities Zone (PF3)		
1.0 USES		
1.1 Permitted Uses	All types of Religious facilities	
1.2 Prohibited Uses	- Industrial uses and warehouses - Major commercial uses - Public utility maintenance facilities with outdoor storage of materials and supplies - Cemeteries/crematoriums	
1.3 Conditional Uses	- Accommodations for priests - Accommodations for visitors and workers - Public facilities such as washrooms/changing rooms - Small commercial and retail use. - Dining halls	
1.4 Minimum Lot Size	N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	N/A	
2.2 Minimum Landscaping Coverage	20% minimum	
2.3 Maximum Floor Area Ratio (FAR)	Detailed Design of any structure would depend on the design standards/guidelines that maybe provided by the Rwanda Governance Board.	
3.0 BUILDING		
3.1 Maximum Number of Floors	N/A	
3.2 Floor to Floor Height	N/A	Refer Building Code
3.3 Building Form	Free standing /Attached	
4.0 CIRCULATION		
4.5 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site. - NMT linkages shall be identified to link all sites to the Public Transport Network. - All pedestrian circulation shall be designed for universal accessibility.	
4.6 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
5.0 SIGNAGE		
5.1 Permitted	Free standing Signage (Maximum 1.5 m height)	
5.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - String lights, flashing, excessively bright lights - Offsite signage	

ZONING REGULATIONS

	Regulation	Remarks
5.3 Location	• Within the front setback	
5.4 Lighting	• No flashing lights are allowed	

Source: Surbana Jurong

Table 6.14: Public Facilities Zone-Cultural/Memorial (PF4)

	Regulation	Remarks
These regulations shall apply to: - All Cultural/ memorial sites within the Public Facilities Zone (PF4) - Lots zoned or re-zoned as Cultural/ memorial sites within Public Facilities Zone (PF4)		
1.0 USES		
1.1 Permitted Uses	- Cultural centres and sites - Neighbourhood Centre - Neighbourhood Park - Museums - Community halls - Libraries - Memorial sites	
1.2 Prohibited Uses	- Industrial uses and warehouses - Major commercial uses - Public utility maintenance facilities with outdoor storage of materials and supplies - Cemeteries/crematoriums	
1.3 Conditional Uses	- Accommodations - Public facilities such as washrooms - Small commercial and retail use. - Function halls	
1.4 Minimum Lot Size	N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	N/A	
2.2 Minimum Landscaping Coverage	N/A	
2.3 Maximum Floor Area Ratio (FAR)	- Detailed Design of any structure would depend on the design standards /guidelines of the implementing authority. - Massing, height, and setbacks should be consistent with the neighbourhood in which the development take place.	
3.0 BUILDING		
3.1 Maximum Number of Floors	N/A	
3.2 Floor to Floor Height	N/A	Refer Building Code
3.3 Building Form	Free standing /Attached	
4.0 CIRCULATION		
4.7 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site. - NMT linkages shall be identified to link all sites to the Public Transport Network. - All pedestrian circulation shall be designed for universal accessibility.	
4.8 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
5.0 SIGNAGE		
5.1 Permitted	- One Building identification sign shall be permitted on the frontage wall - Free standing Signage (Maximum 1.5 m height)	

ZONING REGULATIONS

	Regulation	Remarks
5.2 Prohibited	- The following signs are prohibited: - Roof mounted signs - String lights, flashing, excessively bright lights - Offsite signage	
5.3 Location	Permitted free standing signage shall not exceed 1.5m in height, and may be located within the front setback	
5.4 Lighting	No flashing lights are allowed	

Source: Surbana Jurong

Table 6.15: Public Facilities Zone – Cemetery/Crematoria (PF5)

	Regulation	Remarks
These regulations shall apply to: • All Cemetery/ Crematoria sites within the Public Facilities Zone (PF5) • Lots zoned or re-zoned as Cemetery/ Crematoria sites within Public Facilities Zone (PF5)		
1.0 USES		
1.1 Permitted Uses	• Cemetery • Crematoria • Other facilities such as pavilions, service rooms,	
1.2 Prohibited Uses	• All Industrial uses • All commercial uses • All Residential uses • Public utility maintenance facilities with outdoor storage of materials and supplies	
1.3 Conditional Uses	• Accommodations for caretakers • Public facilities such as washrooms • Prayer hall in crematoria	
2.0 CIRCULATION		
2.1 Pedestrian	• Layout and design shall give due regard for safe pedestrian and traffic circulation throughout the site • All pedestrian circulation shall be accessible to the disabled	
3.0 BUFFER		
3.1 Buffer Size	• If near wetland, an EIA should be conducted and should have a buffer distance of 200-300 m. • Uses allowed in the buffer shall be limited to Open Spaces and Parks.	

Source: Surbana Jurong

6.5 Zoning Regulations - Industrial

The regulations and guidelines in this section apply to industrial uses within the various Industrial Zones in the City of Kigali.

6.5.1 Light Industrial Zone (I1)

General Description: The Light Industrial Zone (I1) is specialised land areas carefully located close to residential area with easy vehicular access to offer residents' proximity to a range of non-polluting industrial services. It is also established to create a clean and light industrial environment that could blend with the surrounding residential area.

I1 zone can have Clean Industries, Business Parks, Light Industries, or retail warehouses.

Implementation model for I1 should be based on small and medium private investment. It is recommended that a Land Subdivision Plan shall be approved before development may be authorised.

Clean Industries: These are industries that do not generate air and water pollution and do not generate noise and smell nuisance which can affect surrounding developments. The factories also shall not use large quantities of hazardous substances such as solvents, acids, and other chemicals. *No buffer* is necessary for such industries.

Light Industries: These industries shall not generate large quantities of trade effluent or solid waste. They shall also not generate excessive impulsive or continuous noise. They shall also not use large quantities of hazardous substances such as solvents, acids & other chemicals. *A buffer of 50m* is necessary from the nearest residential Zone for such industries.

Business Park: These are developments which include non-pollutive industries such as businesses that are engaged in high technology, research, and development (R&D) e.g. Business Parks, Science Parks etc. *No buffer* is necessary for Business Parks.

Retail Warehouses: These commercial activities typically are “stand alone” or “big box” developments that require larger lots. As both retail warehouses and light industrial functions are complementary, a development within the light industrial zone must operate as a single entity and subletting retail or warehousing activities are not allowed.

Car Washes and Auto Repair Garages: Car Washes and Auto Repair Garages are generally recommended to be established in Light Industrial zones. However, provided they meet specific requirements they can be conditionally allowed in Commercial and Mixed-Use Zones (included in C2 Overlay). Minimum requirements are set in General Provisions of these Regulations.

Table 6.16: Light Industrial Zone (I1)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped light industrial uses within the Light Industrial Zone (I1) - Lots zoned or re-zoned for light industrial uses within the Light Industrial Zone (I1)		

ZONING REGULATIONS

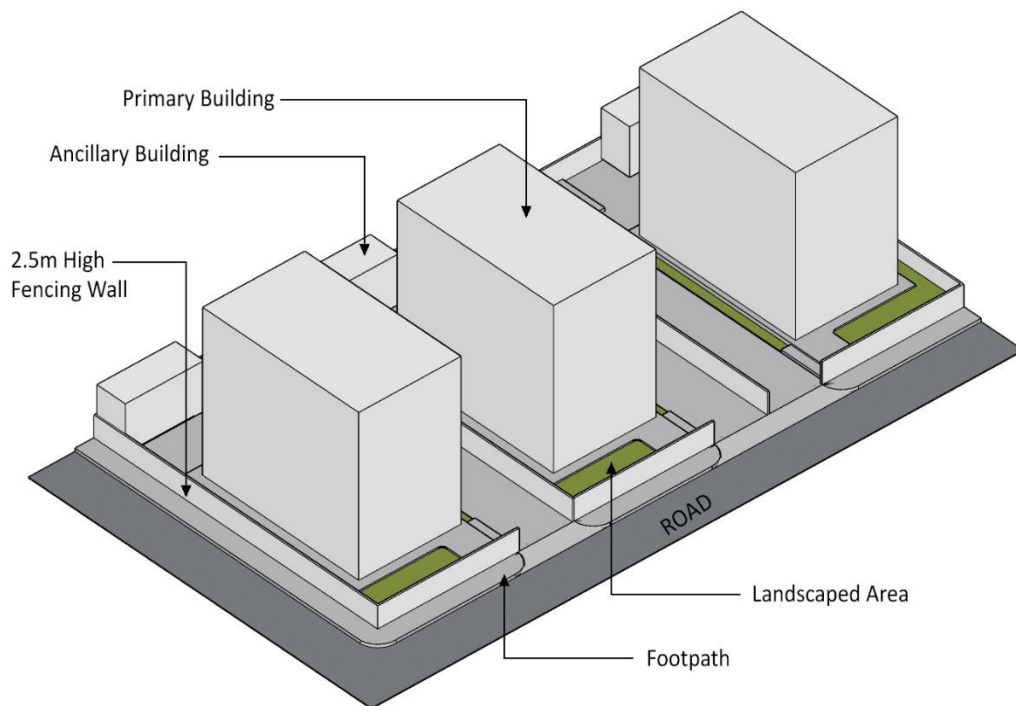
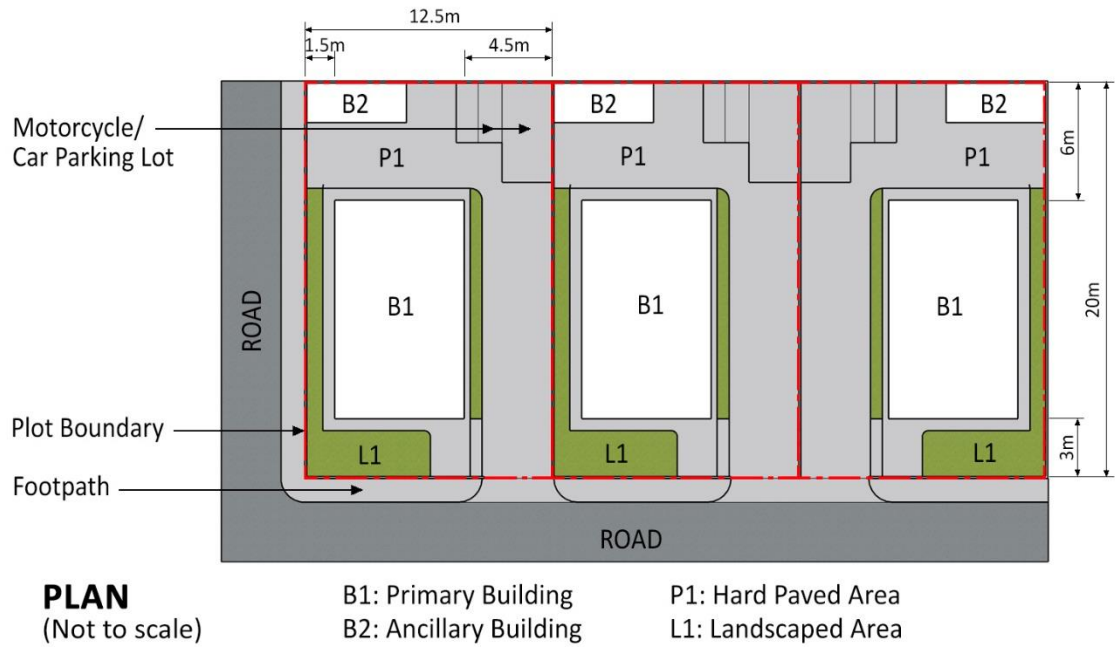
	Regulation	Remarks
1.0 USES		
1.1 Permitted Uses	Non-pollutive industrial uses such as: • Agricultural processing plants • Industrial Bakeries • Building material and lumber storage • Cabinetmaking and carpenter workshops • Petrol stations • Food processing (except fish, dairy, poultry and meat products, sauerkraut, vinegar, yeast and rendering of fats and oils) • Fruit or vegetable packing plants • Laboratories for research and development • Light manufacturing and assembly • Car wash • Machine shops • Mechanized equipment storage and sale • Non-hazardous material, bulk storage and related uses • Sheet metal shops • Storage building for household goods • Automotive repair shops • Wholesale and warehousing • Dry cleaning / laundry service • Business Parks, Science Parks N.B. the full list of allowed uses is appended in Annex I	
1.2 Prohibited Uses	• Residential Uses not related to other activities present on the site • Major Infrastructure Installations	
1.3 Conditional Uses	• Railroad yards and freight stations • Trucking yard or terminal • Concrete or stone products manufacturing plants • Grain milling • Higher Education Institutions • Co-working spaces and incubators • Treatment of wastewater • Religious Facilities • Residential at the service of other uses • Grocery shop and small retail • Restaurants and food outlets • Hotels, B&B, Guesthouses • Commercial Uses	
1.4 Ancillary Uses	• Electrical substation (ESS) • Refuse area	
1.5 Minimum Lot Size	• 250 m²	
2.0 COVERAGE		
2.1 Maximum Building Coverage	• 60% maximum	
2.2 Minimum Landscaping Coverage	• 10% minimum	
2.3 Maximum Floor Area Ratio (FAR)	• 1.2 maximum	
2.4 Additional Bonus Building Coverage	• N/A	
3.0 BUILDING		
3.1 Maximum Building Height	• 10.00 m • 5.00 m (ancillary buildings)	

ZONING REGULATIONS

	Regulation	Remarks
3.2 Building Form	Detached Buildings (can also be flatted) or attached buildings	
3.3 Existing Buildings	N/A	
4.0 CIRCULATION		
4.1 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site. - NMT linkages shall be identified to link all sites to the Public Transport Network. - All pedestrian circulation shall be accessible to the disabled	
4.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
5.0 SIGNAGE		
5.1 Permitted	- All signs shall - Be integrated into the design and theme of the building - Be wall mounted	
5.2 Prohibited	- The following signs are prohibited: - Multiple free-standing signage - Off-site signage	
5.3 Location	Signs shall not obstruct views, vistas, or important landmarks	
5.4 Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the Zone	

Source: *Surbana Jurong*

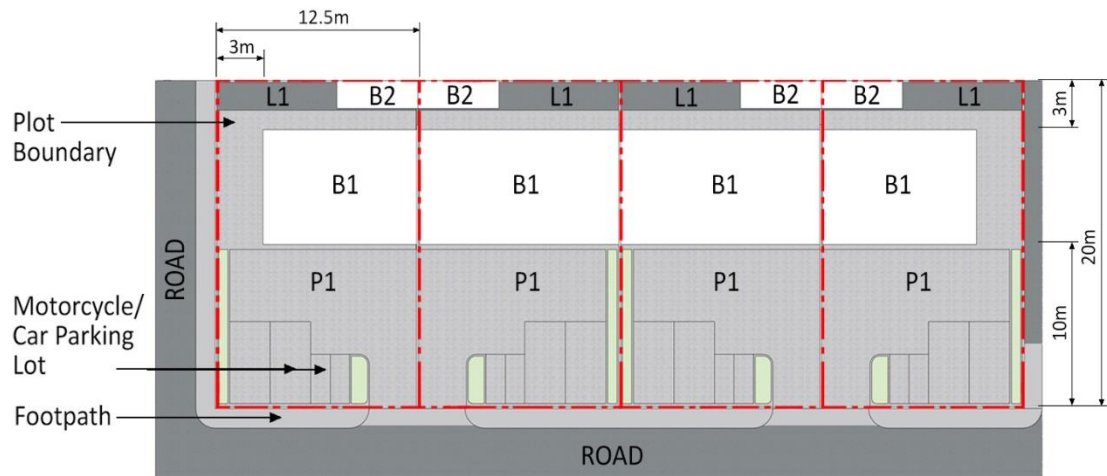
SIMULATION:



ISOMETRIC VIEW

Figure 6-23: Light Industrial Zone (I1) Detached Buildings

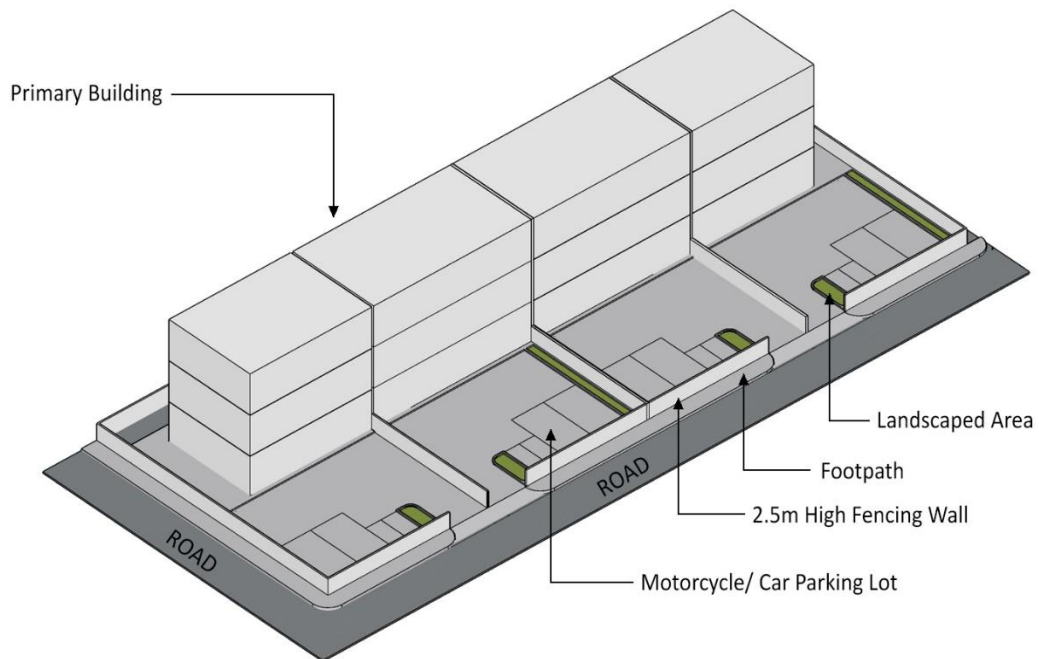
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landsaped Area



ISOMETRIC VIEW

Figure 6-24: Light Industrial Zone (I1) Attached Buildings

6.5.2 General Industrial Zone (I2)

General Description: The General Industrial Zone (I2) is specialised land areas strategically located close to expressways for easy access for heavy vehicles. As it is a zone that can generate noise, traffic, and pollutants, it is kept away from residential areas. It is established to create a consolidated industrial zone for employment in manufacturing and logistics industries, with imposed nuisance buffer for noise and health safety.

I2 zone can have General Industries or Specialized Industries depending on their pollutive nature. Depending on the type of industry, different buffer requirements apply for General Industries.

Table 6.17: General Industrial Zone (I2)

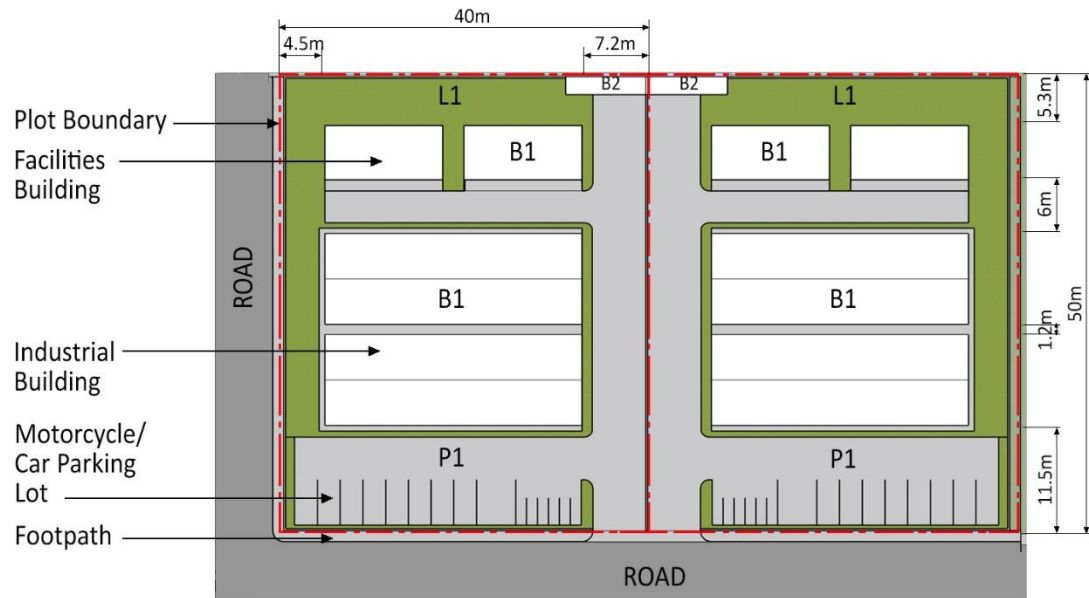
	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped general industrial uses within the General Industrial Zone (I2) - Lots zoned or re-zoned for general industrial uses within the General Industrial Zone (I2)		
1.0 USES		
1.1 Permitted Uses	- All uses allowed in I1 – Light Industrial Zone - Batching and mixing plants, asphalt, cement, and concrete - Manufacturing - Brewing or distilling of liquor - Building wreckers and house mover storage yards - Foundries - Manufacture of paper products - Storage of oil, gasoline or petroleum products in any quantity exceeding 3,500 Cubic Meters (m³) on any one lot or parcel of land - Structural steel fabrication	Refer Appendix for allowable industries Refer Appendix for regulations
1.2 Prohibited Uses	- Residential Uses - Major Infrastructure Installations	
1.3 Conditional Uses	- All uses conditionally allowed in I1 – Light Industrial Zone - Heavy salvage, junk, and auto wrecking yards - Electric power generating plants - Slaughterhouses - Workers' Accommodation - Grocery shop - Restaurants	Refer Appendix for related regulations
1.4 Ancillary Uses	- Electrical substation (ESS) - Refuse area	
1.5 Minimum Lot Size	1,000 m²	
2.0 COVERAGE		
2.1 Maximum Building Coverage	60% maximum	
2.2 Minimum Landscaping Coverage	10% minimum	
2.3 Maximum Floor Area Ratio (FAR)	N/A	

ZONING REGULATIONS

	Regulation	Remarks
2.4 Additional Bonus Building Coverage	N/A	
3.0 BUFFER FROM THE NEAREST RESIDENTIAL AREAS		
3.1 General Industries	General Industries which are required to be 100m away from the nearest residential areas.	refer appendix for General Industries
3.2 Special Industries	Special Industries are required a larger buffer of 500m from the nearest residential areas. However some more hazardous industries are required larger buffer as specified by the national environmental authority.	refer appendix for special Industries
4.0 BUILDING		
4.1 Maximum Number of Floors / Max Height	N/A	
4.2 Building Form	N/A	
4.3 Existing Buildings	N/A	
5.0 CIRCULATION		
5.1 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site. - NMT linkages shall be identified to link all sites to the Public Transport Network. - All pedestrian circulation shall be designed for universal accessibility	
5.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
6.0 SIGNAGE		
6.1 Permitted	All signs shall - Be integrated into the design and theme of the building - Be wall mounted	
6.2 Prohibited	The following signs are prohibited: - Multiple free-standing signage - Off-site signage	
6.3 Location	Signs shall not obstruct views, vistas, or important landmarks	
6.4 Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the Zone	

Source: Surbana Jurong

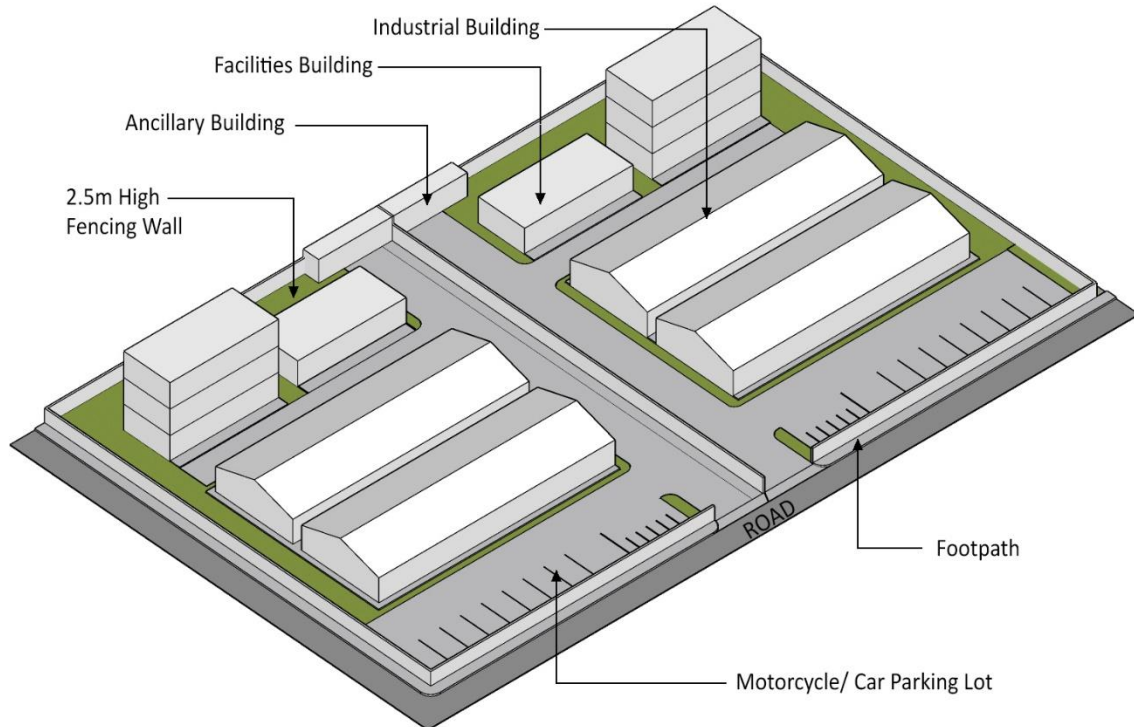
SIMULATION:



PLAN
(Not to scale)

B1: Primary Building
B2: Ancillary Building

P1: Hard Paved Area
L1: Landscaped Area



ISOMETRIC VIEW

Figure 6-25: General Industrial Zone (I2)

6.5.3 Mining and Quarrying Industrial Zone (I3)

General Description: The Mining and Quarry Industrial Zone (I3) is specialised land areas that may be identified within the City boundary for economic benefit.

The intent is to regulate their use for sustainable extraction and restoration practices and to protect the environment and people from disaster and health risks.

Table 6.18: Mining and Quarry Industrial Zone (I3)

	Regulation	Remarks
These regulations shall apply to:		
Lots zoned or re-zoned for Mining/Quarry within the Industrial Zone (I3)		
1.0 USES		
1.1 Permitted Uses	- Mining - Quarrying including clay extraction - Brick Kilns - Operations and Crushing Plants - Other mining related activities	
1.2 Prohibited Uses	- Residential Uses - Commercial Uses - Major Infrastructure Installations	
1.3 Conditional Uses	- Workers' Accommodation - Grocery shops - Canteens	
1.4 Minimum Lot Size	N/A	
1.0 CONDITIONS		
CoK, in collaboration with MINICOM, MoE and RDB, shall ensure that following conditions are met for all mining/quarrying activities: - The mining activities have no significant detrimental impact on the environment and/or appropriate mitigation and restoration measures are in place. - There is adequate capacity for onsite safe handling, operations and storage, as may be prescribed by MINICOM. - The vibration and noise level are controlled to protect residential areas surrounding the mining areas. - The extraction of minerals is carried out sustainably for economic benefits and proper restoration plans are in place. - No dust or smoke emitted shall be in violation of the pollution regulations (where available/applicable).		
7.0 BUFFER FROM THE NEAREST RESIDENTIAL AREAS		
3.2 Mining and Quarrying Sites	Mining and Quarrying Industries are required a buffer of 300m from the nearest residential areas or as may be specified by the CoK One Stop Centre (OSC).	
8.0 BUILDING		
4.1 Maximum Number of Floors	N/A	
4.2 Building Form	Detached Buildings	

ZONING REGULATIONS

	Regulation	Remarks
4.3 Existing Buildings	N/A	
9.0 CIRCULATION		
5.3 Pedestrian	N/A	
5.4 Public Transit	N/A	
10.0 SIGNAGE		
6.5 Permitted	Multiple free-standing signage on all sides of the site	
6.6 Prohibited	N/A	
6.7 Location	Signs shall not obstruct views, vistas, or important landmarks	
6.8 Lighting	N/A	

Source: *Surbana Jurong*

6.6 Zoning Regulations – Nature and Open Spaces

The regulations and guidelines apply to all developments proposed in future in the designated by the green areas of the City of Kigali.

6.6.1 Parks and Open Spaces Zone (P1)

General Description: Parks and Open Spaces Zone (P1) are established to provide recreational and leisure facilities and activities in selected areas that have unique features (including visual corridors, environmentally sensitive areas, buffer areas, or along significant routes). Parks and open spaces can include recreational, small commercial or public facilities.

Table 6.19: Parks and Open Spaces Zone (P1)

	Regulation	Remarks
These regulations shall apply to:		
- All new and redeveloped park uses within the Parks and Open Spaces Zone (P1) - Lots zoned or re-zoned for park uses within the Parks and Open Spaces Zone (P1)		
1.0 USES		
1.1 Permitted Uses	- Botanical gardens, arboretums, and conservatories. - Outdoor recreational facilities, such as hiking and bicycle trails, greens, and commons, sitting areas and picnic areas. - Park related public facilities such as public toilet/ changing room.	
1.2 Prohibited Uses	- All types of industrial uses - All types of residential uses - Commercial uses exceeding what prescribed at point 1.3 below - All types of major public facilities - Major infrastructure installations	
1.3 Conditional Uses	Restaurants, kiosks, art and souvenirs shops and other commercial structures not exceeding 0.05 FAR up to 150 m²	
1.4 Ancillary Uses	N/A	
1.5 Minimum Lot Size	N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	N/A	
2.2 Minimum Landscaping Coverage	N/A	
2 Maximum Floor Area Ratio (FAR)	No building in a public park shall exceed 0.05 FAR up to 150 m², unless otherwise approved by the City of Kigali, One Stop Centre	
2.1 Additional Bonus Building Coverage	N/A	
3.0 BUILDING		
3.1 Maximum Number of Floors	- G+1 maximum - G (ancillary buildings) maximum	

ZONING REGULATIONS

	Regulation	Remarks
3.2 Building Form	N/A	
3.3 Existing Buildings	N/A	
4.0 CIRCULATION		
4.1 Pedestrian	- Layout and design shall give due regard for safe pedestrian and cycling circulation throughout the site - Safe, green linkages shall be identified with nearest Public Transport Stops - Safe linkages to the Park shall be provided with appropriate traffic management measures - All pedestrian circulation shall be designed for universal accessibility	
4.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
5.0 SIGNAGE		
5.1 Permitted	- All signs shall - Be integrated into the design and theme of the park	
5.2 Prohibited	- The following signs are prohibited: - Multiple free-standing signage - Offsite signage	
5.3 Location	N/A	
5.4 Lighting	N/A	

Source: Surbana Jurong

6.6.2 Sports and Eco-Tourism Zone (P2)

General Description: The Sports and Eco-Tourism Zone (P2) is established to provide parks that offer active recreational uses with sporting facilities and forests with eco-tourism activities. Cultural Facilities such as Museums, Art Centres and Concert Halls are also allowed in this zone.

While structures within the zone are allowed, the general character of the Sports and Eco-Tourism Zone should remain as green and recreational. All buildings in P2 zones shall adhere to the “Green Building Minimum Compliance Guidelines” as per paragraph 8.2.

Table 6.20: Sport and Eco-Tourism Zone (P2)

	Regulation	Remarks
These regulations shall apply to: • All new and redeveloped parks and forests within the Sports and Eco-Tourism Zone (P2) • Lots zoned or re-zoned for parks and forests within the Sport and Eco-Tourism Zone (P2)		
1.0 USES		
1.1 Permitted Uses	• Sports Complexes • Theme Parks • Resort Hotels • Camping Site • Golf Courses • Recreational Clubs • Zoo • Small commercial establishments	Developments in P2 zone require EIA clearance
1.2 Prohibited Uses	• All types of industrial uses • All types of major public facilities • Major infrastructure installations	
1.3 Conditional Uses	• Residential Estates • Complementary commercial uses • Minor Public Facilities • Supporting Infrastructure • Public Swimming Pools • Nightclubs • Stadiums • Cultural Centres • Museums • Concert halls	
1.4 Ancillary Uses	• Parking • Toilets	
1.5 Minimum Lot Size	• N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	• N/A	
2.2 Minimum Landscaping Coverage	• N/A	
2.3 Maximum Floor Area Ratio (FAR)	• Subject to City of Kigali, One Stop Centre evaluation and approval	
2.4 Additional Bonus Building Coverage	• N/A	
3.0 BUILDING		

ZONING REGULATIONS

	Regulation	Remarks
3.1 Maximum Number of Floors	- G+2 maximum - G (ancillary buildings) maximum	
3.2 Building Form	N/A	
3.3 Architecture	- Architecture and Organic materials that are compatible with the natural landscape shall be used. - Adherence to Green Building Minimum Compliance Guidelines	
4.0 CIRCULATION		
4.1 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site - Safe linkages to the Park shall be provided with appropriate traffic management measures. - Safe, green linkages shall be identified with nearest Public Transport Stops - All pedestrian circulation shall be designed for universal accessibility.	
4.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300-500m.	
5.0 SIGNAGE		
5.1 Permitted	- All signs shall - Be integrated into the design and theme of the building	
5.2 Prohibited	- The following signs are prohibited: - Multiple free-standing signage - Off-site signage	
5.3 Location	Signs shall not obstruct views, vistas, or important landmarks	
5.4 Lighting	Lighting shall be aesthetically pleasing and in keeping with the overall theme of the Zone	

Source: Surbana Jurong

6.6.3 National Parks Zone (P3-A)

General Description: National Parks Zone (P3-A) are established to protect the national parks present within the city and its biodiversity towards sustainability, health, and well-being of the community. These parks can bring economic benefits through recreational, educational, and eco-tourism activities.

The intent is to preserve certain beautiful and significant areas, protect the ecological integrity of these nature areas for present and future generations, and to control from exploitation or encroachment against the purpose of designation of the area.

Table 6.21: National Parks Zone (P3-A)

	Regulation	Remarks
These regulations shall apply to: • All new and redeveloped park uses within the National Parks Zone (P3-A) • Lots zoned or re-zoned for park uses within the National Parks Zone (P3-A)		
6.0 USES		
1.6 Permitted Uses	• Outdoor recreational facilities, such as sitting areas and picnic areas. • Hiking trails for environmental education and tourism • Park related public facilities such as public toilet/ changing room.	
1.7 Prohibited Uses	• All types of industrial uses • Major residential uses • Major commercial uses • Major infrastructure installations	
1.8 Conditional Uses	• Resorts / Hotels • Campsites • Restaurants/Kiosks • Small souvenir and grocery shops • Accommodation for workers	
1.9 Ancillary Uses	• N/A	
1.10 Minimum Lot Size	• N/A	
7.0 COVERAGE		
2.2 Maximum Building Coverage	• N/A	
2.3 Minimum Landscaping Coverage	• N/A	
3 Maximum Floor Area Ratio (FAR)	Detailed design and placement of any structure in the national park would depend on the design standards/guidelines of the implementing authority.	
2.1 Additional Bonus Building Coverage	• N/A	
8.0 BUILDING		
3.4 Maximum Number of Floors	• N/A	
3.5 Building Form	• N/A	

ZONING REGULATIONS

	Regulation	Remarks
3.4 Architecture	- Architecture and Organic materials that are compatible with the natural landscape shall be used - Adherence to Green Building Minimum Compliance Guidelines	
9.0 CIRCULATION		
4.3 Pedestrian	N/A	
4.4 Public Transit	N/A	
10.0 SIGNAGE		
5.5 Permitted	- All signs shall - Be integrated into the theme of the park	
5.6 Prohibited	- The following signs are prohibited: - Multiple free-standing signage - Offsite signage	
5.7 Location	N/A	
5.8 Lighting	N/A	

Source: *Surbana Jurong*

6.6.4 Forest Zone (P3-B)

General Description: Forest Zone (P3-B) are established to ensure sustainable land and resource management for sustainable economic development of the forests within the city towards health and well-being of the community.

The intent is to conserve biodiversity and protect the ecological integrity of these nature areas for present and future generations, and to control from deforestation and encroachment against the purpose of designation of the area.

Forest Zone layer shall be updated periodically, and Forest Zone Regulations shall supersede other regulations if such regulations are in contrast with Forest Zone prescriptions.

Table 6.22: Forest Zone (P3-B)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped forests within the Forest Zone (P3-B) - Lots zoned or re-zoned for forest uses within the Forest Zone (P3-B)		
11.0 USES		
1.11 Permitted Uses	- Existing Forest to be retained - Forestry / Eco-forestry	
1.12 Prohibited Uses	- All types of industrial uses - All types of residential uses - All types of commercial uses - All types of major public facilities - Major infrastructure installations	
1.13 Conditional Uses	- Infrastructure - Botanical gardens, arboretums, and conservatories. - Hiking trails and bird watching platforms for environmental education and tourism - Outdoor recreational facilities, such as bicycle trails, greens, and commons, sitting areas and picnic areas. - Camping Sites - Park related public facilities such as public toilet/ changing room. - Restaurants - Kiosk - Construction Material Production	
1.14 Ancillary Uses	N/A	
1.15 Minimum Lot Size	N/A	
12.0 COVERAGE		
2.2 Maximum Building Coverage	N/A	
2.3 Minimum Landscaping Coverage	N/A	
4 Maximum Floor Area Ratio (FAR)	No building in the Forest Zone shall exceed 0.05 FAR up to 250 m², unless otherwise approved by the City of Kigali, One Stop Centre and REMA	Developments in P3-B zone require approval by Ministry of Environment

ZONING REGULATIONS

	Regulation	Remarks
2.1 Additional Bonus Building Coverage	N/A	
13.0 CIRCULATION		
4.5 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site - Safe linkages through the Forest shall be provided with appropriate signages.	
4.6 Public Transit	N/A	
14.0 SIGNAGE		
5.9 Permitted	All signs shall be integrated into the theme of the forest	
5.10 Prohibited	The following signs are prohibited: Multiple free-standing signage	
5.11 Location	At strategic locations showing linkages	
5.12 Lighting	N/A	

Source: Surbana Jurong

6.6.5 Steep Slopes Zone (P3-C)

General Description: The hillsides and steep slopes are prone to natural hazards and they need to be protected. Unregulated and excessive encroachment on steep slopes can create environmental sensitive areas that are risky and dangerous and can diminish the views and natural features that resident's value.

The intent of the Steep Slopes Zone (P3-C) is to protect steep slopes from unsustainable encroachment and exploitation. This zone is applicable on:

- Steep slopes above 30% in case of greenfield areas.
- Steep slopes above 50% in case of brownfield areas (where there are existing developments on slopes between 30-50%).

Table 6.23: Steep slopes Zone (P3-C)

	Regulation	Remarks
These regulations shall apply to:		
• All Steep slopes covered within Steep Slopes Zone (P3-C)		
1.0 USES		
1.1 Permitted Uses	• Forests • Agro-Forestry • Bee Keeping • Silviculture	
1.2 Prohibited Uses	• All types of developments except those conditionally allowed by the Slope Overlay between 30-50% slope.	
1.3 Conditional Uses	• As per the Steep Slope (30-50%) Overlay in section 7.8.	Refer Steep Slope (30-50%) Overlay in section 7.8

Source: Surbana Jurong

6.6.6 Natural Conservation Zone (P3-D)

General Description: Natural Conservation Zone (P3-D) is established to preserve identified undeveloped land /open spaces in their natural state. It can include protected cultural areas and wildlife habitat or passive recreation like hiking or birdwatching.

The intent is to protect the ecological integrity of these nature areas from exploitation and encroachment. There are various benefits of natural open spaces. They promote peace, health, and wellbeing; increases the value of properties nearby; protects the area from flooding and allows for natural recharge of water supply; maintains biodiversity and protects significant archaeological/historical sites.

Table 6.24: Natural Conservation Zone (P3-D)

	Regulation	Remarks
These regulations shall apply to: Lots zoned or re-zoned as Natural Conservation Zone (P3-D)		
15.0 USES		
1.16 Permitted Uses	- Conservation Use - Recreational Trail	
1.17 Prohibited Uses	- All types of industrial uses - All types of residential uses - All types of commercial uses - All types of major public facilities - Major infrastructure installations	
1.18 Conditional Uses	Accessory structures necessary for conservation use, servicing, trail, viewing platform.	
1.19 Ancillary Uses	N/A	
1.20 Minimum Lot Size	N/A	
16.0 COVERAGE		
2.2 Maximum Building Coverage	N/A	
2.3 Minimum Landscaping Coverage	N/A	
5 Maximum Floor Area Ratio (FAR)	N/A	
17.0 CIRCULATION		
4.7 Pedestrian	- Layout and design shall give due regard for safe pedestrian circulation throughout the site. - Safe green linkages shall be identified with appropriate signages.	
18.0 SIGNAGE		
5.13 Permitted	- All signs shall - Be integrated into the natural setting of the conservation area.	

ZONING REGULATIONS

	Regulation	Remarks
5.14 Prohibited	- The following signs are prohibited: - Multiple free-standing signage - Offsite signage	
5.15 Location	N/A	
5.16 Lighting	N/A	

Source: Surbana Jurong

6.6.7 Agricultural Zone (A)

General Description: Agricultural Zone (A) strives to protect the viability of agriculture in the City. The Agricultural zone is meant to prevent farmland from being converted to non-farm uses, to prevent the fragmentation of farms, and to prevent land-use conflicts, as well as to protect agricultural producers from nonfarm intrusion into agricultural areas. Development of Rural Communities is allowed in A Zone only after land pooling processes are actuated to consolidate agricultural land and identify suitable location for rural compact developments.

Table 6.25: Agricultural Zone (A)

	Regulation	Remarks
These regulations shall apply to: - All new and redeveloped agricultural uses within the Agricultural Zone (A) - Lots zoned or re-zoned for agriculture uses within the Agricultural Zone(A)		
1.0 USES		
1.1 Permitted Uses	- Crop farming - Agro-forestry - Livestock farming - Green houses - Bee Keeping - Fish farming	
1.2 Prohibited Uses	- All types of industrial uses not linked to Agro-Processing uses - All types of residential uses not linked to Farming activities - All types of commercial uses not linked to temporary farm store - All types of public facilities	
1.3 Conditional Uses	- Supporting Agricultural uses - Temporary Farm store - Infrastructure - Rural Villages for agricultural plots larger than 5 ha after land assembly has been conducted. - Single family Houses on agricultural plots larger than 1 ha provided they are linked to farming activities. - Small scale Agro-processing facilities on agricultural land not less than 0.5 ha.	
1.4 Ancillary Uses	- Storage barns - Parking - Store for agricultural equipment, cattle sheds	
1.5 Minimum Lot Size	N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	NA	
2.2 Minimum Landscaping Coverage	N/A	
2.3 Maximum Floor Area Ratio (FAR)	- Single Family Houses: 0.01 up to 150 m², for plots above 1 ha. - Agro-processing facilities: 0.02 up to 200 m², for plots above 0.5 Ha.	
2.4 Additional Bonus Building Coverage	N/A	
3.0 BUILDING		
3.1 Maximum Number of Floors	G	

ZONING REGULATIONS

	Regulation	Remarks
3.2 Building Form	• N/A	
4.0 CIRCULATION		
4.1 Pedestrian	• N/A	
4.2 Public Transit	• N/A	
5.0 SIGNAGE		
5.1 Permitted	• N/A	
5.2 Prohibited	• N/A	
5.3 Location	• N/A	
5.4 Lighting	• N/A	

Source: Surbana Jurong

6.6.8 Wetland Zone (W)

General Description:

Wetland Zone is established to conserve the wetlands and protect ecological integrity of its environmentally sensitive areas from non-sustainable exploitation, for public health safety and for general welfare. The intent is to control and sustainably guide the use of wetlands and its environs for social, economic, and cultural purposes. Detailed Zoning Plan for the wetlands is available for the City of Kigali establishing areas for Conservation, Rehabilitation, Wise Use and Recreational areas. The following are the main objectives the Wetland Zoning Plan:

1. To provide a clear direction to the enforcement agency to regulate activities within the wetlands.
2. To streamline regulations for all wetlands, identifying areas of importance for their potential conservation or sustainable use;
3. To ensure synergism between the zoning assigned to the wetlands and designated zoning of surrounding built environment as per ongoing Kigali Master Plan; and
4. Identify strategic projects to be implemented within the wetlands and in synergy with the City of Kigali Implementation Plan.

The proposed Wetland Zoning Plan adopts an 'integrated approach' that promotes conservation and rehabilitation of wetlands on one side and encourages wise use of wetlands in alignment with national development vision of a green growth.

The Wetland Zoning Plan has classified Wetlands into five zones:

W1 - Buffer Zone

Buffer zones are established by Law and are set to establish a minimum distance between developed areas and protected sites. In the case of wetlands, the buffer zone is set at 20 m. While all areas included within the official wetland boundary are automatically considered Public Domain, buffer zones can also be under private property. Although privately owned plots may be zoned by the Kigali Master Plan with different uses (commercial, residential), wetland buffer zones supersede any other regulations. Plots that are partially affected by the buffer zone will be able to transfer Development Rights on that specific portion to the remaining developable part of the plot as prescribed by the CoK MP.

W2 - Rehabilitation Zone

Areas showing signs of a diverse wetland ecosystem that previously existed but are now under different uses, have been studied and their boundaries have been delineated as a Rehabilitation Zone. Planning intent behind creation of such zones is to re-establish a wetland ecosystem.

W3 - Sustainable Exploitation Zone

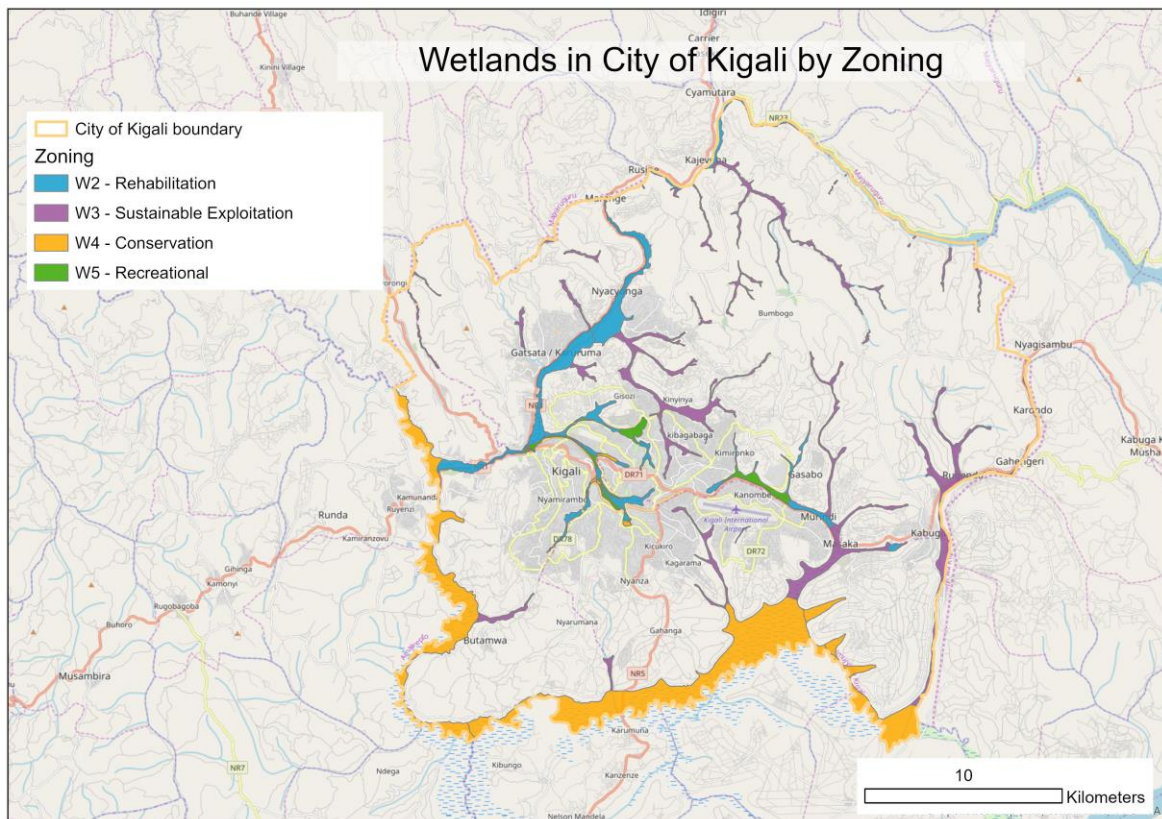
There are certain wetlands which are to be rehabilitated and their ecosystem improved, while retaining their existing economic/utilitarian/recreational value. It is recommended to follow sustainable practices while deploying resources offered by the wetlands. Such zones are delineated as Sustainable Exploitation Zone.

W4 - Conservation Zone

The wetlands which are still supporting significant areas of natural vegetation, where water is permanently present and that represent a valuable ecosystem, have been delineated as a Conservation Zone. Wetlands with these existing natural values are to be fully conserved.

W5 - Recreational

Wetlands which offer potential to be developed as recreational spaces due to their proximity to strategic areas in the Kigali Master Plan have been identified as a Recreational Zone. There are certain wetlands which are currently under other uses that can be transformed with a focus on public open spaces, passive and active recreational uses and these are also delineated as W5.



The below guidelines are an extract of the **Kigali Urban Wetlands Master Plan**. The full report shall be consulted at the Ministry of Environment.

Zoning Regulations for the Kigali Urban wetlands would essentially serve as a guide for the authority to regulate various human interventions within wetlands. Therefore, most common interventions are grouped under six zoning parameters to frame the regulations. Such parameters are: (1) wise use; (2) structures; (3) fencing; (4) road access/crossing; (5) stormwater drainage; (6) and waste management. These parameters are also representative of all the existing activities carried out in the wetlands. Zone-wise regulations are given in Tables 6.26 and 6.27.

Table 6.26: Zoning regulations for wetlands in the City of Kigali

W1- Buffer Zone	
Wise use	Predominant use: - Conditional and Prohibited Uses shall conform to Zoning-Land-use Matrix Ancillary use: - Public Toilets - Pavilions
Structures	- No commercial activity permissible - Only temporary structures are permissible - Minimum spacing between structures 6 m - Only organic building materials (for example wood, bamboo) are to be used for construction
Fencing	- Fenceless - In case of buffer facing private/public property where fencing to those properties is inevitable, $\geq 2/3^{\text{rd}}$ of fence height shall remain visually accessible
Infrastructure	- Roads and utility lines crossing and running parallel to wetlands are permissible - Permeable materials permitted for paved access roads/walkways - Use of man-made materials to be limited to support structure (foundations); superstructures (e.g., bridges) to be made from organic building materials if in-situ construction is involved
Stormwater drainage	- Grading of buffer zone to be carried out to drain it towards wetland - Location of stormwater inlets to be retained and its cross section to be widened wherever possible - Provision of necessary structures/sumps to segregate inorganic materials from storm water to minimise pollution risk - Stormwater outlets to have an erosion control design so wetland is not impacted
Waste management	- In-situ waste management mandatory

W2- Rehabilitation Zone	
Wise use	Predominant use: - Conditional and Prohibited uses shall conform to Zoning Land-use Matrix - Agriculture use and clay extraction to be phased out Ancillary use: - Pump sheds - Wells - Storage of agricultural produce
Structures	- Any structure constructed with organic building materials - Removal of existing structures including any foundations or below-ground installations irrespective of current usage
Fencing	- Fenceless
Infrastructure	- Roads and utility lines crossing and running parallel to wetlands are permissible provided it causes no obstruction to the natural drainage flow - Elevated road crossings are recommended

ZONING REGULATIONS

	- Existing roads built at grade to be removed
Stormwater drainage	- Prohibit direct discharge of stormwater from industrial and agricultural areas into the wetland by creating artificial wetland within designated area within the wetland - Mandatory waste and effluent treatment for industrial areas - Prohibit use of pesticides in surrounding agricultural areas - Fill up drainage channels and ditches to the level of wetland surface - Construction of berms to re-distribute water and to prevent erosion
Waste management	- Prohibit direct wastewater discharge into the wetlands and minimise discharge locations - Plan piped sewage network and locate sewage treatments plants/artificial wetlands, for waste water treatment, outside wetland boundaries - Sewage Treatment Plants to include phosphorus removal (tertiary treatment) - Prohibit disposal and storage of any form of solid waste into the wetlands - Convert fish ponds into storm water detention ponds - Convert clay extraction basins into stormwater detention basins

W3- Sustainable Exploitation Zone	
Wise use	Predominant use: - Conditional and Prohibited uses shall conform to Zoning-Land-use Matrix - Agriculture use may continue provided it complies with EIA provisions Ancillary use: - Pavilions - Security post - Watch towers
Structures	- Any structure constructed with organic building materials provided it complies with EIA provisions - Removal of existing structures including any foundations or below-ground installations irrespective of current usage
Fencing	- Fenceless - In case fencing of certain properties is inevitable, 100% of fence height shall remain visually accessible and it shall not obstruct flow of stormwater drainage to wetland
Infrastructure	- Roads and utility lines crossing and running parallel to wetlands are permissible - Permeable materials permitted for paved access roads/walkways - Use of man-made materials to be limited to support structures (foundations); superstructures (e.g. bridges) to be made from organic building materials if in-situ construction is involved
Stormwater drainage	- Fill up drainage channels and ditches to the level of wetland surface - Construction of berms to re-distribute water and to prevent erosion
Waste management	- In situ treatment of organic waste is mandatory

W4- Conservation Zone

ZONING REGULATIONS

Wise use	Predominant use: - Conditional and Prohibited uses shall conform to Zoning-Land-use Matrix Ancillary use: - Pavilions - Security post - Watch towers
Structures	- Any structure to be constructed with organic building materials - Removal of existing structures including any foundations or below-ground installations irrespective of current usage
Fencing	- Fence without affecting natural stormwater drainage flow
Infrastructure	- Road and utility lines running parallel to wetlands is permissible - Existing roads built at grade to be removed
Stormwater drainage	- Prohibit direct discharge of stormwater from industrial and agricultural areas into the wetland by creating artificial wetland within designated area within the wetland - Mandatory waste and effluent treatment for industrial areas - Prohibit use of pesticides in surrounding agricultural areas - Fill up drainage channels and ditches to the level of wetland surface - Construction of berms to re-distribute water and to prevent erosion - Stormwater outlets to have an erosion control design so wetland is not impacted
Waste management	- Prohibit direct wastewater discharge into the wetlands - Relocate existing discharge locations with piped network - Relocate existing sewage treatment plants or any utility outside wetland - Prohibit disposal and storage of any form of solid waste into the wetlands

W5- Recreational Zone

Wise use	Predominant use: - Conditional and Prohibited uses shall conform to Zoning-Land-use Matrix Ancillary use: - Pavilions - Security post - Watch towers
Structures	- Any non-habitable structure constructed with organic building materials is permissible
Fencing	- Fence without affecting natural storm water drainage flow is permissible
Infrastructure	- Roads and utility lines crossing and running parallel to wetlands are permissible provided it causes no obstruction to the natural drainage flow - Elevated road crossings are recommended - Existing roads built at grade to be removed
Stormwater drainage	- Bio-swales are permissible
Waste management	- In situ treatment of organic waste permissible

Zoning-Land-use Matrix:

The Zoning-Land-use Matrix provides predominant land-uses which are generally allowed with conditions or prohibited with conditions within each wetland zone.

Allowed with conditions (C) implies that an Environmental and Social Impact Assessment (ESIA) is essential before an authority grants permission. In the case of transport related applications, permission shall be granted only after the satisfactory outcome of Transport Impact Assessment (TIA) as well as an ESIA.

The following rationale can be seen behind disposition of various land-uses into respective Zones:

- Integration of passive recreation activities (e.g. gardens, playgrounds) promoted across all zones;
- Considering shortage of land for developing Public Facilities and Utilities, it is generally allowed (with conditional approval) across all zones;
- Based on Ministerial Order N°004/2008 OF 15/08/2008, land-uses such as infrastructure, agriculture and animal husbandry, parks and buffers, mining, public facilities (>100 people capacity) would require an ESIA.

Table 6.27: Land-use permitted within wetland zones (C = Conditional; P = Prohibited)

PREDOMINANT LAND-USE	W1 BUFFE R ZONE	W2 REHABILITATIO N ZONE	W3 SUSTAINABLE EXPLOITATIO N ZONE	W4 CONSERVATIO N ZONE	W5 RECREATIONA L
Farming or horticulture	C	C	C	P	C
Fish farming	C	P	C	P	P
Grazing	C	P	C	P	P
Livestock farming	C	P	C	P	P
Plantation or nursery	C	C	C	C	C
Clay, peat and sand extraction	C	P	C	P	P
Mining	C	P	C	P	P
Groundwater extraction	C	P	C	P	C
Garage	P	P	P	P	P
Petrol or gas station	P	P	P	P	P
Roads	C	C	C	C	C
Transport terminal	P	P	P	P	C
Railway	C	C	C	C	C
Railway station	C	P	C	P	C
Airport	C	C	C	C	C
Forest	C	C	C	C	C

ZONING REGULATIONS

PREDOMINANT LAND-USE	W1 BUFFER ZONE	W2 REHABILITATION ZONE	W3 SUSTAINABLE EXPLOITATION ZONE	W4 CONSERVATION ZONE	W5 RECREATIONAL
Afforestation	C	C	C	C	C
Park, garden or playground	C	C	C	P	C
Amphitheatre	C	C	C	C	C
Boardwalk (elevated)	C	C	C	C	C
Botanical garden	C	C	C	C	C
Biodiversity park	C	C	C	C	C
Waterfront promenade	C	C	C	C	C
Picnic or camping site	C	C	C	C	C
Ecotourism	C	C	C	C	C
Cycling trail	C	C	C	C	C
Hiking trail	C	C	C	C	C
Residential	P	P	P	P	P
Commercial	P	P	P	P	P
Mixed-use	P	P	P	P	P
Industrial	P	P	P	P	P
Warehouse	P	P	P	P	P
Market	P	P	P	P	P
Retail shop	P	P	P	P	C
Restaurant	C	P	C	P	C
Office	P	P	P	P	P
Post Office or bank	P	P	P	P	P
Supermarket or shopping mall	P	P	P	P	P
Movie theatre	P	P	P	P	P
Hotel	P	P	C	P	C
School	P	P	C	P	C
R & D centre/biotechnology research Institution	P	C	C	C	C
College or university	P	P	P	P	P

ZONING REGULATIONS

PREDOMINANT LAND-USE	W1 BUFF ER ZONE	W2 REHABILITATIO N ZONE	W3 SUSTAINABLE EXPLOITATIO N ZONE	W4 CONSERVATIO N ZONE	W5 RECREATIONA L
Government office	P	P	P	P	P
Hospital	P	P	P	P	P
Civic centre	P	P	C	P	C
Civic plaza	C	P	P	P	C
Art gallery or museum	C	P	C	P	C
Community hall	C	P	C	P	C
Library	C	P	C	P	C
Auditorium	P	P	C	P	C
Any public building (>100 people capacity)	P	P	C	P	C
Slaughterhouse	P	P	P	P	P
Cemetery	P	P	P	P	P
Indoor games	P	P	C	P	C
Outdoor sports	C	C	C	P	C
Gymnasium	P	P	C	P	C
Swimming pool	C	P	P	P	C
Exhibition hall or ground	C	P	C	P	C
Entertainment or amusement park	P	P	C	P	C
Golf course	P	P	P	P	C
Sewage treatment plant and Sewage network	C	P	C	P	C
Water treatment plant and distribution network	C	C	C	C	C
Water filtration unit	C	C	C	C	C
Waste transfer station or recycling centre	C	P	P	P	P
Water detention pond/ Rainwater harvesting structure	C	C	C	C	C

ZONING REGULATIONS

PREDOMINANT LAND-USE	W1 BUFF ER ZONE	W2 REHABILITATIO N ZONE	W3 SUSTAINABLE EXPLOITATIO N ZONE	W4 CONSERVATIO N ZONE	W5 RECREATIONA L
Dam, weir, or berm	C	C	C	C	C
Dyke	C	C	C	C	C
Electric substation	C	C	C	C	C
Overhead power line	C	C	C	C	C
Communication network	C	C	C	C	C
Oil pipeline	C	C	C	P	C
Oil storage or refinery	P	P	P	P	P
Landfill	P	P	P	P	P

Source: SMEC / Surbana Jurong

6.6.9 Waterbody Zone (WB)

General Description: Waterbody Zone (WB) is established to conserve and protect the waterbodies and sustainably use them for all purposes.

The intent is to protect and maintain the ecological balance of water bodies, to prevent from destruction of environment and pollution of water bodies, to preserve the scenic beauty of the City with controls on encroachment beyond the uses allowed in the area.

Table 6.28: Waterbody Zone (WB)

	Regulation	Remarks
These regulations shall apply to: All rivers, lakes, and streams within the Waterbody Zone (WB)		
1.0 USES		
1.1 Permitted Uses	Rivers, Lakes, Streams	
1.2 Prohibited Uses	- All types of industrial wastes - All types of residential wastes - All types of commercial wastes	
1.3 Conditional Uses	- Fish farming - Boating/Kayaking - Rafting	Commercial activities in WB zone require approval by review panel
1.4 Buffer	- A buffer of 20 m shall be maintained for rivers. - A buffer of 50 m shall be maintained for lakes - A buffer of 10m shall be maintained for streams.	

Source: *Surbana Jurong*

6.6.10 Transport Zone (T)

General Description:

The Transport Zone is established to identify and locate major transport related areas including public transport services such as BRT, airports, railway and depots associated with public transport uses, transport terminus, and cable car stations.

No major zoning regulations are stipulated for purely transport related infrastructure developments, because the development or physical improvements proposed within these zones are developed by government agencies or authorities, who in turn, are already subject to specific safety requirements.

Table 6.29: Transport Zone (T)

	Regulation	Remarks
These regulations shall apply to: All areas zoned or re-zoned as Transport Zone (T)		
1.0 USES		
1.1 Permitted Uses	- All transport infrastructure - BRT stations and Terminals - Parking area - Holding depots	
1.2 Prohibited Uses	- Major industrial uses - Major residential uses	
1.3 Conditional Uses	- Motor repair garage - Commercial Uses if developed in conjunction with Transport Terminals and Interchanges - Service station - Commercial and office spaces - Hotels and Restaurants - Workers 'accommodation	
1.4 Assessment	- CoK shall verify all proposed transport projects to check there are no potential land use conflicts or negative impacts on the adjacent properties and environment, that will result from the development of transport infrastructure facilities. - Both the CoK OSC and Department of Infrastructure shall jointly review proposals for transport related Infrastructure. - A separate committee (Review Panel) involving MININFRA AND RTDA shall oversee and approve any transport infrastructure developments within the transport zone.	Developments in T zone require approval by review panel

Source: Surbana Jurong

6.6.11 Utility Zone (U)

General Description:

The Utility Zone (U) in the Zoning Plan includes major utility infrastructure sites such as electrical substations and water reservoirs, water and sanitation treatment plants, data centres etc.

No major zoning regulations are stipulated for purely infrastructure developments because the physical improvements proposed within these zones are developed by government agencies or authorities, who in turn, are already subject to specific safety requirements (setbacks, etc).

Table 6.30: Utility Zone (U)

	Regulation	Remarks
These regulations shall apply to: All infrastructure development within the Utility Zone (U)		
1.0 USES		
1.1 Permitted Uses	Utility Infrastructure and services – Water and Sanitation, Electricity, ICT, Telecommunications	
1.2 Prohibited Uses	- Major industrial uses - Major commercial uses - All Residential uses in Electrical Utilities Zones	
1.3 Conditional Uses	- Solid Waste collection, segregation and dumping sites - Materials storage yard - Workers 'accommodation	
1.4 Assessment	- CoK shall verify all proposed infrastructure projects to ensure that there are no potential land use conflicts or negative impacts on adjacent neighbours that will result from the development of infrastructure facilities. - Both the CoK - OSC and Department of Infrastructure shall jointly review proposals for utility related Infrastructure. - A separate committee (review panel) involving relevant agencies (WASAC, REMA, RURA, REG, etc.) shall oversee and approve any infrastructure developments within the utility zone. Composition of the review panel may vary depending on the nature of the infrastructure.	Developments in U zone require approval by review panel

Source: Surbana Jurong

6.6.12 Buffer Zone (B)

General Description:

The Buffer Zone (B) transposes all overlays as per “Article 7 – Zoning Overlay Regulations” into the Zoning Plan to facilitate their location during the construction permitting process and to provide further guidance to institutions and developers.

The Buffer Zone does not contain any explicit regulations and refers to relevant overlay layers for specific guidelines on admissible uses. Buffer Zone do not affect the main use and development quantum of the parcel (the main zone of the parcel shall still be referred to) but provides limitations on specific uses and developments admissible within the area affected by the buffer.

Table 6.31: Buffer Zone (B)

	Regulation	Remarks
These regulations shall apply to:		
All parcels affected by a buffer as per Article 7 – Zoning Overlay Regulations		
1.0 USES		
1.1 Permitted Uses	As per relevant buffer overlay	
1.2 Prohibited Uses	As per relevant buffer overlay	
1.3 Conditional Uses	As per relevant buffer overlay	
1.4 Assessment	- Buffer Zone is established to clearly mark which area in a parcel is affected by a buffer (wetlands, water body, power line, etc) with the objective of clearly establishing limits to the development and uses due to overarching regulations. - Buffer Zone does not impact ownership, main Zoning and use of the parcel and shall still be considered in the calculation of the GFA for development purposes - Development potential within the buffer zone shall be transferred to the developable part of the parcel not affected by the buffer. - Development potential of a parcel affected by a buffer that prevents any development (i.e.: parcel entirely affected by a buffer or area left of the parcel left outside the buffer too small for development) may be transferred to an adjacent parcel, following formal acquisition and merging by the owner of the adjacent parcel. - If two or more Buffer overlays affect the same area, the buffer with the stricter constraints shall prevail.	Developments in B zone shall follow relevant prescriptions in Article 7 – Zoning Overlay Regulations and require approval by review panel

Source: *Surbana Jurong*

6.7 Parking Requirements

6.7.1 General Description

Parking has been gaining importance due to the increasing number of car ownerships and rapid urbanization. Therefore, it is essential to have a parking strategy that encourages parking management towards reduction in congestion, usage of cars and promotion of sustainable transport modes. All over the world, there has been a paradigm shift towards providing maximum parking requirements, rather than minimum, to reduce the number of vacant parking spaces (during off peak hours) in the City, by efficiently managing those spaces for maximum utilization. While minimum parking requirements are generally provided where the developers are required to provide adequate parking spaces, as per the demand of the specific location, maximum parking requirements are mostly applicable where restrictions are necessary such as, in central congested areas, in proximity to transit corridors etc.

6.7.2 General Parking Requirements

The CoK shall move towards reducing the number of vacant parking spaces (during off peak hours) in the City, by efficiently managing those spaces for maximum utilization. The availability of minimum supply shall be verified before the restrictions on parking spaces are made. As an interim measure, it is recommended that minimum parking standards be implemented. However, CoK (OSC) and Department of Infrastructure upon review may apply maximum parking requirements, only to those land parcels located within regional centres, during the initial implementation phase, as this would make the whole scheme more practical and acceptable to the public.

The City shall gradually move towards using only maximum standards, after detailed /updated parking inventory, policy and parking management plan are in place. This will allow the developers to decide the appropriate number of parking spaces to be provided within the CoK's maximum requirement.

All parking requirements shall be assessed by the CoK based on actual existing parking spaces, operating patterns, location, and proximity to public transport, and prepare/update the existing parking policy and parking management plan. Thus, minimum, and maximum requirements provided in tables 6.19 and 6.20 below, may change as per the detailed study and management plan adopted.

Table 6.32: Residential Parking Requirements

Building Types / Uses	Min Parking Requirement	Max Parking Requirement	Remarks
Villas, Bungalows, Semi-detached and terrace houses	1 car space / unit	2 car space / unit	For properties within 500 m of BRT, the minimum parking requirements may be waived or
Townhouses	0.75 car space / unit	1 car space / unit	

ZONING REGULATIONS

Rowhouses	0.75 car space/5 units 1.5 motorcycle & bicycle space/u	1 car space/5 units 2 motorcycle & bicycle space/unit	reduced after proper assessment by CoK (OSC and Dept. of Infrastructure).
Apartments	0.75 car space / 5 units (R2, R3 zones) 0.75 car space / unit (R4 zone) 1 car space / unit (C1, C3, and all commercial zones) 1.5 motorcycle & bicycle space/unit	1 car space / 5 units (R2, R3 zones) 1 car space / unit (R4 zone) 1 car space / unit (C1, C3, and all commercial zones) 2 motorcycle & bicycle space/unit	

Table 6.33: Non-Residential Parking Requirements

Uses	Min Parking Requirement	Max Parking Requirement	Remarks
Restaurants, pubs, cafes, bakeries, etc.	0.75 parking space /150 m ² GFA	1 parking space /150 m ² GFA	For properties within 500 m of BRT, the minimum parking requirements may be waived or reduced after proper assessment by CoK (OSC and Dept. of Infrastructure).
Shops, convenience stores, supermarkets, department stores, micro-light industrial	0.75 loading/unloading space/1000m ² GFA 1.5 motorcycle space/150m ² GFA	1loading/unloading vehicle space/1000m ² GFA 2 motorcycle space /150m ² GFA	
Hotels, motels, guest houses	0.75 parking space /5 beds 1motorcycle space/100m ² GFA	1 car parking space /5 beds	
Offices	0.75 car parking space /100 m ² GFA 1motorcycle space/100m ² GFA	1 car parking space /100 m ² GFA	
Industrial Parks/Estate	0.75 car parking space per 200 m ² 0.75 lorry parking space per 1000 m ² GFA 1.5 motorcycle space/200m ² GFA	1 car parking space per 200 m ² 1 lorry parking space per 1000 m ² GFA 2 motorcycle space/200m ² GFA	
Hospitals	0.75 car parking space /5 beds 1motorcycle space /5 beds	1 car parking space /5 beds 1.25 motorcycle space/5 beds	

Uses	Min Parking Requirement	Max Parking Requirement	Remarks
	Parking Space for ambulances and service lorries must be provided, depending on the type and needs of the hospital.		
Primary and secondary schools	0.75 car parking space /2 classrooms Bus parking space must be provided depending on the needs of the educational facility	1 car parking space /2 classrooms	
Universities	0.75 car parking space /5 lecturers	1 car parking space /5 lecturers	
Public facilities (Clinics, health centres, crèche)	Parking space for service lorries must be provided, depending on the type and needs of the public facilities.	1 car parking space /200 m ² GFA	
Museums, libraries, cultural and tourism centres, places of worships	0.75 car parking space /150 m ² GFA	1 car parking space /150 m ² GFA	
Theatres, cinemas, other entertainment	0.75 car parking space /10 seats	1 car parking space /10 seats	
Stadium	0.75 car parking space /10 seats	1 car parking space /10 seats	
Parks and recreational spaces	0.75 car parking /1000 m ² of park area	1 car parking /1000 m ² of park area	

6.7.3 Location and Typology of parking Lots

Off-Street – On Site parking

- Off-Street – On Site parking shall be located within the plot for the service of residents and building users according to the standards provided in these regulations.
- Off-Street – On Site parking shall not be located in the front setback of R2, R4, C1, O-C2, and C3 development as they would be detrimental to the street / building interaction and would affect pedestrian safety on the sidewalk. All parking lots shall be in the rear part of the plot. Parking lots on the side part of the plot shall only be allowed after proper assessment for any possible conflict between pedestrians and vehicles. This regulation also applies to all residential Zones where commercial or other non-residential uses have been authorised by CoK OSC.
- Number and Frequency of accesses to Off-Street – On Site Parking Lots should be minimised and possibly shared between different plots along internal distribution roads. Such prescription is mandatory for all new developments or areas subject to land pooling.

Off- Street Shared Parking Facility

- Shared facilities should be identified and implemented during land regularisation and land consolidation processes, large developments, and any other integrated development, and should ensure sufficient parking provision for the catchment area.
- Off-Street shared parking facility may not be permitted along BRT routes, major arterials, or high capacity urban roads, with exceptions at interchange nodes.
- Off-Street Shared Parking Facilities may be referred to parking areas at grade, structure parking or underground parking.

On- Street Parking

- On-street Parking are permitted and marked by the City of Kigali which periodically identifies the streets where on-street parking is allowed and provides the relevant standards.
- On street Parking may be permitted along local roads, collectors, and minor arterials. However, on-street parking shall be provided only after non-motorised transport (NMT) facilities have been accommodated.
- On-street Parking shall not be permitted along BRT routes, major arterials, or high capacity urban roads.
- On-street Parking location along cycling lanes will be evaluated on case by case by Cok OSC based on available space and potential threat to the cyclist caused by parked vehicles.
- Minimum requirements on roads' design for accommodating on-street parking will be provided in the Road Design Manual.
- Allowed on-street parking configuration are:

Parallel parking – RECCOMENDED - Is safest from the potential accident perspective as it produces least obstruction to the on-going traffic. However, it consumes maximum curb length and therefore a limited number of vehicles can be parked for a given kerb length. **This parking configuration shall be preferred over angular parking, where there is adequate space.**

30 ° parking - vehicles are parked at 30° with respect to the road alignment. In this case, more vehicles can be parked compared to parallel parking and there is good manoeuvrability, minimizing delay to the traffic.

45° and 60° parking – NOT RECCOMENDED - as the angle of parking increases, higher number of vehicles can be parked.

Right angle parking – NOT RECCOMENDED - in right angle parking vehicles are parked perpendicular to the direction of the road. Although it consumes maximum width, kerb length required is minimum. In this type of parking the vehicles need complex manoeuvring, and this increases accidents risk. This arrangement may cause higher obstruction to the circulation, particularly if the road width is minimal.

6.7.4 Parking Strategy

The CoK shall manage the demand for parking by having a parking strategy which supports the vibrancy of local economy and promotes sustainable transport choices. The City shall manage its parking stock by setting parking charges which encourages short-stay parking and use of public transport, where exists. Adequate provision shall be made for emergency vehicles and for delivery of goods and for services. The tables 6.21 and 6.22 below provides an easy reference indicating suitable parking strategy for residential and non-residential uses.

Table 6.34: Residential Parking Strategy

Building Types / Uses	Parking Strategy	Conditions
Villas, Bungalows, Semi-detached	Off Street on plot	On-street and off-street common parking spaces shall be provided and managed by the City as paid parking (parking plan and fees shall be prepared by CoK). For developments within 500m distance from BRT (once operational), parking derogations may be allowed by CoK, after proper assessment.
Townhouses	- Off Street on plot - On-street parking, where required - Off Street Shared Parking facility	
Rowhouses	- Off Street on plot - Shared Parking facility - On street parking (where no land consolidation).	
Apartments	- Off Street on plot (R1, R1A, and whatever number feasible in R3, C1, C3, zones) - Off Street Shared Parking facility (R1B, R2, R3, R3 zones) - On street (where required and applicable for all zones) - Off-street public common parking spaces (in case of no land consolidation, and where applicable, including C1, C3, zones)	

Table 6.35: Non-Residential Parking Strategy

Uses	Parking Strategy	Conditions
Restaurants, pubs, cafés, bakeries, etc.	- Off Street on plot (R1 and R1A zones) - On street (where required and applicable for all zones) - Community parking following land consolidation (R1B, R2, R3, R4 zones) - Off-street public common parking spaces (in case of no land consolidation, and where applicable, including C1, C3, zones)	Park and ride facilities shall be provided near transit hubs.
Shops, convenience stores, supermarkets, department stores, micro-light industrial		On-street and off-street common parking spaces shall be provided and managed by the City as paid parking (parking plan and fees shall be prepared by CoK).
Hotels, motels, guest houses		
Offices		
Industrial Parks/Estate	- Off Street on plot - Common shared parking	

Uses	Parking Strategy	Conditions
Hospitals	- Off Street on plot - On street - Off-street common parking spaces	There can be shared parking between apartment parking spaces and day time parking requirement for restaurants, cafes, bakeries, shops and other commercial, microenterprise spaces and offices (Refer Shared Parking regulations under Incentives section 8.4)
Primary and secondary schools		
Universities		
Public facilities (Clinics, health centres, crèche)	- Off Street on plot (R1 and R1A zones) - On street (where required and appropriate for all zones) - Community parking following land consolidation (R1B, R2, R3, R4 zones) - Off-street common parking spaces (in case of no land consolidation, and where appropriate, including C1, C3, zones)	For developments within 500m distance from BRT (once operational), parking derogations may be allowed by CoK, after proper assessment.
Museums, libraries, cultural and tourism centres, places of worships		
Theatres, cinemas, other entertainment		
Stadium		
Parks and recreational spaces		

6.7.5 Requirement for Permeable Paving Materials for Parking Lots

All Off-Street and On-Street Parking areas are required to be made, whenever possible, of permeable or semi-permeable material, to reduce water runoff and maximise water natural drainage. Allowed materials and techniques are, but not limited to, the following:

- Permeable interlocking concrete pavements;
- Grass Pavement;
- Permeable clay brick pavements;
- Resin bound paving;
- Pervious concrete;
- Plastic grids;
- Porous asphalt;
- Single-sized aggregate.

6.7.6 Derogations to General Parking requirements

Derogations to Off-Street/On-Site Parking requirements can be approved by City of Kigali One Stop Centre in the following cases:

- Historical or consolidated existing neighbourhoods where the identification of new parking spaces is not possible within the plot or may compromise the existing urban fabric, the historical or cultural nature of the sites and the usability of the plots.

- When in the process of land consolidation or land subdivision plans, Off-Street shared parking facilities have been identified.
- When On-Street parking provisions have been made, authorised, and implemented by the City of Kigali OSC.
- In the case of Unplanned Settlement Upgrading or Redevelopment and according to actual expected demand for parking, subject to specific analysis on case by case basis by City of Kigali One Stop Centre.
- When developments are within 500m distance from BRT (once operational), and CoK, makes a proper assessment of the requirements.
- When, due to the specific nature of the site (topography, urban fabric, proximity to transit nodes, etc) the City of Kigali One Stop Centre may agree special exceptions.

6.8 Setback Regulations

6.8.1 Introduction

These Zoning regulations provide for new constructions to be established at the limit of the access road, or to respect a certain distance, which they determine. This makes it possible to generate an urban landscape, corresponding to the desired and existing urbanization modes.

If buildings are naturally located at the edge of the street lot line, villas are always set back a few meters, and villas and townhouses are not located in the same way in a densely populated area and in a peri urban area with less density.

The setback regulations are based on:

- Aesthetic/design considerations: it is a question of "shaping the urban landscape"
- Considerations for hygiene, sanitation, and public safety.
- Protection and respect for the neighbourhood (sunshine and privacy).

These Regulations provide indications to preserve these principles while allowing for a degree of flexibility for developers to compose within the plots.

6.8.2 Setbacks principles

The relationship of the building to the street defines the kind of interaction between the public and private space.

- In low-density residential areas, it is allowed for the setback to reflect and build upon the existing residential character of landscaped front gardens, defined by a low boundary wall or fence.
- In medium-density residential and mixed-use areas, it is important to encourage a high level of pedestrian interaction with the private domain. This interaction shall support lively streets comprising of retail, commercial, cafes and restaurants. These areas have an urban character and minimize distances and travel times and they are located where high levels of pedestrian activity exists. Frontages in these zones shall play a role in framing and defining streets and public places.
- High-rise buildings in mixed use zones should generally have a base and upper element. The primary street facade should have a strong sense of verticality. Step backs are suggested as a tool to preserve the Sky Exposure Plane⁷, preserving interesting views and creating dynamic frontages.
- Balconies should be used in moderation and be integrated into the overall composition of the façade. They should not be implemented in a monotonous or repetitive configuration. This applies to both recessed and cantilevered balconies.
- Arcades and galleries provide a basic level of protection from the elements of rain, wind, and sun. They allow for a comfortable climate for walking, shopping, and the general use of the public domain for cafes and restaurants. Arcades should be provided along primary pedestrian routes, to provide a visually consistent streetscape that promote the place for shopping, cafes, and restaurants. The design of arcades and galleries shall provide a

⁷ Sloping planes control the maximum height of the building or other structure requiring either a setback or a pitched roof

continuous alignment for the street frontage by integrating adjacent arcades and galleries if it's feasible.

- The animation of the street is a tool for creating vibrant and safe places. Active lanes are usually lined with shops, cafes and restaurants that communicate directly with the public domain. Multiple entrances to buildings with direct access to the street also contribute to the liveliness and safety of the street.
- The ground floor of mixed-use buildings must enter the public domain where animated frontages are required. Animated frontages are located along heavily trafficked pedestrian routes, typically connecting spaces together; it encourages the interaction between the ground floor use and the public domain and boosts the use of the footpath for opportunities to interact, such as seating for cafes and the temporary delivery of goods.

6.8.3 General Setback Provisions

The following provisions on setbacks shall be followed for all developments. In cases where the application of minimum setbacks may prevent development or implementation of land readjustment tools are restricted, derogations mentioned under 6.9.4 (Derogations to Proposed Setbacks) may be applied.

1. **Basement setback** - At least 3m setback shall be kept from the plot boundary fronting road (to allow for any below grade services that may be required and ensure the viable growth of trees). For common lot boundaries, there shall be 0 (Zero) setback.
2. **Ancillary Buildings** - are allowed within the rear or side setback of the lot, provided they are at zero setback and their width does not exceed
 - a. 30% for residential
 - b. 50% for commercial and Industrial
 of the lot frontage.
3. **Setback between Multiple Buildings on the Same Lot** – Refer to Building Code
4. **Existing building edge alignment:** all new developments shall follow existing alignment on designated streets where frontages continuity is required according to the UD regulations.
5. **Openings on Zero Side Setback** – no windows or any other ventilation opening shall be allowed on building sides when the building is developed with zero side setback.
6. **Rear and Side setbacks** – It is recommended to locate on-plot parking spaces in the rear or side setbacks of each building. For this reason, provision for larger setback is made in R2, R3, C1, C3 and other zones.
7. **Arcades and Galleries** – are recommended along main commercial (collector level and above) streets or in any case CoK-OSC establishes it through Urban Design Guidelines as in the case of Nyarugenge CBD, Gahanga and Kimironko Urban Design Areas.

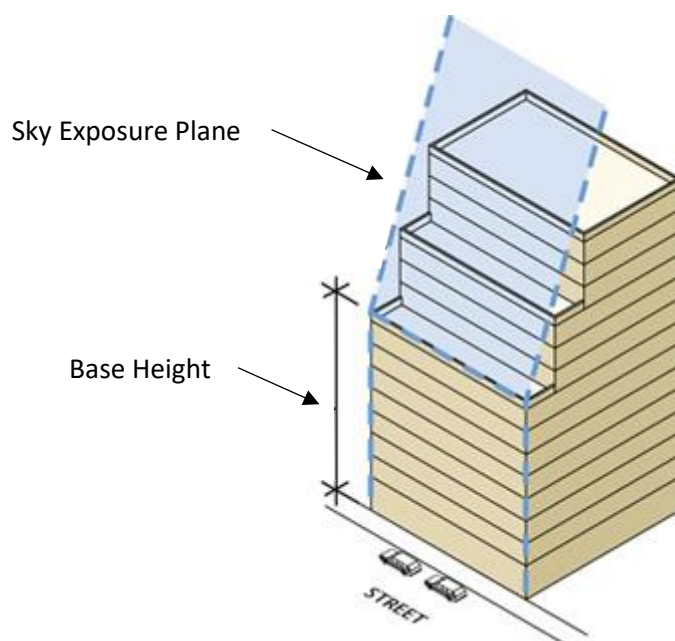
6.8.4 Derogations to Proposed Setbacks

The CoK -OSC may apply derogations applying the following criteria:

1. Due to the peculiar topography of Kigali landscape and optimal plot size limitations dictated by irregular plot shapes and sizes, OSC may apply some degree of flexibility when considering minimum setbacks.
2. In all cases where the application of minimum setbacks may prevent development and land readjustment tools are not implementable, regulations as per Paragraph 6.9.6 Setbacks Regulations may be derogated provided that:
 - a. All firefighting, light and natural ventilation minimum requirements shall be respected.
 - b. Prescriptions from Building Code are respected.
3. In cases where developments cannot locate on-site parking spaces in the rear or side setback of each building, CoK-OSC may allow derogations on case by case basis, based on specific site conditions and limitations that would make impossible to respect the minimum rear and side setbacks. Compliance with Building Code requirements shall be always ensured. Such derogations are also applicable in cases where off-plot parking solutions are provided in the neighbourhood or there is limited car access to the plot.

6.8.5 Sky exposure plane

The Sky Exposure Plane is a virtual surface that is inclined toward the inside from the boundaries of the zoning lot and beginning at a certain height. The gradient may vary depending on the zoning, road width and maximum numbers of floors of the specific zone. This allows light and air into the street. These Regulations do not provide for such requirement however, it is recommended that Sky Exposure Plane requirements are set at urban design and detailed planning level.



ZONING REGULATIONS

6.8.6 Setbacks Regulations

Building Typology	Front Setback Principal	Front Setback Secondary (corner plots)	Side Setback	Rear Setback	Arcade / Gallery setback
RESIDENTIAL					
R1 - Single Family Residential Zone					
Detached villas	3.0 m min	3.0 m min	2.0 m min	2.0 m min	N/A
R1A - Single Family (Densification areas – townhouse) Zone					
Detached villas, townhouses	3.0 m min from local roads / minor arterials / collectors	3.0 m min	1.0 m min	3.0 m min	N/A
	5.0 m min from major arterials				
Semidetached villas	3.0 m min from local roads / minor arterial and collector roads	3.0 m min	2.0 m min	3.0 m min	N/A
	5.0 m min from major arterials				
Attached	3.0 m min	3.0m min	0.0 m min (No Openings Allowed as per point 6.9.3.7)	3.0 m min	N/A
R1B - Rural Residential Zone					
Detached	1.0 m min	1.0 m min	1.0 m min	1.0 m min	
Semi detached	1.0 m min	1.0 m min	1.0 m min	1.0 m min	
Attached	1.0 m min	1.0 m min	0.0 m min (No Openings Allowed as per point 6.9.3.7)	1.0 m min	
R2 - Medium Density Residential - Improvement Zone					
Detached building	3.0 m min	3.0 m min	3.0 m min	3.0 m min	
Semi-detached	3.0 m min	3.0m min	4.0 m min	3.0 m min	
Attached	3.0 m min	3.0 m min	0.0 m (No Openings Allowed as per point 6.9.3.7)	3.0 m min	

ZONING REGULATIONS

Building Typology	Front Setback Principal	Front Setback Secondary (corner plots)	Side Setback	Rear Setback	Arcade / Gallery setback
R3 - Medium Density Residential - Expansion Zone					
Detached building	2.0 m min 3.0 m max	3.0 m max	2.0 m min	2.0 m min	
Semi-detached	2.0 m min 3.0 m max	3.0 m max	3.0 m min	4.0 m min	
Attached	0.0 m min 3.0 m max	3.0 m max	0.0 m (No Openings Allowed as per point 6.9.3.7)	4.0 m min	
Row Housing	0.0 m min 3.0 m max	3.0 m max	0.0 m (No Openings Allowed as per point 6.9.3.7)	4.0 m min	
R4 - High Density Residential Zone					
Detached building	5.0 m min	5.0 m min	5.0 m min	7.0 m min	
Semi-detached	5.0 m min	5.0 m min	5.0 m min on corner plot	7.0 m min	
COMMERCIAL					
C1 - Mixed Use Commercial Zone					
Detached building	3.0 m min	1.0 m min 3.0 m max	3.0 m min	5.0 m min	2.0 m min
Semi-detached	3.0 m min	1.0 m min 3.0 m max	3.0 m min	5.0 m min	2.0 m min
Attached building	3.0 m min	1.0 m min 3.0 m max	0.0 m (No Openings Allowed as per point 6.9.3.7)	5.0 m min	2.0 m min
O-C2 - Neighbourhood- Mixed Use Zone– Overlay					
	0.0 m min	N/A	N/A	N/A	2.0 m min
C3 - City Commercial Zone					
Detached building	3.0 m min from local roads / minor arterial and collectors	5.0 m min	7.0 m min	7.0 m min	
	5.0 m min from major arterials				
Semi-detached	3.0 m min from local roads / minor arterial and collectors	5.0 m min	7.0 m min	7.0 m min	5.0 m min
	5.0 m min from major arterials				
Attached building	3.0 m min from local roads / minor arterial and collectors	5.0 m min	0.0 m (No Openings Allowed as per point 6.9.3.7)	7.0 m min	5.0 m min
	5.0 m min from major arterials				

ZONING REGULATIONS

Building Typology	Front Setback Principal	Front Setback Secondary (corner plots)	Side Setback	Rear Setback	Arcade / Gallery setback
PUBLIC ADMINISTRATIVE AND SERVICES					
PA - Public Administrative and Services					
Government offices	15.0 m min	5.0 m min	10.0 m min	10.0 m min	
PF – PUBLIC FACILITIES					
PF1-Educational institutes	3.0 m min from local roads / minor arterial and collectors	3.0 m min from minor arterials / collector roads	3.0 m min	3.0 m min	
	7.0 m min from major arterials	7.0 m min from major arterials			
PF2 - Health Facilities	N/A – Depending on hierarchy of health Facilities and detailed design.				
PF3 - Religious facilities	3.0 m min from local roads / minor arterial and collectors	3.0 m min from minor and collector roads	3.0 m min	3.0 m min	
	7.0 m min from major arterials	7.0 m min from major arterials			
PF4 - Cultural centres and sites, Neighbourhood facilities	3.0 m min from local roads / minor arterial and collectors	3.0 m min from minor arterials / collector	3.0 m min	3.0 m min	
	7.0 m min from major arterials	7.0 m min from major arterials			

Building Typology	Front Setback Principal	Front Secondary plots)	Setback (corner	Side Setback	Rear Setback	Arcade / Gallery setback
INDUSTRIAL						
I1- Light Industrial Zone						
Detached building	3.0 m min	3.0 m min		1.5 m min	1.5 m min	
Semi-detached	3.0 m min	3.0 m min		3.0 m min	1.5 m min	

ZONING REGULATIONS

Building Typology	Front Setback Principal	Front Secondary plots)	Setback (corner	Side Setback	Rear Setback	Arcade / Gallery setback
Attached building	3.0 m min	3.0 m min		0.0 m (No Openings Allowed as per point 6.9.3.7)	3.0 m min	
I2- General Industrial Zone						
	N/A	N/A		N/A	N/A	

FOREST AND OPEN SPACES						
P1 - Parks and Open Spaces Zone						
	N/A	N/A		N/A	N/A	
P2 - Sports and Eco-tourism Zone						
	10.0 m min from local roads / minor arterial and collectors	10.0 m min From minor arterials / collector		20.0 m min	20.0 m min	
	25.0 m from major arterials	15.0 m from major arterials				
P3-A - National Parks Zone						
	N/A	N/A		N/A	N/A	

AGRICULTURE						
	1.0 m min	1.0 m min		1.0 m min	1.0 m min	

TRANSPORT						
Holding depots	20.0 m min	5.0 m min		10.0 m min	10.0 m min	

6.9 Fencing and Walls

- Impervious fences or boundary walls shall be discouraged but, where inevitable, the height shall not exceed 1.5m, measured from the adjacent ground level to the top of such fence and wall.
- Solid fencing materials that complement the architecture may be provided at the rear and side fences. The front fencing shall be visually permeable or landscaped fencing only shall be allowed.
- Natural materials shall be encouraged to be used for fencing.
- No fencing and or walls shall be allowed in C1 and O-C2 along commercial streets, except on specific approval from CoK-OSC
- No fencing or wall shall be erected on a lot that obstructs a clear line of sight on a street.
- No broken glasses, electrical wire fence and barbed wire shall be permitted to be installed on top of the boundary walls.
- Fencing walls of 2.0m maximum height may be allowed in Active Recreational Zones (P2).

6.10 Landscaping and recreation

- Existing vegetation in new development sites/plots shall be preserved as much as possible by minimizing clearing and grading.
- For all developments, minimum 10% of the total plot area shall be landscaped as usable open space or recreational purpose.
- Decks shall be allowed to be developed as recreational facilities, where applicable.
- The landscaping of plots shall blend in with the scale, appearance, and neighbouring uses, and shall effectively screen incompatible development from its neighbours.
- Landscaping shall be used to create boundaries, screens, and buffers between areas of differing development intensities and incompatible land uses.
- All landscaped areas within the plots, shall be maintained in good condition by the owner / occupier / management committee of the subject property.

6.11 Fire Fighting and Accessibility of Site to Fire Fighting Appliances

All buildings and properties shall be provided with unobstructed access for firefighting and emergency service, personnel, apparatus, and equipment. For all firefighting accessibility and appliances requirement, firefighting regulations and standards stipulated under Rwanda Planning and Building Code shall be followed.

6.12 Privacy

All developments, mixed-use buildings, or commercial buildings, shall be designed and developed to avoid, or at least minimise, opportunities of its occupants to overlook or infringe upon the privacy of occupants in adjacent buildings.

No openings are allowed along plot's sides in case of 0 (zero) side setbacks development.



7

This page is intentionally kept blank.

Article 7: Zoning Overlay Regulations

The Zoning Overlays set in this Regulations are:

- Neighbourhood-level Mixed Use – O-C2 Overlay (Refer Section 6.2.2)
- Public Facilities Overlay
- Incentive Zoning Overlay
- Land Assembly Overlay
- Land Sub-Division Overlay
- Urban Design Overlay
- Airport Restriction Areas Overlay
- Nature Restoration Overlay
- Slope (30-50%) Overlay
- Tourism Promotion Overlay Heritage Conservation and Promotion Overlay
- Buffers Overlay
- Natural Disaster Risk Overlay

The provisions of this article apply to proposed land uses and development in addition to all other applicable requirements stipulated in the Zoning Regulations. An overlay zone applies additional or stricter conditions and criteria to those of the underlying zoning. The overlay zone may share common boundaries with the base zone or cut across base zone boundaries. In some cases, the overlays are not identified with any specific zone due to the need to locate in the areas that best serve the community based on the population and demand. In such cases, the exact locations of the uses shall be identified based on the criteria/conditions specified under the overlays before they are identified with any specific zoning ordinances.

7.1 Public Facilities Overlay

General Description

The Public Facilities Overlay is not a prescriptive regulation. It serves as indication for City of Kigali - One Stop Centre in identifying most suitable and optimal location of Public Facilities, based on proposed land use distribution and population density. Exact location of Public Facilities shall be identified in Land Subdivision Plans following the standards prescribed in these Regulations.

The Public Facilities overlay is established to provide for a range of public facilities, that are required by the community at neighbourhood, planning area and at city level. These facilities provide basic services and essential support services for the community. They are generally not identified within any specific zone, due to the need to locate in areas that best serve the community and based on population and demand.

The public facilities overlay help in identifying the locations for future proposals of each public facility category. The locations of respective public facilities, once identified, shall form a part of the zoning map and actual zoning regulations stipulated under section 6.4.1 Public Facilities Zone (PF).

Table 7.1: Public Facilities Overlay

Regulation	
This regulation shall apply to: - All future proposals / modifications to existing public facilities within the city.	
Conditions/Assessment	Remarks
- This overlay covers all uses that are stipulated under section 6.4.1 Public Facilities Zone (PF). - All neighbourhood level facilities shall be preferably placed within the established Public Facility Zone and/or within 400m walking radius in residential and mixed-use neighbourhoods, based on population and demand. - All public facilities provision shall follow the planning standards stipulated in this regulation. - Any application for modifications to an existing public facility shall be reviewed by the CoK, in consultation with the community. - CoK may grant approval of developing public facilities, based on the following: - There is a need for the public facility within the neighbourhood/planning area / city level and is not conflicting with the public interest. - The public facility is consistent with the goals and policies of the general plan, and applicable planning standards. - The location and development of the public facility is consistent with the health, safety and wellbeing of people residing or working in the neighbourhood. - There are adequate infrastructure services required to support the public facility, such as utilities, access, parking etc.	Refer public facilities overlay plan

PLANNING STANDARDS		
Below the recommended minimum plot sites for adequate planning. Plots minimum size for each public facility may be smaller than the one listed in this table if: - The facility's catchment area is smaller than the one identified in these standards and the users will be proportionate to the available plot size. In this case, an assessment of the expected catchment population or expected users of the facility shall be provided by the developer; - Topographic conditions or neighbourhood urban fabric or cadastral structure in the neighbourhood do not allow for larger plots but there is a clear need for the facility in the area. In this case the facility should meet the criteria listed in point a) above on proportionate size. - It meets safety requirements as established by relevant laws; - It meets minimum parking requirements – parking requirements shall be reduced if the facilities are less than 500 m from Public Transport stops; - Do not cause nuisance or disruption to the neighbourhood in terms of height, traffic, landscape or environmental context. - It is an existing facility that is already operating to the benefit of the community. In this case, mitigation measures might be identified, if needed or requested by CoK-OSC, for the facility to continue operations.		
Type	Standards	
Educational Facilities	- Primary School - 1 per Neighbourhood (15,000-20,000 population); 1.5ha site - Secondary School - 1 per 20,000 -25,000 population; 2.4 ha site - Primary + Secondary School (combined) - 2.8 ha site (depending on existing school sites) - Vocational /ICT Institute - 1 per Planning Area; 2 ha site - Higher Education Institute - 1 per 500,000 population minimum; 3 ha site	
Health Facilities	- Health Clinic - 1 per Neighbourhood (15,000-20,000 population); 0.5 ha site - Polyclinic - 1 per Planning Area; 5 ha site (Max travel time of 30 mins) - Regional Hospital - 1 per 500,000 population; 5 ha site	
Religious Facilities	1 per Neighbourhood (15,000-20,000 population); 0.5ha site	
Cultural Facilities	- Community Hall - 1 per Neighbourhood; 0.5 ha site - Regional Library - 1 per 500,000 population; 0.5 ha site - Museums, Cultural Centre etc.- 1 per Planning Area; 1.5ha site - Neighbourhood Centre - 1 per Neighbourhood (15,000-20,000 population); 1.2 ha site - Neighbourhood Park - 1 per Neighbourhood (15,000-20,000 population); 1.0 ha site	
Cemetery and Crematorium	- Cemetery – 10 ha site per 200,000-250,000 population - Crematorium – 1 per 150,000 population; 2 ha site. Can be combined with Cemeteries	

ZONING REGULATIONS

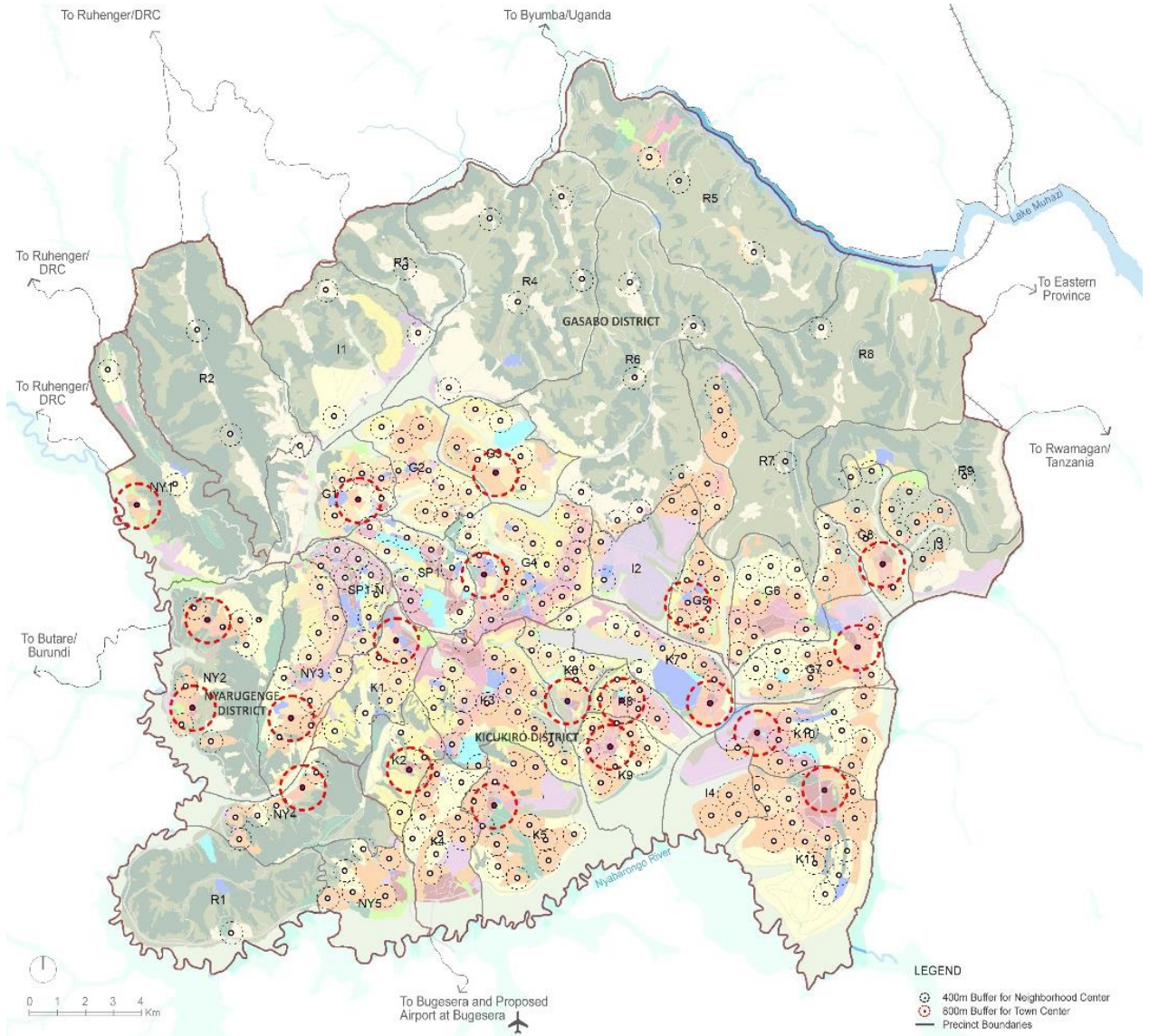


Figure 7-1: Public Facilities Overlay Plan

7.2 Incentive Zoning Overlay (O-IZ)

General Description: Incentive Zoning Overlay is established as special zoning tool that permits developers to build additional Floor Area, Height or increase Building Coverage than normally allowed, in exchange of benefits for the community such as Public Facilities, Open Spaces, Affordable Dwelling Units or any other publicly available amenity, on-site or off-site (Affordable Dwelling Units solutions shall be provided on-site only).

The intent of this overlay is to create high-density mixed-use, mixed-income developments, as per demand. It also intends to facilitate and help identifying receiving areas as an opportunity to implement Transfer of Development Rights (TDR) in the future.

7.2.1 Applicability of Incentive Zoning Overlay

Incentive Zoning Overlay may be applied to following cases:

- Key highly commercially valuable areas of the City of Kigali where demand for extra height and floor space is required or to ensure the establishment of a CBD-like kind of development characterised by tall and iconic buildings.
- Along BRT and major Transit Corridors and Nodes, to capitalise on the increased land and property value generated and allow for higher densities near the infrastructure.
- Along specific sections of wetlands dedicated to recreational uses or in proximity of valuable landscapes or landmarks, to capitalise on the increased land and property values.
- In other areas of the City of Kigali, depending on CoK OSC assessment based on demand, market interest and specific opportunities. In such case, Incentive Zoning Overlay shall be updated accordingly by CoK-OSC.

Whilst overlays for points a) and b) are clearly identified in the Zoning Plan and in the Urban Design Report for Nyarugenge CBD, boundaries for points c) and d) shall be defined by CoK-OSC over time, depending on implementation status of Capital Improvement Projects (CIP) or Catalyst Projects or as part of incentive packages for relevant development in the City of Kigali. An Incentive Zoning Layer for points c) and d) shall be added by CoK as relevant decisions are taken.

Incentives shall not be combined.

Table 7.2: Incentive Zoning Overlay

	Regulation	Remarks
These regulations shall apply to:		
All new and redeveloped areas covered by Incentive Zoning Overlay.		
1.0 USES		
1.5 Permitted Uses	As per Zoning Regulations for each Zone	Night Clubs shall conform to noise mitigation measures as prescribed by relevant regulations for the City of Kigali
1.6 Prohibited Uses	- Retail and wholesale Warehouses - Industrial Uses - Major Infrastructure Installations	

ZONING REGULATIONS

	Regulation	Remarks
1.7 Minimum Lot Size	The following minimum lot sizes shall be respected when applying the incentives: • C3: 2500 m² • C1: 1000 m² • R4: 1000 m² All other zones shall respect minimum or maximum standards as per respective Zoning Regulations.	
2.0 Incentives		
2.1 Maximum Floor Area Ratio (FAR) and Number of Floors	• See Conditions Below	
CONDITIONS		
• CoK shall facilitate an Application for Incentive Zoning in the following areas with the requirements specified below: O-IZ-A: Specific Parcels in CBD and Regional Centres as identified in the O-IZ-A overlay: a maximum of 50% extra GFA on top of base/underlying zoning regulations shall be authorised, provided adequate public amenities are developed. Extra floors may be allowed to achieve the maximum GFA generated on the plot. O-IZ-B: Areas in a radius of 75 m from BRT and major Transit Corridors and Nodes as identified in the O-IZ-B overlay: a maximum of 30% extra GFA on top of base/underlying zoning regulations shall be authorised provided at least 15% of the dwelling units are dedicated for affordable housing or adequate public amenities are developed. Extra floors may be allowed to achieve the maximum GFA generated on the plot unless specified otherwise in UD regulations, where applicable. O-IZ-C: Along specific sections of wetlands dedicated to recreational uses or in close proximity of valuable landscapes or landmarks depending on CoK OSC assessment: a maximum of 30% extra GFA on top of base/underlying zoning regulations shall be authorised provided that at least 15% of the dwelling units are dedicated for affordable housing or adequate public amenities are developed. Extra floors may be allowed to achieve the maximum GFA generated on the plot unless specified otherwise in UD regulations, where applicable. O-IZ-D: In other areas of the City of Kigali, depending on CoK OSC assessment based on demand, market interest and specific opportunities: a maximum of 30% extra GFA on top of base/underlying zoning regulations shall be authorised provided that at least 15% of the dwelling units are dedicated for affordable housing or adequate public amenities are developed. Extra floors may be allowed to achieve the maximum GFA generated on the plot unless specified otherwise in UD regulations where applicable. • CoK at its discretion, may include other incentives to encourage high density development in the Incentive Zoning Overlay areas. • CoK shall grant approval upon fulfilment of the following conditions: • City of Kigali OSC considers adequate, the provision of public amenities or affordable dwelling units and the developer commits in writing to the provision of such amenities. The Construction Permit will then be granted upon this condition. • The developer shall submit the Urban Design for the entire block to demonstrate there will be no disturbance/disruption to the area. • There is adequate infrastructure provision and the location of such developments is not inconsistent with the accessibility and safety of people residing or working in the area. Traffic Impact Assessment may be required by CoK OSC.		Refer Incentive Overlay Plan,

ZONING REGULATIONS

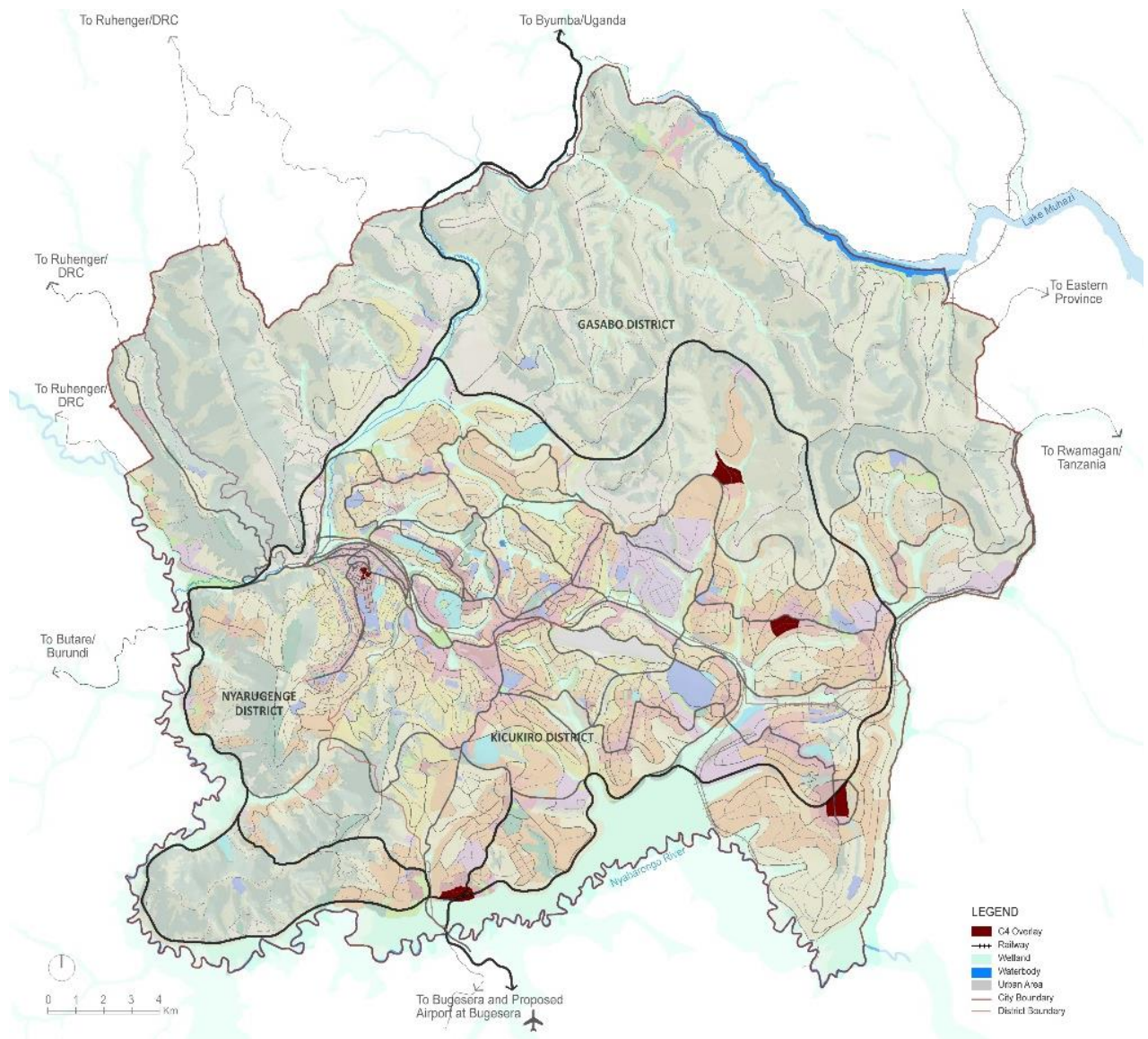


Figure 7-2A: Incentive Zoning Overlay (O-IZ)_A

ZONING REGULATIONS

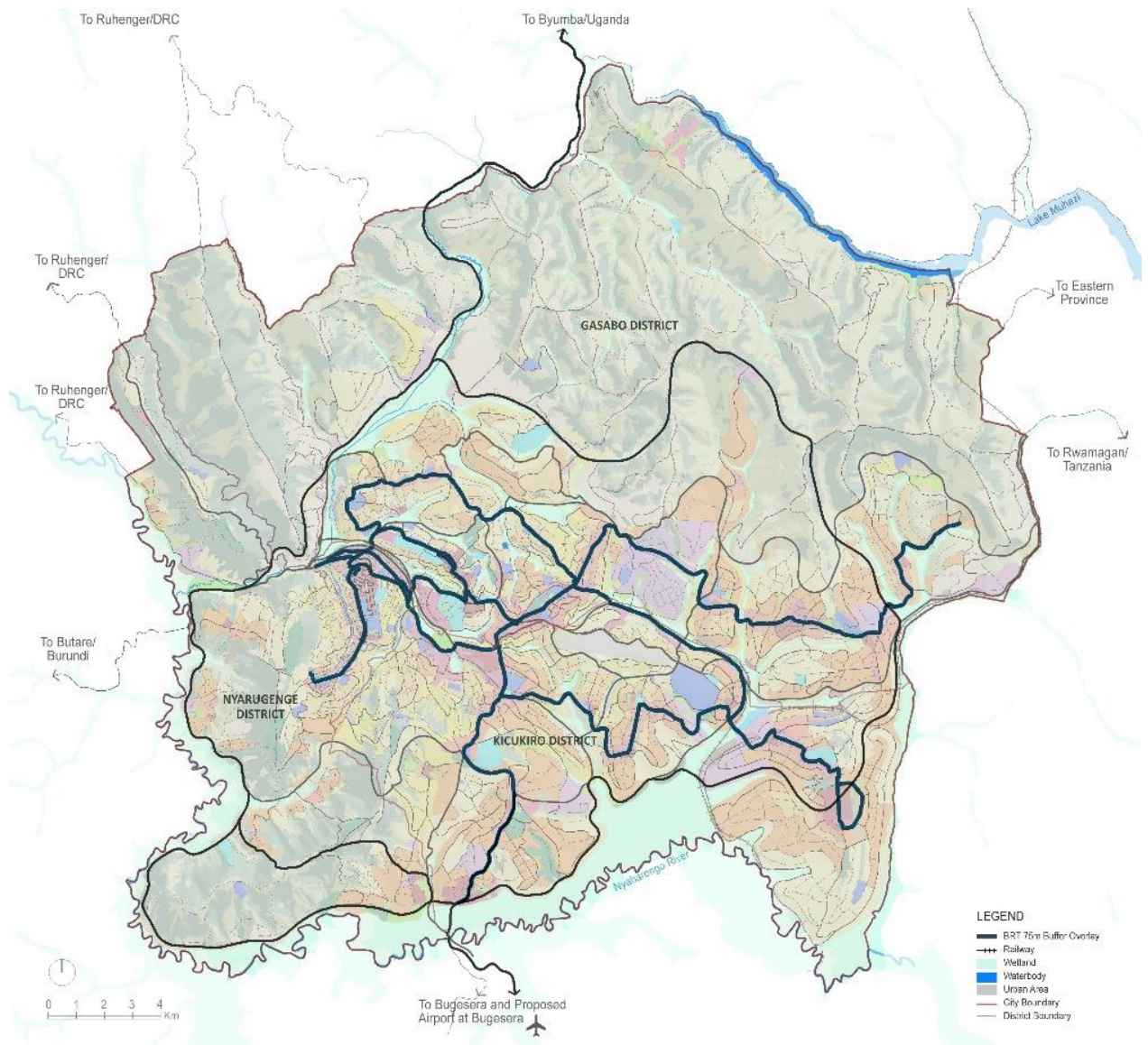


Figure 7-3B: Incentive Zoning Overlay (O-IZ)_B

7.3 Land Assembly Overlay

General Description:

The Land Assembly Overlay is not a prescriptive regulation. It serves as indication for City One Stop Centre in identifying parts of the City that require particular attention when issuing construction permits or evaluating development proposals.

Most of the land within Kigali is under private ownership. The lack of government owned-land has caused tremendous burden on the City to provide even the basic urban infrastructure such as roads, utilities and other public facilities and open recreational spaces. The lands in some parts of the City are highly fragmented and not suitable for planned development. The City also faces social challenges attached to the acquisitions and the subsequent relocation issues.

Allowing construction in this areas without a preliminary site assessment, would consolidate current land haphazard structure, hindering the possibility for organised development and affecting the possibility to provide for affordable housing solutions and basic services and facilities. It would also limit the possibility for plots with no direct access to roads to obtain a construction permit or to develop in a legal way, hence contributing to illegal and / or low density, scattered development.

It is recommended that CoK should take the lead to assemble land for development through a participatory land readjustment or assisted land pooling approach, where feasible. These approaches shall help achieving desired planning and development outcome for a particular area, ensure minimum cost implications to the City and make the landowners partners in the development process.

Participatory land readjustment/ Land Pooling approach shall involve pooling all land parcels of the project area and planning as one unit. An agreed proportion/percentage of land shall be redistributed to the original landowners after deducting land required for roads and other required infrastructure, reserve land and public open spaces, etc. Each landowner shall get back a plot that is smaller than the original area, but with enhanced value as a serviced plot.

Table 7.3: Land Assembly Overlay

Regulation	
This regulation may apply to: all Zones in the City of Kigali and in particular to all areas covered under Land Assembly Overlay, which includes: • Areas of urban expansion/green field sites. • Redevelopment /renewal of prime areas e.g. along BRT corridor located near City centre. • Unplanned settlements or areas deprived of development due to the lack of basic physical and social infrastructures like road, drainage etc.	
Land Pooling /Land Readjustment process	Remarks
The CoK may take the lead to encourage and assist with the land pooling/readjustment process to assemble land for development. For those areas covered under the overlay, CoK may at its discretion earmark manageable sizes of units/clusters for land pooling project. The following process may be followed for generic land pooling / land readjustment projects:	Enabling policies/laws will be required to facilitate the process. Existing and related rules and legislation may be referred as legal basis

ZONING REGULATIONS

Regulation	
• Legal status of the land and ownership details shall be checked - Accurate and latest cadastral and land ownership details shall be used to fast track the planning process. • The project team shall be identified to manage the project and feasibility study conducted to check the viability of the scheme. • Stakeholder mapping shall be conducted at this stage, to involve/engage the stakeholders for better understanding and easy buy-in. Stakeholders may include landowners/holders, tenants, disadvantaged groups, community organizations, local services, and businesses, as well as key actors from outside the Community • Initial presentation to the stakeholders shall be conducted to listen to their feedback, challenges, aspiration, and way forward. The stakeholders mapping (if any, in addition to the stakeholders engaged during the initial presentation) shall be completed. • Any missing land information or other data shall be gathered from the stakeholders, in a participatory process, where they can be involved in designing, gathering, and analysing the information. • The project team in close consultation with the stakeholders, shall develop a draft plan, including the amount of land contribution to be made by the landowners along with the financial plan. • The Draft plan shall be presented, deliberated, negotiated, and revised several times, until the stakeholder's consensus is sought, for smooth implementation. • The Final Plan shall then be presented to the CoK council for their approval. • Short-term loan or any other financial mechanism planned shall be mobilized for working capital. • Engineering designs for infrastructure shall be prepared. • Once the approval is sought, demarcation of plots and roads etc. shall be carried out and landowners shown their new plot boundaries. • Landowners shall be presented with the new registration certificates for their new plots and released for development or for selling. • Reserved plots (if/where applicable) shall be sold to finance infrastructure development.	
Single Owned Parcellation Plan Initiative	Remarks
• CoK may at its discretion, assess and approve only those construction applications that includes a parcellation plan, for the entire unit/cluster identified for land pooling/consolidation. • In such a case, CoK shall provide all facilitation and technical support to the developers, such as providing accurate and latest cadastral and land ownership data, organizing, and facilitating stakeholder meetings and any other technical support, that may be deemed required by the developers. • Parcellation plan shall indicate road access connecting all parcels, and open spaces, for the use of the community. • CoK shall verify the parcellation plan through ground verification and stakeholder engagement before the construction permit is issued to the applicant/developer. • If at least 70% of land owners in the identified cluster agree with the proposed parcellation plan, such parcellation plan shall be considered approved and all land owner in the cluster shall comply and collaborate to the new land structure implementation.	This shall be an interim arrangement for those units/clusters where land pooling/readjustment process is yet to be commenced.

ZONING REGULATIONS

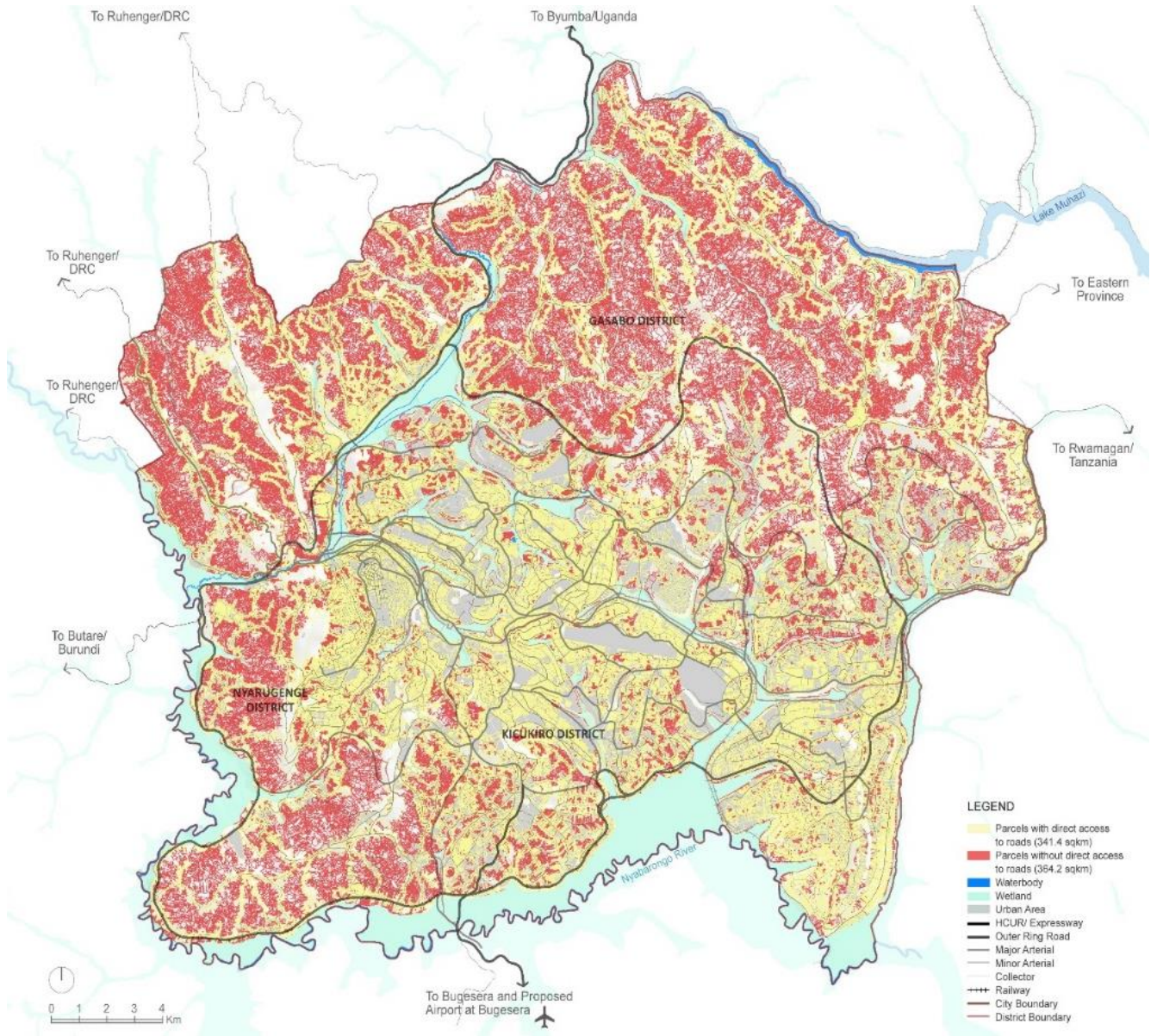


Figure 7-4: Land Assembly Overlay Plan

7.4 Approved Land Subdivision Plans Overlay

General Description:

Land Subdivision Plans (LSP) are implementing tools of the Zoning Maps and Regulations and shall be drafted in conformity with them.

The Approved Land Subdivision Overlay is not a prescriptive regulation. It identifies parts of the City where Land Subdivision Plans have been approved and detailed planning is already available.

Subdivision Plans are detailed plans of smaller blocks of the land areas covered by the Master Plan. During the subdivision process, land is divided into convenient blocks for detailed layout. Land subdivision Plans contains detailed information regarding parcels' layout, local road network and established location and size of public facilities and amenities.

Table 7.4: Approved Land Subdivision Plans Overlay

Regulation	
This regulation may apply to: All areas where Land Subdivision Plans have been approved.	
Update of Approved Land Subdivision Plans Overlay Layer in Kigali MP	Remarks
Once the Land Subdivision Plan is approved, it is the duty of CoK OSC to incorporate the boundaries and the detailed layout of the approved LSP into the MP database in the relevant layer. All subsequent developments in the area shall follow the approved LSP. LSP shall indicate the specific locations of all Public Facilities.	

ZONING REGULATIONS

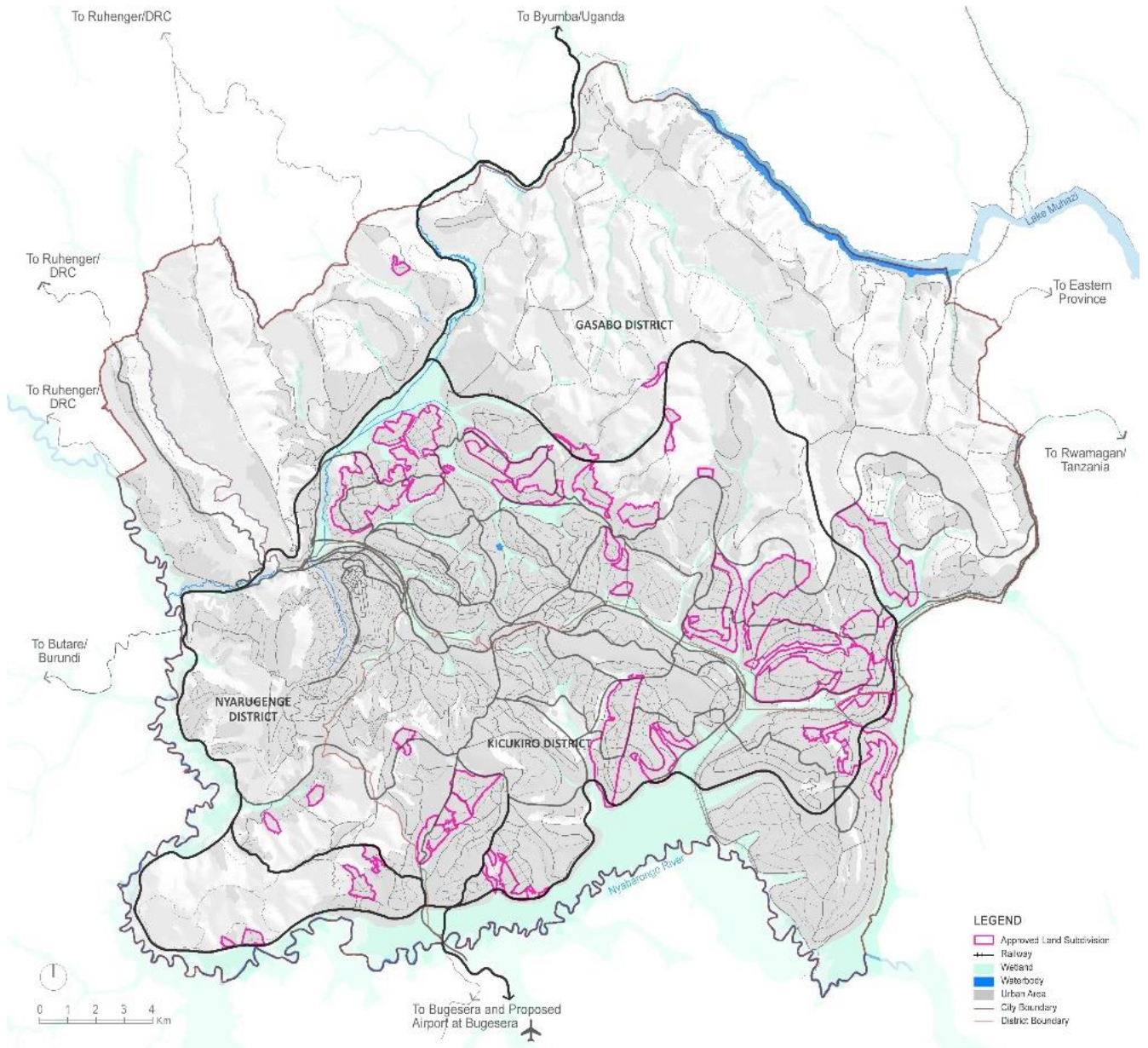


Figure 7-5: Approved Land Subdivision Plan Overlay

7.5 Urban Design Overlay

Three key areas in the City (CBD⁸, Kimironko and Gahanga) have been identified for detailed urban design plans to achieve the desired identity and character. These special areas are identified in the Urban Design Overlay Plan.

The guidelines for the urban design areas shall complement and supersede the zoning guidelines. The areas which fall within the urban design overlay should refer to the urban design plan & guidelines for the specific areas in each Urban Design Report.

Urban Design Guidelines contained in the Urban Design Reports shall be considered an integral part of present Zoning Regulations and each development shall be approved in conformity with such regulations.

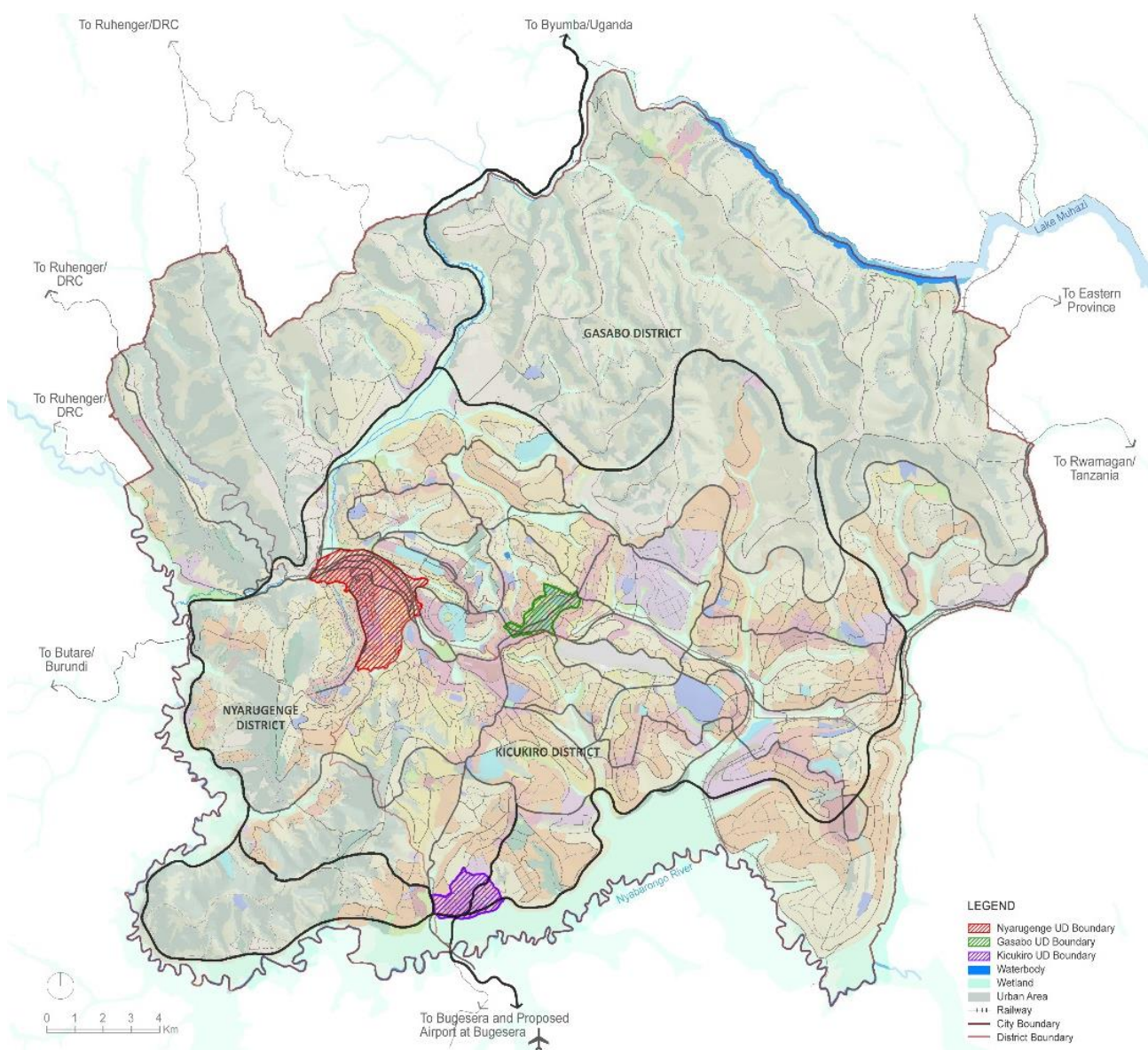


Figure 7-6: Urban Design Overlay Plan

⁸ The Urban Design Guidelines for CBD have been updated during this review. Urban Design Guidelines for Kimironko and Gahanga remain in force as per 2013 design.

7.6 Airport Restriction Area Overlay

The Airport Restriction Area overlay shall be provided, verified and updated by Rwanda Civil Aviation Authority which is responsible for verifying building height and uses in accordance with its jurisdiction and in collaboration with CoK OSC.

7.6.1 Obstacle Limitation Surfaces

The objectives of “Obstacle Limitation Surfaces” are to define the airspace around aerodromes to be maintained free from obstacles to permit the intended aeroplane operations at the aerodromes to be conducted safely and to prevent the aerodromes from becoming unusable by the growth of obstacles around the aerodromes. This is achieved by establishing a series of obstacle limitation surfaces that define the limits to which objects may project into the airspace.

The height of the buildings falling in the “Obstacle Limitation Surfaces” Overlay Plan should not exceed the ASLM indicated in this plan. All the proposed developments falling in these areas, will be subject to approval by OSC and Rwanda Civil Aviation Authority (RCAA).

7.6.2 Public Safety Zones

The Public Safety Zones are areas at the end of the runways at the busiest airports within which development is restricted to control the number of people on the ground at risk of death or injury in the event of an aircraft accident on take-off or landing.

Without prejudice to the existing buildings and activities in the territory, the following guidelines shall apply to new settlements, in terms of cargo containment and identification of anthropogenic activities that are compatible, that the City articulates and itemizes on the risk plans in line with its planning and building regulations. The Public Safety Zone (PSZ) comprises different Risk bands that regulate the inhibition/ restriction of the activities.

Table 7.5: Risk Bands

Regulation		
These regulations shall apply to:		
Risk Bands that regulate the inhibition/ restriction of the activities.		
1.0 RISK BANDS		
	Allowable Uses	Prohibited Uses
Red Zone	• Low density, non-residential activities/ uses which involve the discontinuous permanence of a limited number of people.	• Petrol Stations • Stores of flammable and / or explosive liquids, gases • Any activity that may create a risk of fire, explosion • School • Hospitals • Other sensitive targets Any exception will be evaluated by OSC and RCAA
Green Zone	• Low density residential uses which involve the permanence of a limited number of people. • Low density non-residential uses which involve the permanence of a limited number of people.	

ZONING REGULATIONS

Blue zone	•Low/ medium density residential uses which involve the permanence of a limited number of people. •Low/medium density non-residential uses which involve the permanence of a limited number of people.	
-----------	--	--

Table 7.6: Other Airport Restrictions

Regulation		
These regulations shall apply to: Other airport restrictions		
2.0 AIRPORT RESTRICTIONS		
	Allowable Uses	Prohibited Uses *
Within approach and take-off climb surfaces and ATZ "Aerodrome Traffic Zone" **		•Dumping ground •Other attractive sources of wildlife in the Airport neighbourhood
Within the outer horizontal surface		•Buildings with reflective external finishes and photovoltaic fields •Dangerous and misleading lights •Chimneys emitting fumes •Radio electric equipment radiating buildings/ towers
Within the inner horizontal and the conical surfaces		•Laser sources and high intensity projectors (used in sports or entertainment)
Up to 15 km over the threshold and 1,000 meters wide - symmetrical to the extension of the runway axis		•Dumping ground •Other attractive sources of wildlife in the Airport neighbourhood

*subject to restriction and to be approved by Rwanda Civil Aviation Authority

**ATZ "Aerodrome Traffic Zone": generally circular area of 5 Mn radius, with origin from the ARP "Airport Reference Point".

ZONING REGULATIONS

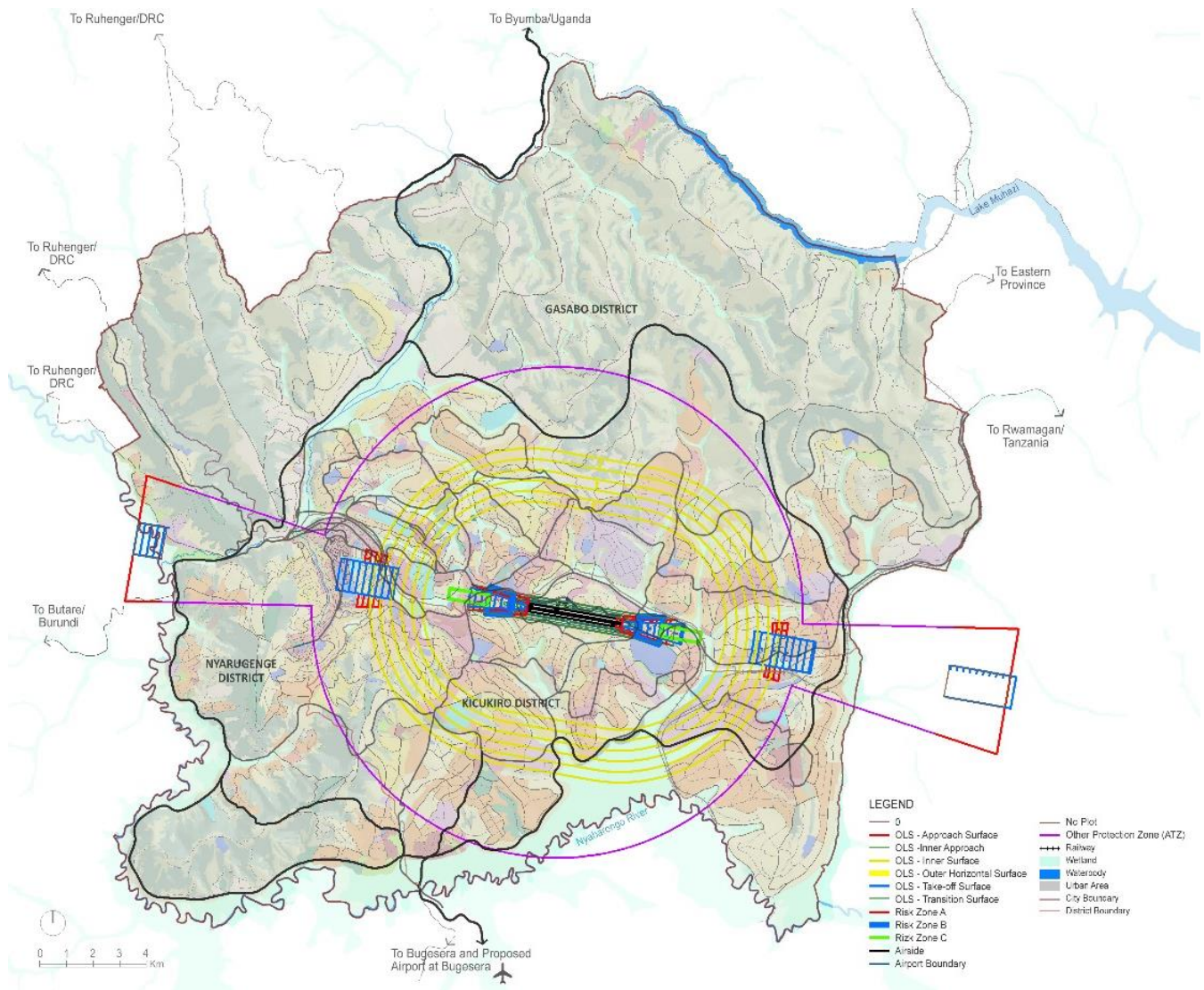


Figure 7-7: Obstacle Limitation Surfaces" Overlay Plan

Source : CoK One Stop Center elaboration following international Standards

7.7 Nature Restoration Overlay

General Description

Restoration of nature across certain areas of the city which fall under other zoning regulations with permitted development uses shall rely on Nature Restoration Zone Overlay. This Overlay includes all identified nature restoration areas of the city.

The Master Plan advocates protection of environmental sensitive areas and mainstreaming disaster risk reductions in the development process. Thus, the intent of this is to provide more discretion and flexibility by allowing the City to protect certain areas as well as encourage or discourage certain types of development that may impact important nature resources dispersed across the city, especially remnants of native forest.

Table 7.7: Nature Restoration Zone Overlay

Regulation	Remarks
These regulations shall apply to: - all areas identified under Nature Restoration Zone Overlay. Areas falling within the Nature Restoration Overlay are subject to conditional development upon CoK's assessment in collaboration with relevant agencies. The purpose of this regulation is: - To utilize the natural environment in a sustainable manner - To protect the development from hazardous conditions; - To regulate the form and character of development	
Conditions	Remarks
CoK, in coordination with relevant Agencies, shall regulate the restoration of nature, identified in the overlay plan. CoK at its discretion and upon evaluation may allow developments as per general Zoning Map (Residential, Mixed Use, etc) or other developments such as eco resorts, camping sites and other amenities that may be deemed required for eco-tourism. Nature restoration should be implemented in Kigali City in line with existing regulatory framework and the strategies, guidelines, and best management practices. CoK shall ensure Integration of afforestation and landscaping into every parcel falling under this overlay to ensure that, while allowing some degree of development, the overall design of the site respects, promotes and protects its forest component. <u>All plots under this overlay shall protect significant clusters of trees and vegetation to preserve environmental value, maintain soil stability and preserve riparian corridors. Additional tree planting on-site is encouraged.</u> CoK may at its discretion provide certain bonuses or incentives to the developers to encourage nature restoration. Public participation in the planning and decision-making processes shall be encouraged to achieve sustainable nature restoration. Development Approval Information: The following information is required when developing on a sloped area between 30% and 50% falling in Nature Restoration Overlay, as part of subdivision/development approval process. General Site Survey	Refer Nature Restoration Overlay Plan

ZONING REGULATIONS

Regulation	Remarks
• Geotechnical Evaluation • Environmental Impact Assessment • Grading Plan that indicates feasibility for roads, driveways and building envelop (that avoids massive manipulation of the site). • Existing & Proposed Tree and Vegetation plan. • Drainage Management Plan. • Erosion Control Plan	

Source: Surbana Jurong

ZONING REGULATIONS

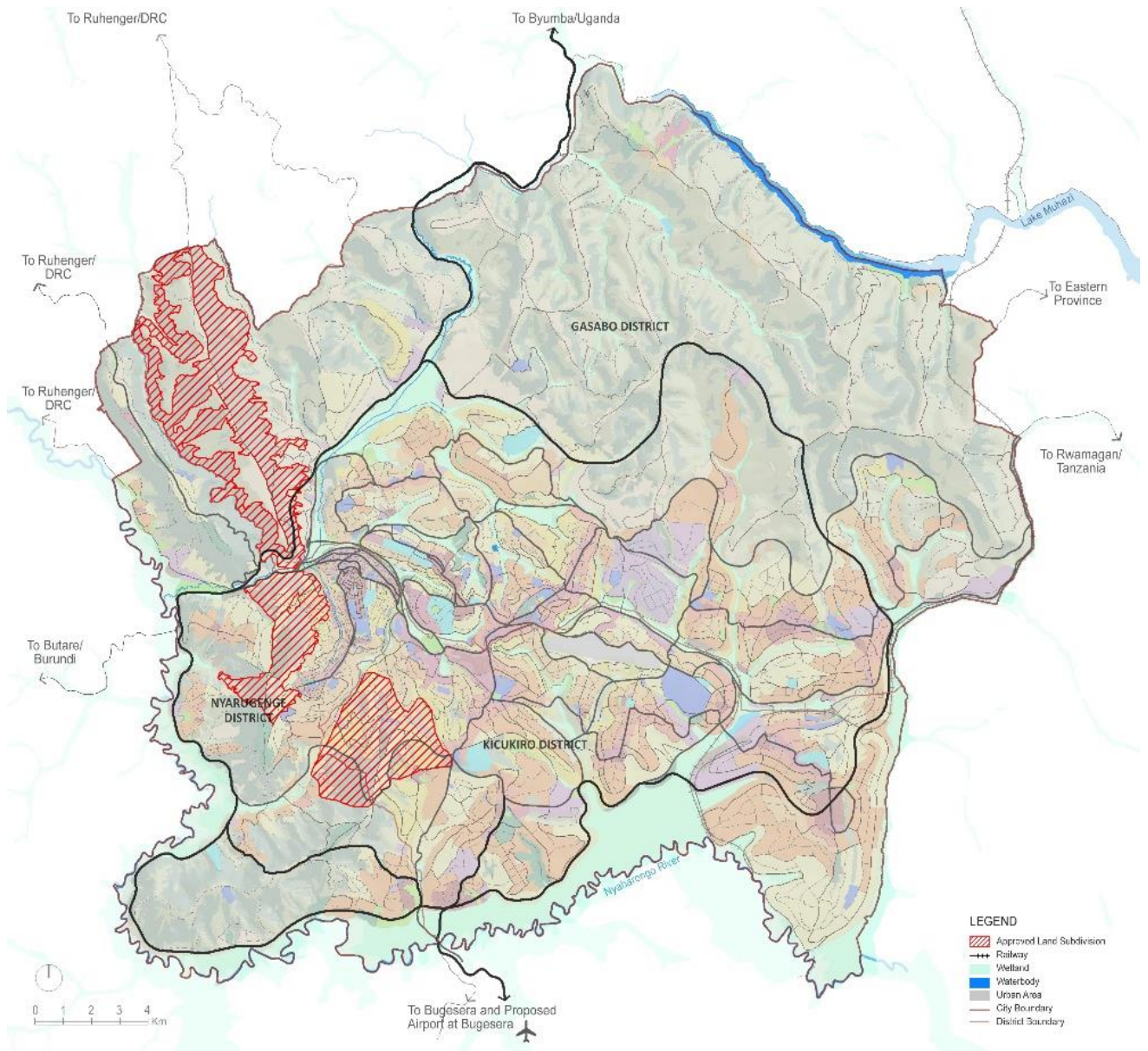


Figure 7-8: Nature Restoration Zone Overlay Plan

7.8 Slope (30-50%) Overlay

General Description

A large part of Kigali has steep slopes and development on steep slopes above 30% is generally discouraged for safety and protection of nature and environment from possible catastrophic disaster.

However, the Zoning Plan recognizes that there are existing developments on slopes above 30%, and some of the areas amid slopes between 30-50% maybe allowed for development, subject to detailed investigation and mitigation works. CoK shall ensure and enforce this Slope Overlay guidelines to deal with such developments.

This regulation is applicable for areas falling in the Slope Overlay Plan and are subject to conditional development on meeting the necessary regulations and conditions.

The purpose of this regulations is:

- To protect the natural environment, its ecosystems and biodiversity
- To provide flexibility and protect the development from hazardous conditions;
- To establish objectives for the form and character of development;
- To promote the safe and wise use of the slopes in the City of Kigali.

The details of the affected parcels can be found in the GIS layers.

Table 7.8: Slope (30-50%) Overlay

Regulation	
These regulations shall apply to: • Existing settlements falling in areas within the 30-50% Slope Overlay • Greenfield sites falling in areas within the 30-50% Slope Overlay	
Conditions	Remarks
CoK, in coordination with relevant agencies (MoE, REMA, MINAGRI, RAB among others), shall regulate the development on 30-50% slopes, identified in the overlay plan. Existing or proposed Developments on areas falling within the Slope (30-50%) overlay are subject to detailed investigation and assessment by the CoK in collaboration with relevant agencies, where required. Existing Settlements Pre-existing, settlements in 30-50% Slope Overlay may be preserved and/or upgraded and current land uses retained provided that geotechnical assessment has been conducted and reassurance has been provided about the following: • No natural disaster risk is present, or any risk has been mitigated with appropriate resiliency measures. • The settlement is not causing environmental pollution downstream and all measures have been taken to minimise environmental impact. • Structures are built taking into consideration the topographic and the geological nature of the site. • Any additional structure or any renovation work shall be authorised only after the above conditions are met. • Areas that do not meet safety requirements or are considered extremely risky, after specific geotechnical survey has been conducted, shall be considered as priority sites for population relocation procedures.	

Regulation	
Greenfield Sites Development on slopes is generally discouraged, however, limited development may be conditionally authorised only by CoK OSC within the Slope Overlay, provided that the proposed development meets the following requirements: • The development does not fall in the Natural Disaster Risk Overlay as per paragraph 7.13. In such cases, only the uses allowed in that overlay will be authorised. • The proposed development is designed following the highest environmental standards and has obtained clearance after an EIA procedure has been conducted. • It has a strategic tourism and/or economic value and demonstrates substantial benefits to the community in terms of job creation, nature area restoration, women or disabled inclusion or other benefit to be evaluated by CoK OSC. <u>CoK at its discretion and upon evaluation may allow developments as per A, P1 and P2 regulations.</u> N.B. Districts' OSC are not entitled to authorise any development on slopes above 30% under any circumstances.	
Criteria for assessing developments in Slope Overlay:	
• Natural Environment, Site Design, and Sub-Division Planning • Infrastructure Works • Building Structures • Development Approval Information –A more detailed study shall be carried out by the CoK OSC to identify priority areas, if/where development maybe allowed with certain mitigation works. Zoning Changes and Applications for Development Approval must be verified with detailed on-site topographic survey conducted by registered professionals <u>DISCLAIMER: Slope analysis for Master Plan and Zoning Plan and Regulations was based on 5 m contours. Due to the nature and quality of the data, it is recommended to assess any proposed development in this overlay through detailed topographic survey conducted by registered professionals.</u>	
1.0 Natural Environment, Grading /Site Design and Sub-Division Planning	
Criteria for Assessment	Prerequisite for constructing in these areas are the following: • Assessing the Site: To identify significant feature of the sloped site and avoid significant disruption of the natural terrain and as far as possible to be compatible to the surrounding development. The following assessment is to be done prior to developing the site for conditional uses: ○ A general site survey with topographic and land features information, which assesses and plans the site in a manner that respects the slopes and special features. ○ An Environmental Impact Assessment (EIA) study to identify environmentally sensitive areas and features to be protected. ○ Make evaluations on the steepness of cut and fill of slopes and on how the slopes will be protected from runoff, stabilized, and maintained. ○ Plan all grading respecting the natural contours of the site/landscape and as per the staging in implementation schedule, to avoid exposing the soil for the shortest time possible. ○ Prior to grading, make provisions for all erosion and sedimentation control practices.

Regulation	
	• Planning and Development: To undertake a subdivision planning and design that respects the existing site's terrain and constraints and enhances the natural character of the area.
2.0 Infrastructure Works	
The design and siting of roads and utilities to lessen impacts on steep slopes while maintaining public and private safety, individual lot access, municipal & emergency access, and other operational needs.	
Criteria for Assessment	• Drainage Planning: Drainage Management Plan to assess how the storm water runoff will be impacted by the development and strategies to mitigate its impact on downstream of the steep slope sites. Special attention to be taken to assess: ○ Hydrological conditions prior to and after the development ○ Protection of natural flow paths ○ On and off-site drainage impacts • Connectivity and Accessibility: Flexibility in local road layouts within developments, which complement the terrain. ○ For local roads on steep slopes, grades up to 15% may be permitted for short sections (not exceeding 100m in length), where the natural character of the slope is retained. ○ Individual driveways to developments not to exceed 20%. ○ For down slope parcels the driveway grade on the first 3m from the property line should not be greater than 7%. ○ For common driveway (vehicle access routes shared by two or more lots) the grade should not exceed 14%. ○ Provide one on-site additional guest parking lot per dwelling serviced by the common driveway. • Utilities Planning: A comprehensive design of water and sewerage systems to be provided to reduce the impact on the environment caused by repeated digging and creation of impervious surfaces. • After Construction: As soon as grading is completed, all disturbed areas shall be stabilized by vegetation through appropriate measures,
To address the height, mass, and setbacks of the buildings on steep slopes, to reduce slope disruption and minimize visual impact.	
Criteria for Assessment	• Building Setbacks: To allow greater flexibility in locating a building on a steep lot, subject to evaluation by CoK OSC, on a case-to-case basis. Provide some leeway in front and side setback, prescribed under the zoning regulation, to reduce the cutting and filling required, to better support level entry, and enhance the neighbourhood. Building Height and Mass: To minimize the visual impact of new buildings on steep slopes. Height of adjacent building to be considered and consistency to be maintained. Consideration of reduced front yard to resolve issues of steep driveways, subject to evaluation by CoK OSC. Development to respond to natural slope to integrate with the natural landform.

3.0 Development Approval Information

The following information is required when developing on a steep slope falling in the Slope (30-50%) Overlay, as part of subdivision/development approval process.

- General Site Survey
- Geotechnical Evaluation
- Environmental Impact Assessment
- Grading Plan that indicates feasibility for roads, driveways and building envelop (that avoids massive manipulation of the site).
- Existing & Proposed Tree and Vegetation plan.
- Drainage Management Plan.
- Erosion Control Plan

ZONING REGULATIONS

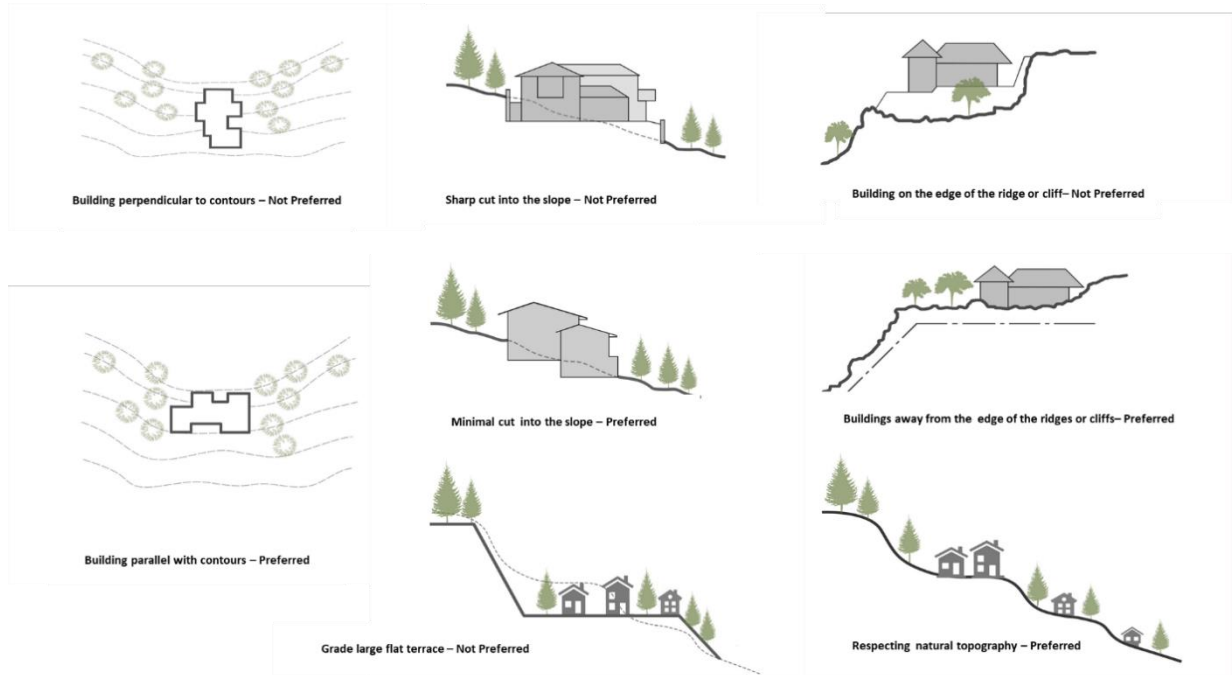


Figure 7-9: Typical Considerations for Slope Development

Source: *Design for Sloping Sites* – Ministry of Housing and Lands, Mauritius

<http://housing.govmu.org/English/Documents/Designslope.pdf>

Steep Slopes - Guide | Model Regulations, Lehigh Valley Planning Commission

<https://www.lvpc.org/pdf/SteepSlopes.pdf>

ZONING REGULATIONS

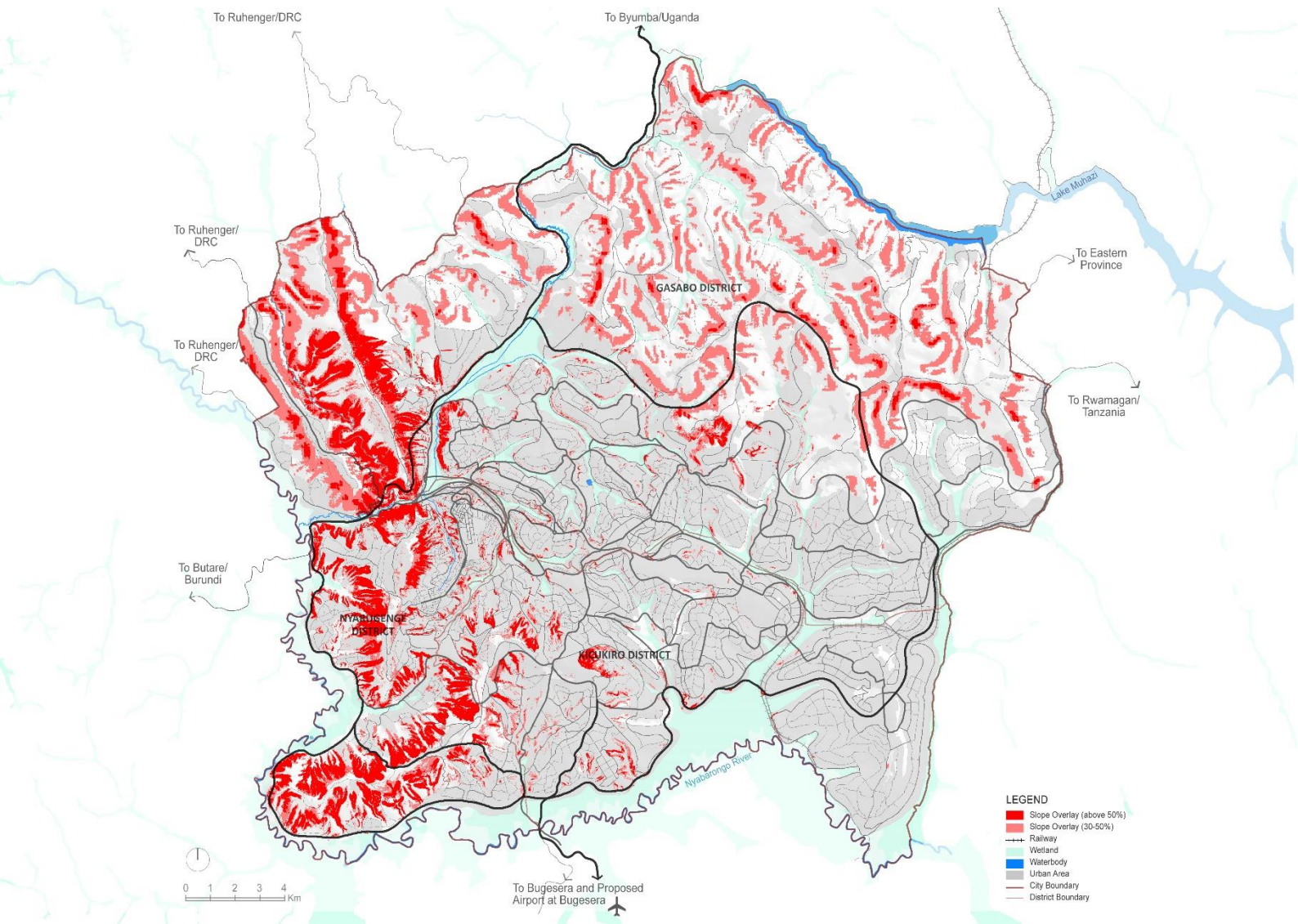


Figure 7-10: Slope (30-50%) Overlay Plan

7.9 Tourism Promotion Overlay

General Description

The Master Plan advocates promotion of tourism for enhanced economic growth in Kigali. In addition to other recreational areas identified for the benefit of the citizens as well as the visitors alike, the scenic lakefront areas along Lake Muhazi can be identified for tourism promotion, to encourage tourist-oriented retail and commercial uses along the lakefront.

The intent of this zone is to provide more discretion and flexibility by allowing the City to promote/encourage tourism in certain areas as well as discourage certain types of development that may impact the lakefront image.

Table 7.9: Tourism Promotion Overlay

	Regulation	Remarks
These regulations shall apply to:		
All parcels/areas identified for tourism promotion		
Uses		
Tourism promotion uses are listed as below: - Restaurants, Guest houses, B&B, Hotels (incl. its ancillary uses) - Commercial Retail Facilities - Tourism and Recreational activities - Campground - Amusement facilities - Agri-tourism and eco-tourism activities - Travel agencies - Arts and crafts centre - Souvenir and gift shops - Boat launching facilities, marinas and similar facilities - Bike shops or rental stations - Theaters, museums, and outdoor performance centers - Conference centres		The sites identified by the Master Plan for Tourism Promotion Overlay may only be indicative and it would be subject to consultation with relevant authorities for finalization.

Conditions: Local Planning Authority may grant approval of developing above facilities, based on the following: • The development meets the minimum buffer requirement from the lake shore, as well as any other sector authority requirements as per law. • There is a need for the tourism facility within the area and is not conflicting with the public interest. • The location and development of the tourism facility is consistent with the health, safety and wellbeing of people residing or working in the neighbourhood. • There are adequate infrastructure services such as utilities, access, parking required to support the proposed tourism facility.	
Incentives: CoK may at its discretion decide to provide incentive packages to the developers for developments that support and promote night life and vibrancy of these tourist areas.	Refer to Incentives section 8.4.3

ZONING REGULATIONS

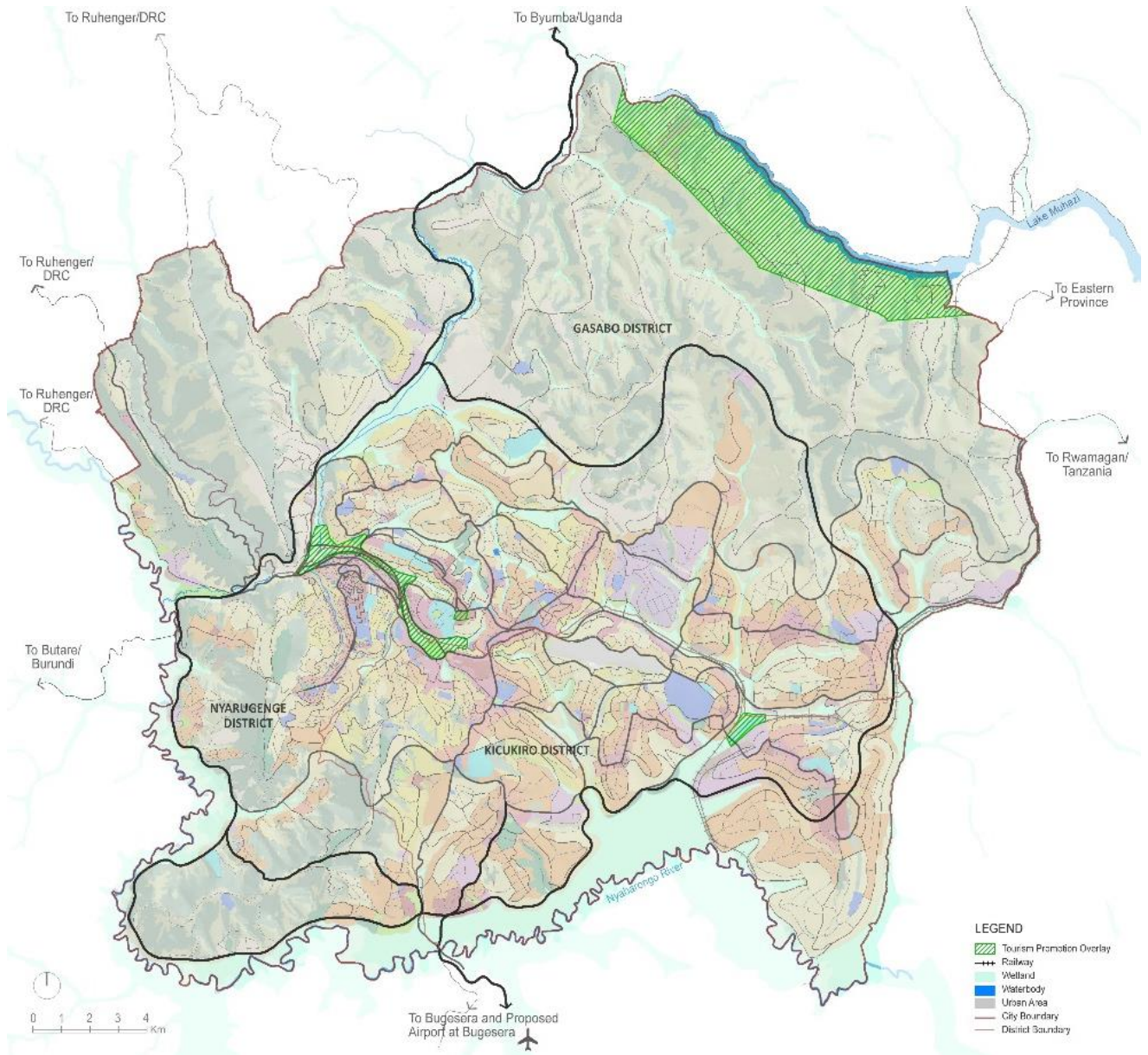


Figure 7-11: Tourism Promotion Overlay Plan

7.10 Heritage Conservation and Promotion Overlay

General Description

The Master Plan respects the presence of historical and cultural sites in the City and promotes conservation of such sites of heritage values. Heritage Conservation and Promotion Overlay is applicable to all identified places of heritage significance such as buildings, sculptures, structures, landmarks, tombs, and historical sites of national or local significance.

In the areas which fall within the Urban Design Overlay and the Heritage Overlay, the Heritage Conservation and Promotion Overlay shall supersede and any Urban Design. When drafting new Urban Design or Land Subdivision Plans, the sites identified by the Heritage Overlay shall be considered and integrated into the design giving due consideration to the preservation and valorisation aspects.

Table 7.10: Heritage Conservation and Promotion Overlay

	Regulation	Remarks
These regulations shall apply to:		
- All identified places of heritage significance such as buildings, sculptures, structures, landmarks, tombs, and historical sites of national or local significance. - The heritage zones marked in the plan to keep the development in that area appropriate to the significance, character, and appearance of the heritage area.		
Assessments		
The places and structures of heritage value shall reflect the following values: Aesthetic: reflected in design, style, construction, and age. Historical: influenced by the historic event, phase, or activity. Social: where buildings and structures have become a focus for spiritual, political, or national cultural sentiment Technological: the degree to which a building, structure or monument reflects the technology available at the time of construction. Planning permit/approval from CoK shall be required for the use, restoration, and development of heritage sites, including land subdivision, demolition, or removal of part of a building, external alteration of a building (including painting), displaying signboard etc. The assessment of the applications shall be based on the heritage guidelines (prepared at the National level) and heritage management plan (to be prepared by the CoK in coordination with relevant heritage conservation authorities) In case of restoration and development of these sites of heritage value, CoK in coordination and assessment with relevant stakeholders and in line with the heritage guideline/management plan, may offer grants or loans or an incentive package to motivate the property owners towards conservation. Any development that takes place within and in immediate surrounding of the heritage site shall happen in a manner that is appropriate to the significance, character, and appearance of the heritage area.		The sites identified by the Master Plan for Heritage Conservation and Promotion Overlay is not exhaustive. A complete inventory and mapping of buildings and places of heritage value, based on comprehensive criteria, is recommended. It is also recommended to prepare a Heritage Management Plan in coordination with relevant sectors.

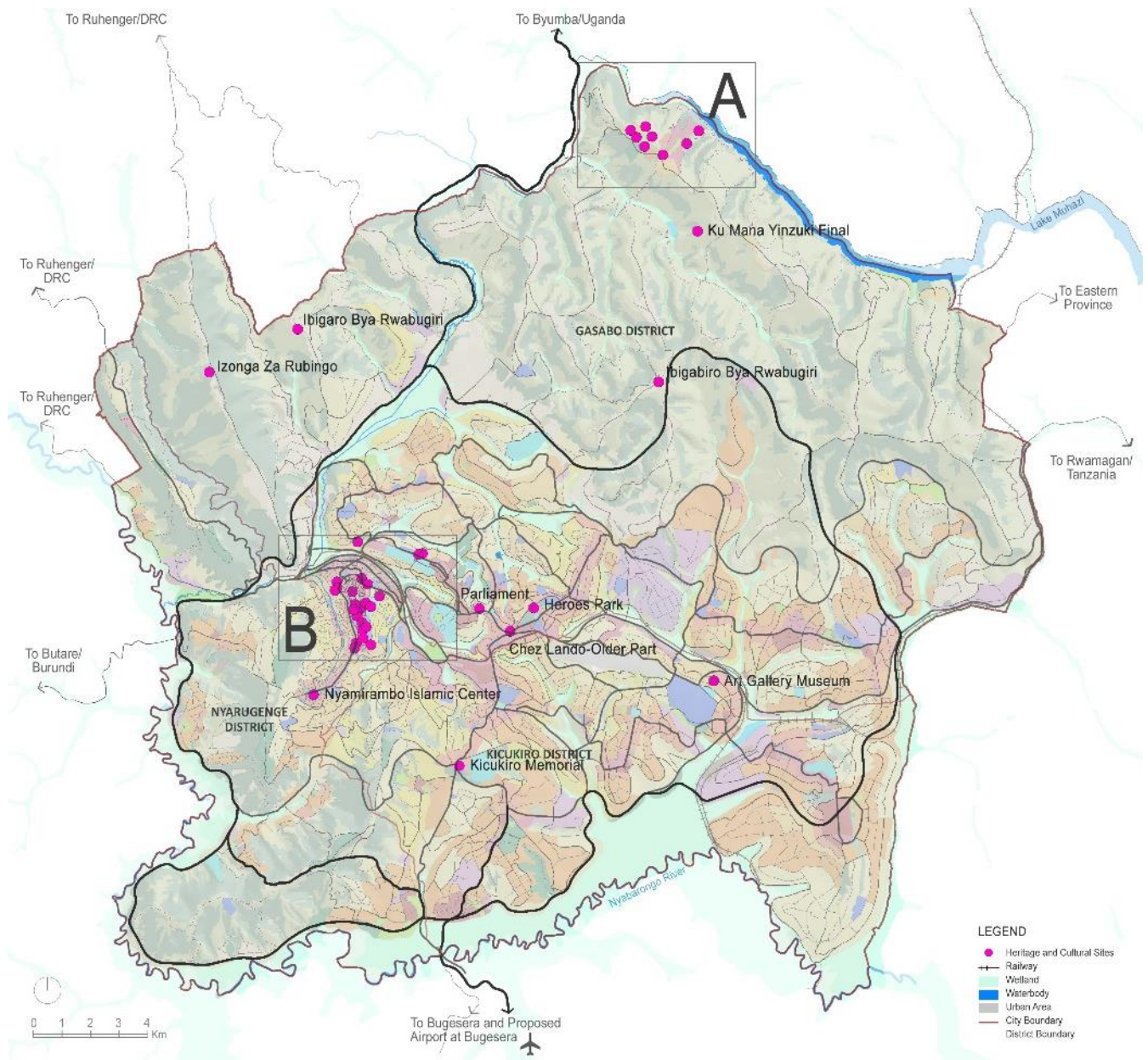


Figure 7-12: Heritage Conservation and Promotion Overlay Plan

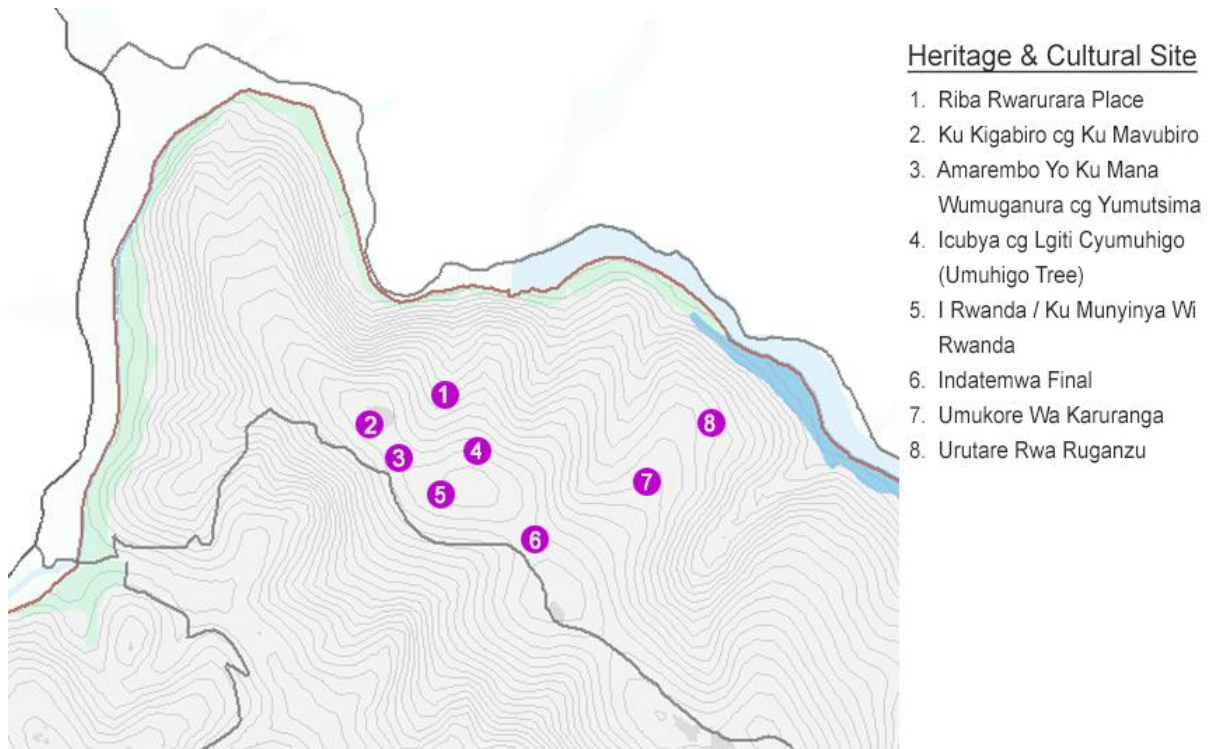


Figure 7-13: Heritage Conservation and Promotion Overlay Plan - A

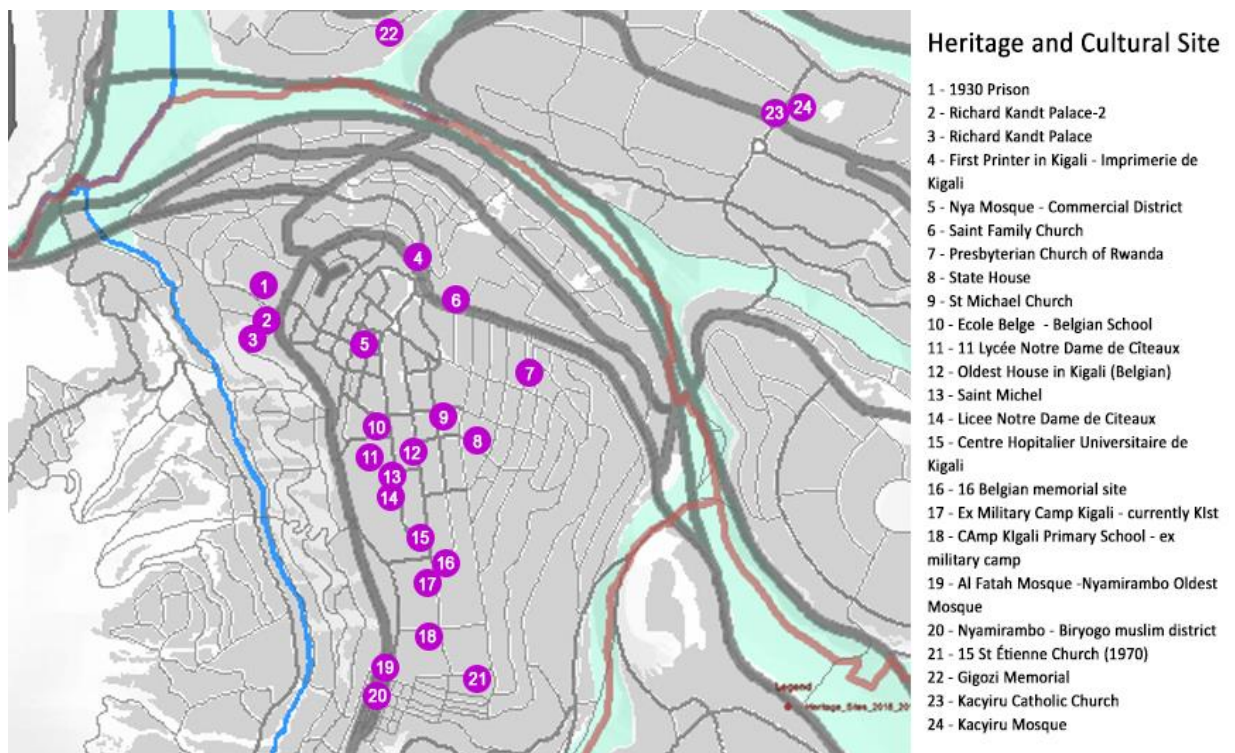


Figure 7-14: Heritage Conservation and Promotion Overlay Plan - B

7.11 Buffers Overlay

Buffers overlay are provided for various purposes to protect or control development in certain parts of the City. In the City of Kigali, buffers overlay is provided along wetlands, waterbodies such as rivers, lakes and streams, and along high-tension power lines and natural drainage.

Wetlands buffer have many functions, including erosion control, pollutant removal, diversity of wildlife habitat, flood water storage, groundwater recharge, and increased aesthetic value. Likewise, riparian buffers along water bodies (streams, rivers, and lakes) maintain the hydrological and ecological connectivity between the water bodies and adjacent floodplains or uplands. Buffers along natural drainage corridors ensure that no encroachment is present in areas potentially subject to natural hazard or that existing settlements are subject to detailed risk assessment before any further development is allowed. Therefore, the intent of the wetlands, rivers, lakes buffers is for the protection from haphazard development, for preserving the natural habitat and benefits of riparian ecosystems, and for disaster risk reduction of such areas.

The buffer overlay for power lines are established to identify those areas of the City where no habitable developments shall be allowed for protection from electrical and health hazard to the communities.

Table 7.11: Buffers Overlay

	Regulation	Remarks
	These regulations shall apply to: • All identified buffers along wetlands • All identified buffers along rivers, lakes, and streams. • Maximum Right of Way • All identified buffers along high tension power lines. • All provisional buffers for natural drainage	
	Conditions	

	Regulation	Remarks
	Wetland Buffers • A buffer of 20m shall be maintained along wetlands in Kigali. Uses allowed in the Kigali Wetland Buffer are detailed in the Kigali Urban Wetland Master Plan. • Planning permit/approval from CoK, MoE, Minagri or any other relevant Authority shall be required for the use, restoration, and development on buffer areas. The CoK in coordination with relevant stakeholder agencies shall assess the intent/importance of the development proposal for approval. • CoK upon evaluation and in consultation with relevant stakeholders may allow developments such as walking and biking trails for recreational use, agriculture, and development of certain amenities that may be deemed required for eco-tourism, provided it is demonstrated that any disturbance to the buffer will be appropriately mitigated. • Some other types of developments like bridges, roads, utilities etc. may be exempted if it is demonstrated that there is no alternative placement and disturbance to the buffer zone will be appropriately mitigated. • CoK shall ensure the developments allowed on the buffer do not contribute to the pollution of the wetlands and its surrounding. • Any development that takes place within the buffer overlays and in immediate surrounding shall happen in a manner that is appropriate to the environment and vistas of the surrounding areas. • CoK in coordination with relevant stakeholders may facilitate TDR or offer incentive packages to motivate the property owners towards sustainable use, development, and restoration. Waterbody Buffers • A buffer of 20m shall be maintained along rivers and lakes, and 10m along streams. • The use and development of the buffer area shall require approval from CoK. The CoK shall assess the application in coordination with relevant stakeholders. • CoK upon evaluation and in collaboration with relevant stakeholders may allow recreational uses such as, waterfront promenade with boating /kayaking facilities, walking and biking trails and development of kiosks and amenities that may be deemed required for the community and tourism promotion, provided it is demonstrated that any disturbance to the buffer will be appropriately mitigated. • Some other types of developments like bridges, roads, utilities etc. may be exempted if it is demonstrated that there is no alternative placement and disturbance to the buffer zone will be appropriately mitigated. • CoK shall ensure protection of potential water supplies and existing aquifers and encourage only those uses that can be appropriately and safely located in and around waterbodies. • No developments or uses allowed on the buffer shall contribute to the pollution of the waterbodies and its surrounding. • Any development that takes place within the buffer overlays and in immediate surrounding shall happen in a manner that is appropriate to the environment and vistas of the surrounding areas. • CoK in coordination with relevant stakeholders may facilitate TDR or offer incentive packages to motivate the property owners towards sustainable development and conservation.	

	Regulation	Remarks
	Maximum Right of Way • A Maximum Right of Way is established along all collector, minor and major arterial and High Capacity Urban Roads. • The width of the Maximum Right of Way is set to ensure flexibility and optimal road capacity and design wherever possible. Developments happening on greenfield sites or redevelopment processes are recommended to follow the Maximum Right of Way. • It is the duty of the City of Kigali One Stop Centre and Infrastructure Department to establish final Right of Way of each specific road section. Power lines Buffers • Power lines buffer of 25m for HV lines up to 110kV envisaged for study area and 12m for MV line up to 30kV shall be maintained for Kigali. • No habitable structures shall be allowed to be developed on the areas covered by this overlay. • The buffer area maybe allowed for agriculture use (crop farming), for laying roads and non-habitable structures. • No tall trees shall be allowed on the buffer that may possibly intersect with the power lines and cause hazard. • Planning permit/approval from CoK shall be required for the use and development on powerlines buffer. The CoK in coordination with relevant stakeholder agencies shall assess the intent/importance of the development proposal for approval. • In coordination and assessment with RURA, CoK may facilitate TDR or offer other incentive packages for the land owners such as including them in the land pooling schemes of nearby areas, where feasible. • The powerline buffers shall be implemented in accordance with guidelines issued by Rwanda Utilities Regulatory Authority (RURA) (current version: GUIDELINES N°01/GL/EL-EWS/RURA/2015), with the demarcated right-of-way generally kept clear of unauthorized structures that could interfere with a power line operation. Natural Drainage Buffers Buffers along natural drainage corridors is to ensure that no encroachment is present in areas potentially subject to natural hazard, or that existing settlements are subject to detailed risk assessment before any further development is allowed. The buffers shall be assessed as per the following conditions: • Provisional buffers of 7.5m, 10m and 20m are identified along main natural drainage corridors. Whilst specific regulations should be provided as an outcome of a detailed storm water management plan, such buffers are shown to highlight potential risks caused by illegal encroachment and to notify land owners about potential risk to which their property might be subject. • All renovation or upgrading projects within such buffers should take into due consideration their proximity to the drainage channel and the potential risk. • Once a detailed storm water management plan is conducted, CoK may take site specific actions to ensure the safety of the residents. Landfill Buffers • A buffer of 200 m is established from all landfills.	

ZONING REGULATIONS

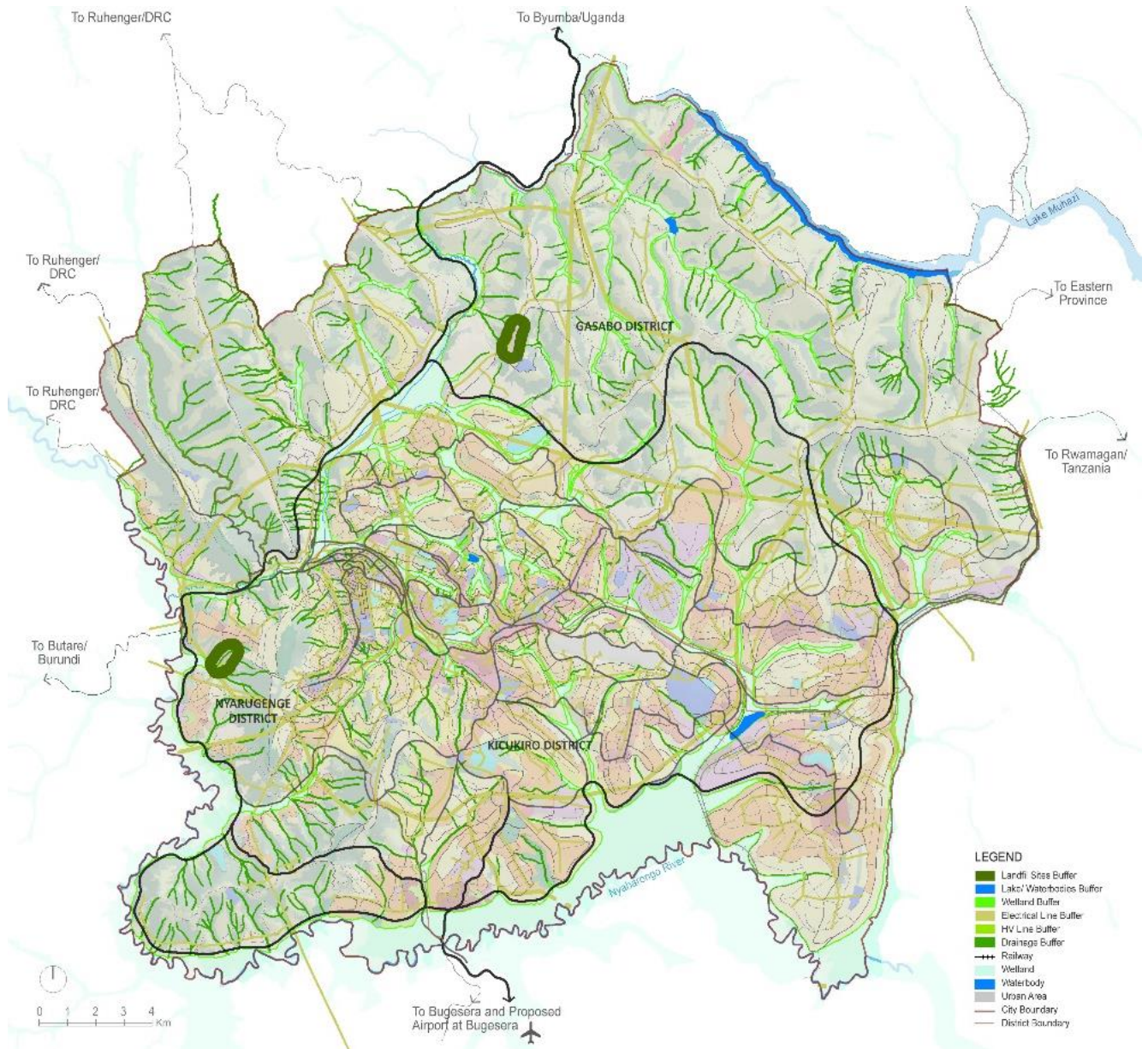


Figure 7-154: Buffers Overlay Plan

7.12 Natural Disaster Risk Overlay

There is currently no detailed information regarding Flood Hazard / High Risk areas in Kigali and it is recommended to establish a clear mapping process to populate this database. CoK, in partnership with relevant agencies shall undertake this exercise as part of a comprehensive storm water management plan, which should map potential natural hazards such as floods,

The Natural Disaster Risk Overlay shall be established to protect the flood hazard areas including those existing developments that fall within the hazard/high risk areas. The additional requirements (above the base zoning requirements) are placed to ensure that development that occurs within the area is compatible with the risk presented by the hazard.

Below regulations represent an indication of possible prescriptions to be followed once Hazard / High Risk Zone Overlay is established.

In case of overlaps between overlays (other than with Urban Design Overlay), Natural Disaster Risk Overlay regulations shall supersede all other regulations. When there is an overlap with Urban Design Overlay, the urban design regulations shall supersede.

Table 7.11: Natural Disaster Risk Overlay

	Regulation	Remarks
	These regulations shall apply to: All areas covered by flood hazard/high risk zone overlays	
	Conditions	
	The following activities may be permitted, upon evaluation by the CoK, in collaboration with relevant stakeholders: - Recreational use with non-habitation structures (kiosks, toilets/changing rooms, and any other required amenities). - Agriculture. - Open areas and play areas that are accessory to residential uses. - Roads, parking, loading areas, and storage areas that are not subject to flood damage. - Utility networks and irrigation channels. No encroachments shall be allowed on the natural drainage channels/floodways unless it is demonstrated through hydrologic and hydraulic analyses, that the proposed encroachment would not result in any increase in flood levels during base flood discharge occurrence. CoK in consultation with relevant stakeholders may decide and fix a buffer from the natural drainage channel for any developmental activities. CoK in collaboration with MINIFRA shall ensure there is adequate public awareness on preparedness, prevention, and response through early warning systems. CoK shall ensure proper studies and evaluations are carried out for the existing developments under the overlay and places identified for relocation of the existing poorly situated developments over a fixed period. CoK shall ensure the following for any development within this overlay: - development is compatible with the restrictions imposed on the property;	

ZONING REGULATIONS

	Regulation	Remarks
	- community including properties and infrastructure are safe from floods, landslides, mudslides and other hazards; - All essential services that are located within the flood and high-risk zones are designed to remain functional during and after flood events; - hydraulic characteristics of land are preserved; - All new construction or improvement/renovation are constructed with flood damage resistant materials to minimize flood damage. - Planning permit/approval from CoK shall be required for the use and development on flood hazard and high-risk zone overlay areas. Cok upon evaluation and in consultation with relevant stakeholders may allow developments that may be deemed necessary, provided it is demonstrated that any disturbance will be appropriately mitigated. - CoK in coordination with relevant stakeholders may facilitate TDR or offer incentive packages to motivate the property owners towards sustainable use and development on floods and high-risk zones.	

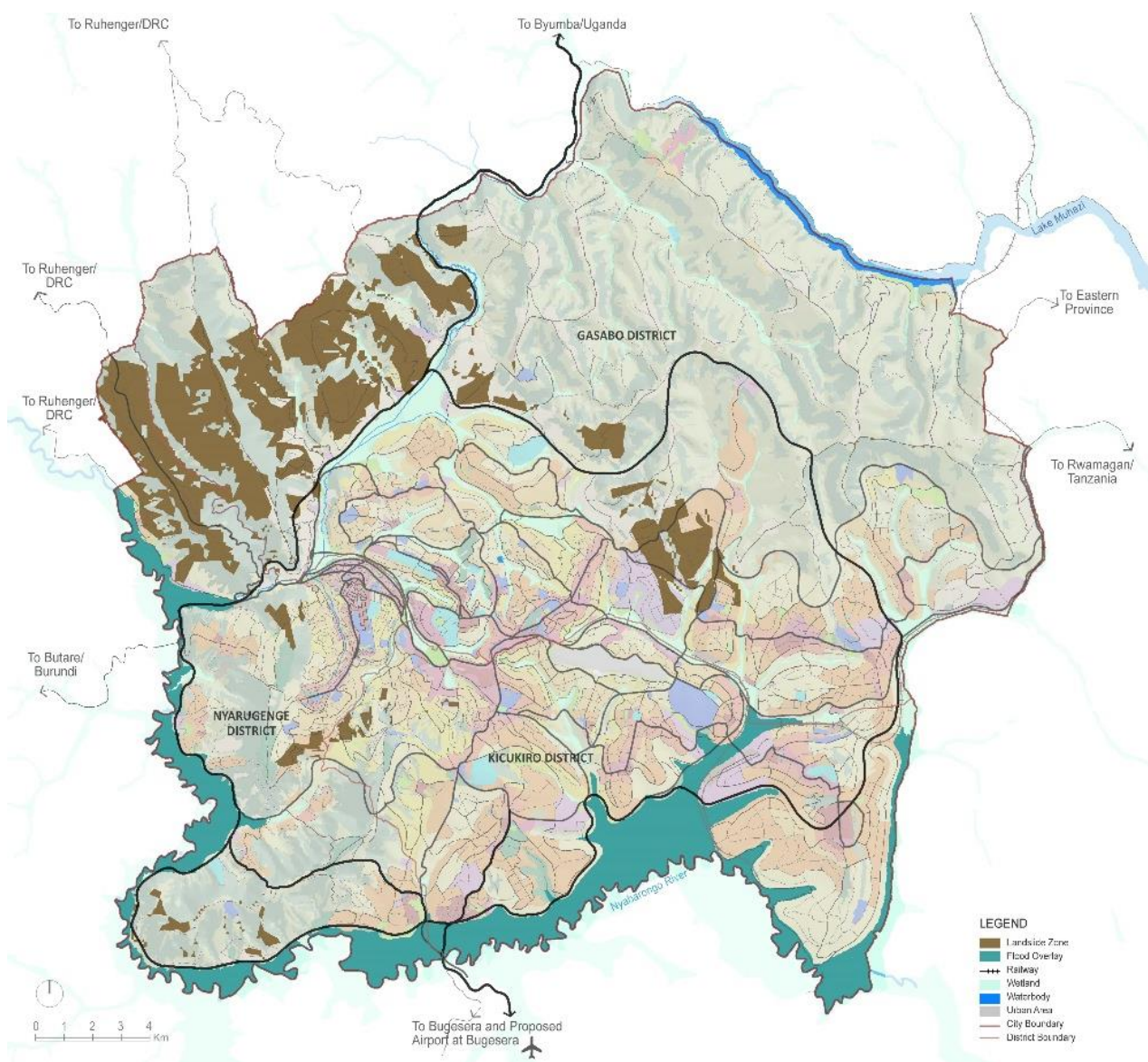


Figure 7-15: Natural Disaster Risk Overlay

This page is intentionally kept blank.



8

This page is intentionally kept blank.

Article 8: Special Regulations

8.1 Transfer of Development Rights (TDR)

General Description:

TDR shall be encouraged to preserve the property value and the right of the landowner, by transferring the right to build from a location (sending area), where development is not permitted or constrained (being in environmental sensitive areas, risks zones, wetland buffer, RoW, heritage sites etc.) to a location (receiving area) where development is encouraged. The transfer may happen within the same parcel (towards the side where there are no risks involved) or between entirely different location.

TDR provides an alternative for those landowners (in sending areas), who respect the development constraints on their lands, to make decision on their property rights, by transferring some or all off their development rights to receiving areas. On the other hand, TDR provides an opportunity for landowners (of receiving areas), who purchased the development rights from sending areas, to obtain a higher return on investment through development at an increased density or height.

Table 8.1: Transfer of Development rights (TDR)

Regulation	
Transfer of Development Rights (TDR) is a tool to help implement comprehensive urban development plan, and it can apply in following situations: • Conserve and protect environmentally sensitive areas, risks zones, wetland buffer, RoW etc.; • Protect lands from natural hazards, such as floods, landslides etc.; • Conserve and protect sites of heritage value, farmlands from development; • Planned development of urban and rural lands	
Criteria for assessment	Remarks
TDR on same parcel: In cases where parcels are partially affected by constraints (wetland buffer, RoW, etc), TDR shall be encouraged to allow transfer of potential GFA generated on the entire parcel to the remaining part of the parcel (unconstrained portion). In case of sale, the rights and the potential development shall be transferred with the property. Development of the unconstrained portion of the sending area shall comply with the sending area's zoning regulation. TDR on different parcels/location : In cases where parcels are fully affected by development constraints (wetland buffer, RoW, etc), TDR shall be encouraged to allow the transfer of potential GFA generated on the parcel (of the sending area), to another location (receiving area) where development is permitted. Sending and Receiving Areas: • The sending and receiving areas, shall be designated, and provided by CoK, with ad-hoc regulations. • No rezoning of the sending area to a higher density shall be permitted by CoK. • Development of the remaining portion of the land in sending area (where applicable) shall comply with the sending area's zoning	Criteria to be considered for the success of TDR: This policy will need strong political support to gain good public support. Strong leadership with knowledge on TDR will be crucial for smooth implementation. Local administrative oversight is critical to track TDR rights. TDR bank is usually established to facilitate the TDR process There should be strong public support to implement TDR. Educating the public/stakeholders on TDR will promote public participation. There should be adequate demand and capability of the receiving areas to accommodate additional development, and that there is

ZONING REGULATIONS

regulation and is limited to the remaining development rights that are left after conversion to a TDR. Restriction deed: • A restriction deed must be recorded, limiting the future development potential of the sending area, permanently. • CoK shall then issue the TDR Certificate, indicating the number of transferred development rights and the page numbers of the recorded restriction deed.	minimum adverse impact on the existing site and surrounding.
---	---

8.2 Minimum green building requirements

General Description:

All developments in Kigali shall be guided by the Rwanda Green Building Minimum Compliance Guidelines (GBMC).

Green building guidelines intends to increase resource efficiency, improve indoor environmental quality, promote environmental protection, green innovation and use of sustainable and locally manufactured buildings materials, while reducing building impacts on human health and the environment.

Table 8.2: Minimum green building requirements

Guidelines	
These guidelines are applicable to: • Commercial buildings (excluding warehouses and retail shops) • Public administrative and institutional buildings (excluding correctional services, police, fire department) • Social, cultural & assembly buildings • Health facilities • Educational buildings (excluding living areas for students) • Large Residential or Mixed-use developments with more than 10 residential Units Although the guidelines are not mandatory for small scale residential developments (less than 10 residential units), willing building owners and real estate developers are encouraged to adopt on a voluntary basis to meet sustainable development targets. CoK's at its discretion, may provide certain incentives as per the guidance provided by the incentives section 8.4 under special regulations.	
Minimum Green Requirements	Remarks
Any new development or existing developments undergoing major renovations works shall follow the minimum green requirements from GBMC, as stipulated hereunder: Site Management and Neighbourhood Planning: • Building footprint/coverage, landscape coverage and paved surfaces shall be designed to achieve ratios that will enable increased permeability for infiltration of surface/rain water. • Semi-permeable materials for paved surfaces such as surface parking is compulsory. • Landscape area shall include curtain trees and preferably native plant species (Identified by Ministry of Environment) to increase absorption of runoff water, curtail soil erosion, contribute to regulation of temperature, provide shading, and promote biodiversity. • Large scale and medium-high density developments shall preserve existing recreational areas and provide for new ones. Road side green shall not be considered in the computation. • Proposed Design shall integrate trees with new development and preserve existing trees on site. • Soil erosion control measures shall be undertaken before and during construction. Zoning Categories: • Mixed use, mixed income, medium density development is encouraged and provided for in all zones.	Recommendation on type of vegetation coverage may be obtained from the Ministry of Environment-Department of Forestry; Refer Rwanda Green Building Minimum Compliance (GBMC) guidelines for details.

Guidelines	
- All zones provide higher FAR to encourage densification, upgrading and redevelopment. Building Placement and Orientation: - Minimum setbacks must be established to allow for natural ventilation and natural lighting; - Building orientation should be maximised along the East-West axis. Major facades should face North or South to minimise direct exposure to solar radiation. Universal Accessibility of Buildings and Public Spaces - Public buildings and public spaces shall ensure accessibility to all including but not limited to physically disabled, visually impaired, hearing impaired and elderly people. Appropriate design solutions shall be applied and shown in the Construction Permit Application. - large residential developments (more than 10 units) shall provide a minimum of 10% of units with Universal Accessibility. Storm water drainage and retention during and after construction. Construction Materials: - Local materials for construction should be given priority.	

8.3 Rural Development in Agricultural Land

General Description:

The agriculture land, the most valuable natural resource, and the engine of economy of Rwanda has been under tremendous pressure for development due to rapid urbanization and population growth. Sustainable rural development is essential for economic, social, and environmental viability and for coordinating rural development initiatives that contribute to sustainable livelihoods. This regulation intends to limit growth and sprawl on its limited agricultural resources through promotion of Integrated and compact development, for long term sustainability of the City's valuable natural, urban, and rural environment. Integrated development shall help create vibrant environment which can support a range of uses, social services and facilities at cheaper costs for bulk services such as water, sewerage and promote walkable neighbourhoods.

Table 8.3: Rural Development in Agricultural Land

Regulation	
This regulation is applicable to: - all rural developments happening in R1B zones - all informal developments in A – Agriculture Zone	
Integrated Development	Remarks
Integrated and compact development of rural areas shall be encouraged to limit sprawl and encroachment on valuable agricultural land. Housing development shall include integrated services and economic opportunities, for resource efficiency and promotion of vibrant work-live-play environment. The CoK shall promote such Integrated developments in areas that are in proximity to existing communities, for resource efficiency in placing infrastructure and services, and to specially serve as economic anchors to the new developing areas. Land pooling/consolidation approach shall be encouraged for increase in agricultural productivity, and inclusive and equitable development. The perimeter of the land to be consolidated should be identified to allow maximum 30 minutes walking distance from the Integrated Development to the working place. All development shall be planned, designed, and implemented in a participatory and bottom up approach, where all land owners engage, understand, and agree to consolidate and contribute land and labour in the development of an economically vibrant and robust community. The CoK may at its discretion pilot integrated development through land readjustment/ land pooling in 1 or 2 new or upgrading settlements in R1B zones. Areas Currently Zoned as R1B may be expanded due to increase in numbers of population moving from Rural Agricultural Areas. New R1B zones may be identified by CoK-OSC during land consolidation processes. It shall be the duty of CoK – OSC to: - Identify the new admissible perimeter of R1B area - Ensure densities and typologies are respected - Ensure provision of infrastructure and facilities as needed.	Refer Land Assembly Overlay section 7.3 for land pooling process

8.4 Incentives

8.4.1 Incentives to Developers

Developers can be provided with several incentives to encourage alignment with the City's strategic priorities for its development and to create vibrant and inclusive urban centres. At the discretion of the CoK, these incentives could be applied to any development in the city. CoK shall assess and specify incentive types/packages (refer section 8.4.2, 8.4.3 and 8.4.4 below), where the developer demonstrates or provides one or more of the following:

- 15% affordable housing as a part of inclusionary zoning
- Public spaces/communal facilities, including facilities/amenities required in tourism promotion overlay areas.
- Shared Parking

CoK may at its discretion, permit certain additional GFA (after proper assessment), where the developer demonstrates or provides:

- Sustainable building design technology and sustainable construction methods as per GMBC⁹

8.4.2 Inclusionary Zoning

General Description:

Inclusionary Zoning provides flexibility in zoning to make it possible for the creation of affordable housing for low and moderate-income communities. Inclusionary Zoning requires the real estate developers to set aside a portion of the total housing units, for low and moderate-income groups. The IZ program intends to fulfil two major goals:

- to increase the supply of affordable housing;
- to promote social inclusion and integration.

In return, incentives shall be provided to developers, such as density bonuses that allow the developer to build more units than the standard zoning would allow, or fast track construction permit that allows developers to start building earlier than without an incentive.

The IZ programs, shall be either voluntary or mandatory, mainly dependent on the discretion of the City and may be triggered by sizes and types of market-rate developments.

Table 8.4: Inclusionary Zoning

Regulation		
This regulation shall apply to:		
All new residential mixed-use developments and redeveloped buildings converted to residential as a part of multifamily developments in R3, R4, C1, C3 zones.		
Conditions	On-Site Development Alternatives	Incentives for Developers

⁹ Rwanda Green Building Minimum Compliance Guidelines

ZONING REGULATIONS

• Developers shall ensure that 15 percent of all new housing units (exclusive of ground floor /non-residential floor area) are affordable. • Developers shall ensure that 10 percent of all new units built are barrier free with universal access. • The housing units created through inclusionary zoning shall be available either for homeownership and rental, and any re-sale or rent shall only be allowed after 10 years of occupation, at, or below, prices (established for affordable housing in Rwanda) which will preserve the units as affordable housing for persons or families as described in present regulations and/or defined by CoK • The CoK shall set the sales price of inclusionary homeownership and rental units prior to making them available to the eligible buyers. The tenants shall be selected in a fair and equitable manner to avoid any discrimination. • Developers shall submit an Inclusionary Housing Plan (indicating number, type, location and expected rental or sale price of inclusionary units etc.), and any other supporting documents, that may be deemed required, for review and approval by the CoK. • Where a project requires providing less than 10 units of affordable housing, it shall be mandatory for the developer to provide these units on-site, i.e. at the same project location. • All inclusionary requirements may be waived at the CoK's discretion, if the applicant proves that the inclusionary requirements will render the project infeasible.	The following on-Site development alternatives may be provided to the developers for project with more than 10 units: • In lieu fee per unit – this can be utilized for production of affordable housing • land donation, where feasible. • off-site development i.e. in another location • conversion of market rate to affordable	CoK shall make a detailed assessment of the type of incentive or a combination of different types of incentives, that may be appropriate to motivate developers, for provision of affordable housing and universal accessibility in their development projects. CoK, at its discretion and based on the assessment, may provide following types of incentives. Either one or collective incentives shall be provided to the developers, depending on the feasibility. • Bonus FAR – CoK to specify, based on the marketability of the extra density. • Development standard flexibility – CoK to specify, such as parking requirement reduction etc. • Fee waivers – CoK to specify, such as on construction permit etc. • Tax abatements – CoK to specify, on affordable housing units. • monetary assistance- CoK to specify such as reduction on lease rate etc.
---	---	---

8.4.3 Provision of Public Spaces, Community Amenities, Art, and Cultural Spaces

Public spaces, amenities, art, and cultural spaces owned and maintained by private owners but dedicated to public use, tourism, and enjoyment shall be encouraged, in exchange for bonus floor area or waivers on fees, reduction on parking requirements or similar incentives to be established by City of Kigali.

Privately owned public spaces can offer a variety of amenities in different shapes and sizes, outdoor and indoor.

Table 8.5: Provision of Public Spaces, Community Amenities, Art, and Cultural Spaces

Regulation	
This regulation applies to: a) Existing public spaces, community amenities, art, and cultural spaces on private development sites. b) Proposed public spaces, community amenities, art, and cultural spaces etc. on private land at neighbourhood level and in areas covered by tourism overlay. c) Facilities eligible for incentives are, but not limited to, the following: multi-purpose halls, public art, playgrounds, sport fields, neighbourhood parks, linear parks (green corridor), publicly accessible arcades, spaces dedicated for libraries, museums, theatres, art centres, public clinics, kindergarten, public square and plazas, covered walkways, urban furniture for public spaces (seating areas), monuments, pocket parks, pedestrian promenades, renovation of heritage and historical sites.	
Conditions	Incentives for Developers
The CoK shall stimulate /motivate the private sector to preserve or create opportunities that benefit the public, through several incentives programs, subject to CoK follow up policies. The Local Urban Development Plan or Urban Design shall be prepared defining the preservation of existing or creation of public facilities/spaces, with input from all stakeholders (including property owners, and developers), to identify what facilities should be preserved and provided through incentives. They may include public open space, library, community hall, cultural or historic preservation etc. No new public space/facility/amenity, shall be located within 400m walking distance of an existing publicly accessible open area, park, facility etc. unless deemed required in the tourism promotion overlay areas. All public spaces and amenities shall be accessible to the public, at all times, except where the CoK has authorized night-time closing. As a part of the incentives program, CoK shall provide and check design and development standards to ensure quality of the amenities and spaces provided. In the areas where land pooling is feasible, open spaces and spaces for community amenities shall be created through participatory land readjustment. An agreed percentage of total land is contributed by the land owners for open spaces and public facilities/ infrastructure.	Incentives shall be provided to those developers, who opts to preserve or create such spaces within their development projects. This will encourage and ensure that community receives and continues to preserve or enhance desirable public facilities/spaces. Incentives can come in many forms – Bonus FAR/GFA, reduced parking requirements, tax abatement, infrastructure, employee training, reduced business license fees. These programs can be used collectively to ensure best incentive package is offered for greater effectiveness and to achieve the public purpose.

8.4.4 Provision of shared parking facilities in congested areas

For a City like Kigali, with its topography and constraints on adequate developable land, shared parking shall be encouraged to optimally use the parking spaces in cities by allowing complementary land uses to share spaces, rather than creating parking spaces for each of the uses. Private parking owners of apartments, restaurants, commercial/retail, offices, universities, hospitals, etc. shall be encouraged to rent out their parking space during the times they don't use their parking space, to help reduce parking requirements, bringing positive impact on economic, social, and environmental aspects.

Shared parking promotes efficient use of the existing spaces and reduces burden on the developers/land owners to develop more parking, it also allows for increased density near transit and promote compact development, inhibiting urban sprawl.

Table 8.6: Provision of shared parking facilities in congested areas

Regulation	
This regulation applies to: Mixed use developments; Other areas with complementary land uses, appropriate for shared parking; Congested areas within the City, where shared parking is feasible.	
Condition	Incentives for Developers
The CoK shall encourage provision of shared parking amongst complementary uses, within mixed use development and where there is a scarcity of vacant land in a congested area. The parking spaces in such areas may be privately constructed and operated but shall be publicly accessible for long-term transport planning purposes. The CoK shall help the private sector identify how and where the spaces can be shared. A local urban development plan or an urban design for the area shall define and identify, with input from all stakeholders (including property owners, and developers), where shared parking facilities should be provided by incentives. The plan shall ensure benefit to the whole community rather than just one development. The CoK shall ensure that the implementation plan clearly indicates and define the facilities and include a review process to ensure that the facilities meet design and development standards.	Incentives can come in many forms – Bonus FAR/GFA, reduced parking requirements, tax abatement, infrastructure, employee training, reduced business license fees etc., subject to CoK's follow up policies. These programs can be used collectively to ensure best incentive package is offered for greater effectiveness and to achieve the public purpose.

8.5 Large Scale Developments

The regulation facilitates large-scale developments spanning several Zones by creating greater flexibility for the purpose of producing better site planning. Its objective is to enable better arrangement of open spaces and utilization of natural features. This discretionary regulation is applicable for all developments of more than 1 ha in size to enable better site plans.

Table 8.7: Special regulations for large scale developments

	Regulations	Remarks
Criteria for Assessment	• Size of Development ○ Developments above 1 ha in size require undergoing a special planning review from the Special Project Review Panel of City of Kigali One Stop Centre. • Project Information: ○ Time schedule for carrying out development, financial plan, common parking areas provision plan, and maintenance plan for common open spaces and parking will be required. ○ A subdivision plan, if applicable to the development should be provided and shall comply with all applicable regulations. • Environment: ○ Environmental Impact Assessment (EIA) for the proposal shall be required for evaluation • Traffic & Parking: ○ Traffic Impact Assessment (TIA) for the proposal shall be evaluated. ○ Allowance for multiple accesses into development as per the TIA ○ Private internal roads to conform to required standards set by the fire regulations. ○ Development with multiple uses having mixed use, or commercial need to suggest adequate parking facilities • Infrastructure: ○ Compliance to infrastructure connectivity with surrounding areas. ○ Drainage study or drainage plan to show impact of proposed development to the surrounding with the additional outflow. ○ Compliance of infrastructure requirements such as sewerage treatment plants, electric substation, drainage etc. • Facilities: ○ Provision of public facilities in compliance with the public facilities overlay regulations as set by the City of Kigali One Stop Centre. ○ Provision of open space for public accessibility in compliance with the public facilities overlay and special regulations on provision of incentives for public spaces as set by the City of Kigali One Stop Centre. • Urban Design ○ Provide strategy plan to explain harmonious blending of development with surrounding location. ○ Urban Form strategy of the development	Regulations for large developments to be set by the CoK.

8.6 Plots Affected by Different Zoning Regulations

This regulation is applicable when a plot is located between two or more zoning boundaries with different uses.

Table 8.8: Zoning lots divided by zoning boundaries

	Regulations	Remarks
Criteria for Assessment	- Where a parcel occupies two or more zoning boundaries, the zoning regulation of the zone in which more than 50% of the parcel is located, shall be applicable. - In case one the portion of the plot is occupied by P1, P3-A, P3-B, P3-C, P3-D, W zones, the owner can transfer the development potential of that portion of the plot on the remaining portion. Refer to Transfer of Development Right Section 8.1 - In case of land pooling/land consolidation project, a plot with more than 50% of its area within the project boundary, shall be included in the project.	

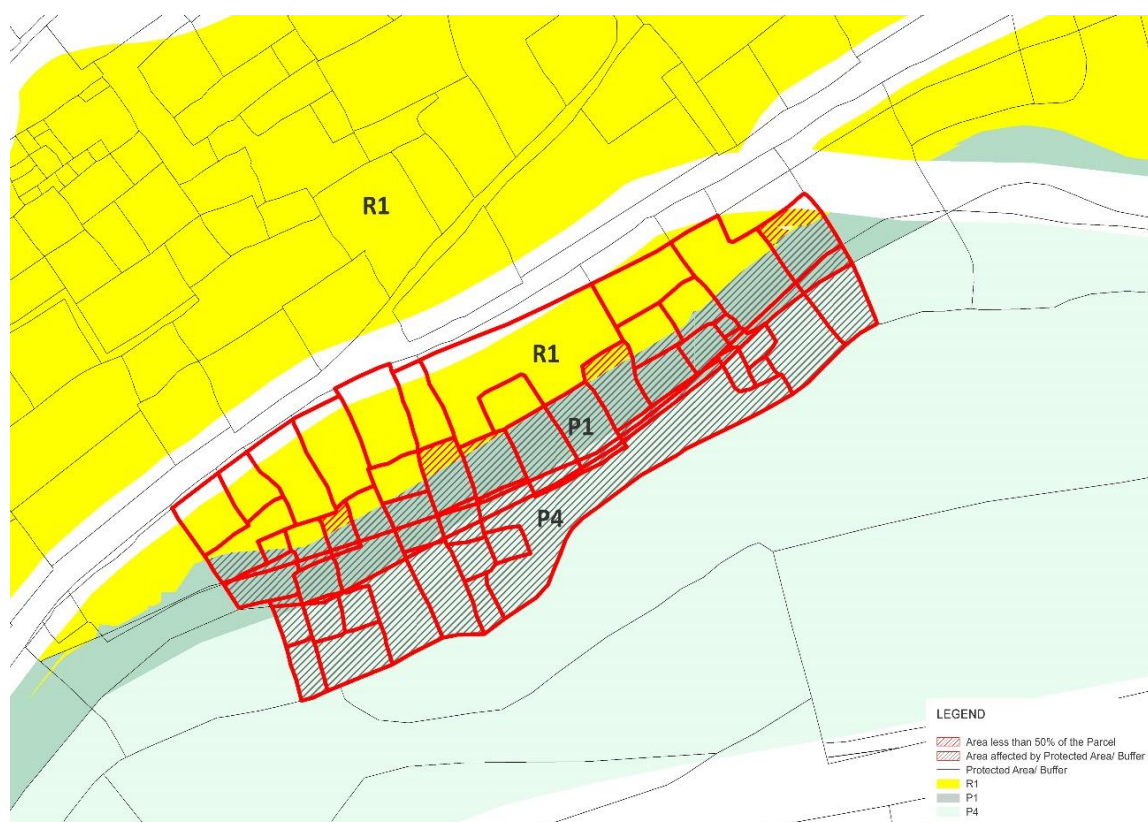


Figure 8-1: Plots Divided by Different Zoning Boundary

Source: Surbana Jurong

8.7 Non-Conforming and Irregular Shaped Plots

To allow potential development for non-conforming and irregular shaped parcels of land through marginal allowable deficiencies in plot width and zoning relaxation. Parcels that cannot be regularized through amalgamation (buy or sell between adjacent landowners) or in which development is not possible even when following regulations of another zone, shall be considered for the assessment.

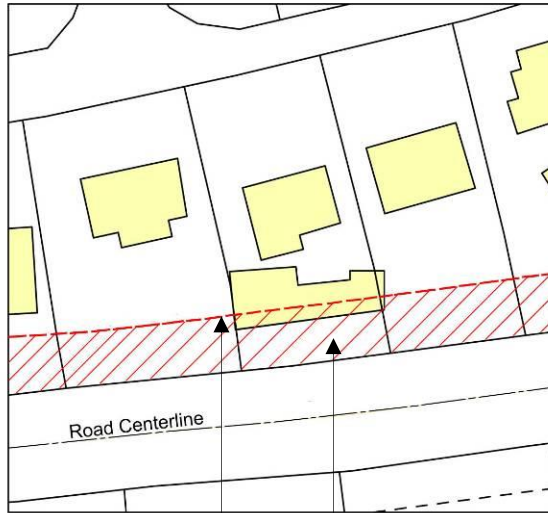
Table 8.9: Non-conforming and irregular shaped plots

	Regulations	Remarks
Criteria for Assessment	For Marginal deficiency than zoning requirements and parcels affected by acquisition for infrastructure (Refer 8.2): - For parcels not conforming to zoning size a variation can be considered if the proposal is an infill development in existing plots. The reduced variation should be 10% of the minimum lot size. - Variation is applicable for parcels affected by surrendering land for City road and infrastructure projects. The reduced variation should be 10% of the minimum lot size. • For irregular-shaped housing lots for detached houses (Refer 8.4): - The subject plot with the deficient plot width should have an average plot width of at least 8m; to ensure a meaningful building layout. Irregular plots not meeting the minimum allowable plot size can be amalgamated to meet the required minimum standards to allow development. - The subject plot with the deficient plot width must comply fully with the minimum lot size of the respective zone, and all other development control guidelines e.g. road buffer, etc; - the odd-shaped configuration allowance is only applicable for an existing lot configuration and not for lots created by subdividing regular or less regular-shaped plots • For irregular-shaped housing lots for detached houses in corner lots with long frontage (Refer 8.3): - The standard front setback will apply for a width of 8m, which is to be measured from the common boundary line with the adjoining neighbouring lot. Beyond the 8m width, a reduced front setback of 2m is allowed. • Property Access for housing lots located away from access roads, or having inadequate access for vehicle use - Property access is not guaranteed for developments which doesn't have access via any of the types of roads. Hence, development permit can be denied. - City of Kigali, One Stop Centre can help to coordinate between the concerned neighbouring lots through land pooling or guided land development (where land pooling is not feasible, but each owner shall contribute certain width of land from their property boundary for creating access) - A property with inadequate proper access shall not be subdivided.	Subject to Cok One Stop Centre, on a case to case basis

ZONING REGULATIONS

	Maximum distance of the property without adequate vehicular access should be 30m from the City road or as per the National Fire Code Regulations.	
--	---	--

BEFORE



AFTER



Road widening line

Land affected by road widening

Figure 8-2: Parcels Affected by Acquisition for Infrastructure:

The reduced variation for lot size should be 10% of the minimum lot size of the applicable zoning.

Source: Surbana Jurong

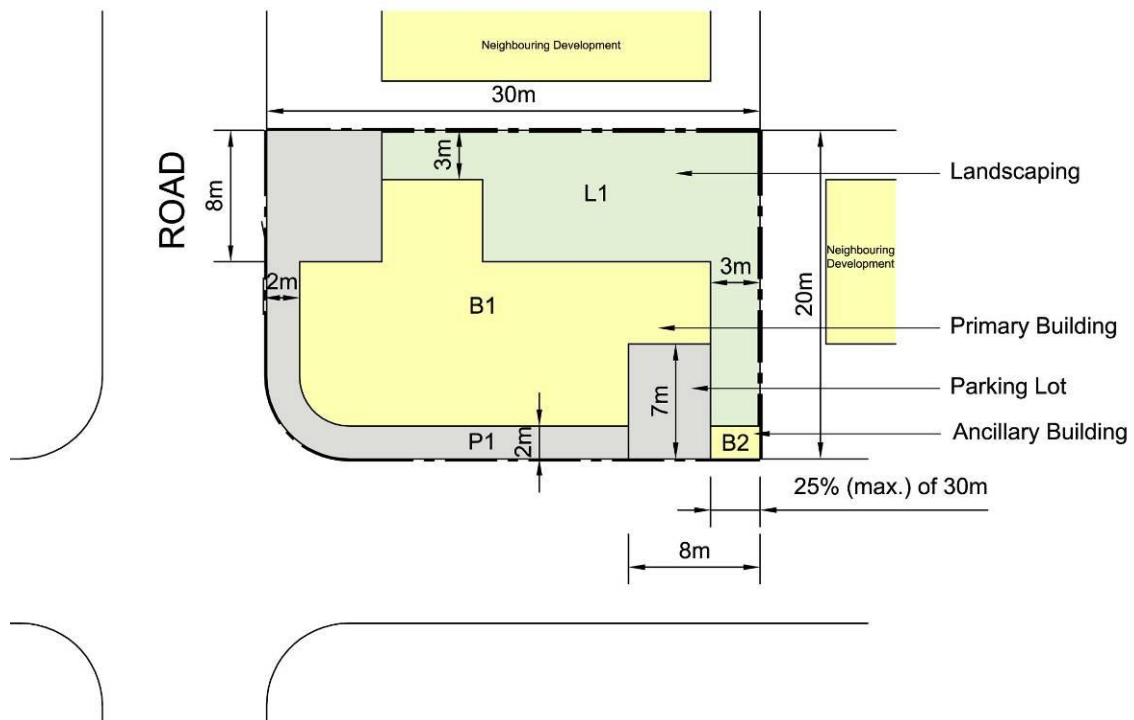


Figure 8-3: Irregular Corner Lots to have flexibility in setback

Source: Surbana Jurong

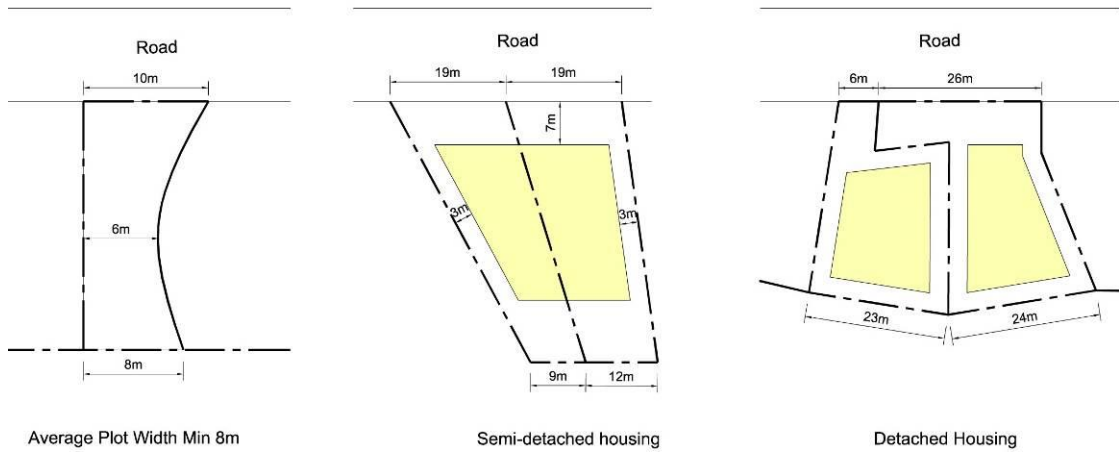


Figure 8-4: Irregular plots should have an average plot width of 8m
Source: Surbana Jurong

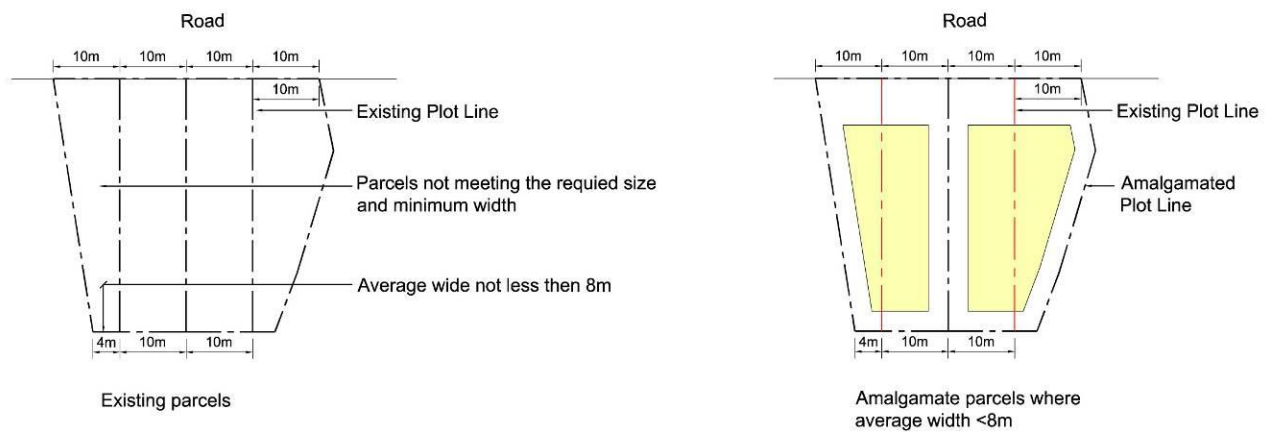


Figure 8-5: Irregular plots and lots not meeting the minimum allowable plot size can be amalgamated to meet the required minimum standards to allow development

Source: Surbana Jurong



9

This page is intentionally kept blank.

Article 9: Urban Design Control Plan

9.8 Introduction

The Zoning Plan and Regulations for the City of Kigali are presented in the earlier articles. Further to this, there is a need to establish a physical character of certain key areas of the City. Such plans seek to ensure the sense of place in the CBD, Kimironko and Gahanga, reinforcing their role as key activity node and enhancing their architectural character.

9.9 Purpose

The main purpose of the urban design regulations for the key areas is to achieve the desired urban design characters of CBD, Kimironko and Gahanga Urban Design Areas, the different characters of the key areas and to achieve the desired ambience at the ground level.

The urban design requirements are to be observed in addition to the requirements specified in these Zoning regulations. If there is conflict between the two, the UD Control Plans shall prevail.

9.10 Urban Design Regulations

Urban Design Regulations are appended to Urban Design Report for CBD, Gahanga and Kimironko areas and shall be considered integral part of these Zoning Regulations.

This page is intentionally kept blank.



Appendix

APPENDIX I: INDUSTRIAL LISTING

The following list has been compiled using the Customized International Standard Industrial Classification of all Economic Activities (ISIC Rev.4), NISR - The Rwanda Classification Manual, 2012 edition.

Modifications to the listing and to the categorization of the industry type can be made in agreement between City of Kigali and Rwanda Ministry of Trade and Commerce.

I1 - LIGHT INDUSTRIES

CLEAN INDUSTRIES

- Clean industries are non-pollutive light industries that are generally compatible to food industries. The food industries to be sited adjacent to clean industries shall not give rise to any emissions that may affect the activities of the clean industries. Similarly, the food industries to be sited adjacent to the light industries shall not give rise to any emissions that may affect the activities of the light industries.
- No Buffer Required

LIST OF CLEAN INDUSTRIES

1. Information technology service activities- Computer programming activities; Information technology consultancy activities and computer facilities management activities
2. Specialized design activities; Photographic activities
3. Manufacture of knitted and crocheted apparel
4. Retail trade, except of motor vehicles and motorcycles
5. Repair of computers and peripheral equipment; Repair of communication equipment; Repair of furniture and home furnishings
6. Publishing of books, periodicals, and other publishing activities; Motion picture, video and television program production, sound recording and music publishing activities.
7. Repair of consumer electronics
8. Repair of household appliances and home and garden equipment
9. Manufacture and repair of watches and clocks (not involving spray-painting, electroplating, or galvanizing operations).
10. Warehousing and storage.
11. Manufacture of paper products without printing activities.
12. Repair of footwear and leather goods
13. Repair of furniture and home furnishings
14. Washing and (dry-) cleaning of textile and fur products
15. Manufacture of measuring, testing, navigating and control equipment t (not involving the use of chemicals, inclusive of gaseous chemicals).
16. Medical and dental practicing.

Source: *Compiled from Customized International Standard Industrial Classification of all Economic Activities (ISIC Rev.4), NISR - The Rwanda Classification Manual, 2012 edition*

LIGHT INDUSTRIES:

- Light industries are generally compatible to food industries.
- There shall be a buffer distance of at least 50m between a light industrial building and the nearest residential building.
- Factory shall not generate large quantities of trade effluent or solid waste.

LIST OF LIGHT INDUSTRIES	
1.	Packaging activities.
2.	Research & Development involving small quantities of chemicals.
3.	Wholesale and retail trade and repair of motor vehicles and motorcycles
4.	Manufacture of made-up textile goods (except wearing apparel) without dyeing, bleaching and/or other finishing operations.
5.	Knitting mills without dyeing, bleaching and/or other finishing operations.
6.	Manufacture of knitted and crocheted fabrics
7.	Manufacture of carpets and rugs without dyeing, bleaching and/or other finishing products.
8.	Manufacture of wearing apparel, except fur apparel
9.	Manufacture of footwear
10.	Manufacture of luggage, handbags and the like, saddlery and harness
11.	Manufacture of articles of fur
12.	Manufacture of knitted and crocheted apparel
13.	Manufacture of games and toys
14.	Printing and service activities related to printing
15.	Printing and reproduction of recorded media
16.	Manufacture of plastic products, not elsewhere classified.
17.	Manufacture of containers and boxes of paperboard.
18.	Manufacture of paper products also involving printing activities without pulping works or bleaching operations.

Source: Compiled from Customized International Standard Industrial Classification of all Economic Activities (ISIC Rev.4), NISR - The Rwanda Classification Manual, 2012 edition

I2 - GENERAL INDUSTRIES

GENERAL INDUSTRIES:

- There shall be a buffer distance of at least 100m between a general industrial building and the nearest residential building.
- Factory shall install, operate and maintain pollution control equipment to minimize air, water and noise pollution arising from its operations as specified by the national environmental authority.

LIST OF GENERAL INDUSTRIES

Food Industries

1. Manufacture of food products
2. Blending of flavours.
3. Others that are compatible to food industries provided they are separated by light industries.
4. Manufacture of jewellery, bijouterie, and related articles
5. Machining; treatment and coating of metals
6. Manufacture of electrical apparatus and supplies, not elsewhere classified.
7. Manufacture of professional, scientific, measuring and controlling equipment, not elsewhere classified.
8. Manufacture of musical instruments.
9. Manufacture of sporting and athletic goods
10. Manufacture of cutlery, hand tools and general hardware.
11. Manufacture of medical and dental instruments and supplies
12. Manufacture of soap and detergents, cleaning and polishing preparations, perfumes and toilet preparations
13. Others that are not compatible to food industries and can be considered only if they are located 100m away
14. Manufacture of made-up textile goods, with dyeing, bleaching and/or other finishing operations.
15. Spinning, weaving and finishing of textiles
16. Manufacture of textiles, not elsewhere classified.
17. Weaving of textiles
18. Manufacture of carpets and rugs with dyeing, bleaching and/or other finishing operations.
19. Tanning and dressing of leather; dressing and dyeing of fur
20. Manufacture of furniture, except those made primarily of metal
21. Manufacture of builders' carpentry and joinery
22. Manufacture of wooden containers.
23. Manufacture of wood and of products of wood and cork, except furniture; manufacture of articles of straw and plaiting materials.
24. Manufacture of other products of wood; manufacture of articles of cork, straw and plaiting materials
25. Manufacture of cordage, rope, twine and netting.
26. Forging, pressing, stamping and roll-forming of metal; powder metallurgy.
27. Manufacture of other fabricated metal products; metalworking service activities
28. Manufacture of other fabricated metal products n.e.c.
29. . Manufacture of batteries and accumulators
30. Cutting, shaping and finishing of stone
31. Manufacturing industries, otherwise classified as clean or light industries, with spray-painting operations.

ZONING REGULATIONS

32. Maintenance and repair of motor vehicles
33. Repair of transport equipment, except motor vehicles
34. Installation of industrial machinery and equipment
35. Filling/bottling of inert industrial gases such as nitrogen, helium, and argon.
36. Storage of chemicals, detergents, oils, solvents, pesticides, and related products.
37. Storage of rubber products and other odorous products.
38. Manufacturing industries, not elsewhere classified.

Source: Compiled from Customized International Standard Industrial Classification of all Economic Activities (ISIC Rev.4), NISR - The Rwanda Classification Manual, 2012 edition

SPECIAL INDUSTRIES:

- There shall be a buffer distance of at least 500m between the boundaries of a factory and the nearest residential building.
- Special industries, which can potentially cause serious pollution such as oil refineries, petrochemical and chemical plants, toxic industrial wastes treatment facilities, etc., shall be sited at least 1 km from the nearest residential building.
- Factory shall install, operate and maintain pollution control equipment to minimize air, water and noise pollution arising from its operations as specified by the national environmental authority.

LIST OF SPECIAL INDUSTRIES	
Food industries (obnoxious)	
1.	Processing and preserving meat, fish, crustaceans and molluscs.
2.	Manufacture of dairy products.
3.	Canning and preserving of fruits and vegetables.
4.	Canning, preserving and processing of fish, crustaceans and similar food.
5.	Manufacture of vegetable and animal oils and fats.
6.	Manufacture of grain mill products, starches and starch products.
7.	Manufacture of sugar, cocoa, chocolate and sugar confectionery.
8.	Manufacture of macaroni, noodles, couscous and similar farinaceous products
9.	Manufacture of prepared animal feed.
10.	Manufacture of prepared meals and dishes
11.	Manufacture of other food products n.e.c.
12.	Manufacture of wines and beverages.
13.	Manufacture of soft drinks; production of mineral waters and other bottled waters
14.	Manufacture of malt liquors and malt
15.	Distilling, rectifying and blending of spirits; ethyl alcohol production from fermented materials
16.	Manufacture of pharmaceuticals, medicinal chemical and botanical products
17.	Others that are non-compatible to food industries and can be allowed if they are located 100m away
18.	Manufacture of paints, varnishes and similar coatings, printing ink and mastics
19.	Other manufacturing industries involving the use of large quantities of organic solvents.
20.	Manufacture of electronic components; Manufacture of computers and peripheral equipment; Manufacture of communication equipment; Manufacture of consumer electronics;
21.	Manufacture of electric motors, generators, transformers and electricity distribution and control apparatus.
22.	Manufacture of fiber optic cables; Manufacture of wiring devices
23.	Manufacture of other electronic and electric wires and cables
24.	Manufacture of optical instruments and equipment.
25.	Manufacture of magnetic and optical media
26.	Manufacture of watches and clocks involving electroplating or galvanizing operations.
27.	Manufacture of sporting and athletic goods involving woodworking or electroplating operations.
28.	Manufacture of irradiation, electromedical and electrotherapeutic equipment
29.	Other manufacturing industries with electroplating or galvanizing operations.
30.	Manufacture of furniture and fixtures that are primarily made of metal.
31.	Manufacture of basic iron and steel.

32. Manufacture of structural metal products.
33. Manufacture of tanks, reservoirs and containers of metal
34. Manufacture of steam generators, except central heating hot water boilers
35. Manufacture of basic precious and other nonferrous metals.
36. Casting of iron and steel; Casting of non-ferrous metals
37. Machining; treatment and coating of metals
38. Manufacture of fabricated metal products, except machinery and equipment, not elsewhere classified.
39. Manufacture of engines and turbines, except aircraft, vehicle and cycle engines
40. Manufacture of gas; distribution of gaseous fuels through mains
41. Tanning and dressing of leather; manufacture of luggage, handbags, saddlery and harness; dressing and dyeing of fur
42. Spinning, weaving and finishing of textiles.
43. Preparation and spinning of textile fibres
44. Manufacture of pulp, paper and paperboard; Manufacture of corrugated paper and paperboard and of containers of paper and paperboard; Manufacture of other articles of paper and paperboard
45. Sawmilling and planning of wood
46. Manufacture of veneer sheets; manufacture of plywood, laminboard, particle board and other panels and board
47. Manufacture of basic chemicals, fertilizer and nitrogen compounds, plastics and synthetic rubber in primary forms
48. Manufacture of pesticides and other agrochemical products
49. Manufacture of soap and detergents, cleaning and polishing preparations, perfumes and toilet preparations
50. Manufacture of refined petroleum products.
51. Manufacture of plastics products and man-made fibres.
52. Manufacture of coke oven products
53. Manufacture of other chemical products n.e.c. .
54. Manufacture of rubber tires and tubes; rethreading and rebuilding of rubber tires
55. Manufacture of rubber products, not elsewhere classified.
56. Manufacture of glass and glass products.
57. Manufacture of clay building materials.
58. Manufacture of other porcelain and ceramic products
59. Manufacture of cement, lime and plaster.
60. Manufacture of articles of concrete, cement and plaster
61. Manufacture of non-metallic mineral products n.e.c.
62. Manufacture of weapons and ammunition.
63. Manufacture of railway locomotives and rolling
64. stock
65. Manufacture of motor vehicles, motorcycles and bicycles.
66. Manufacture of air and spacecraft and related machinery
67. Manufacture of military fighting vehicles
68. Manufacture of transport equipment n.e.c.
69. Manufacture of transport equipment, not elsewhere classified.
70. Manufacture of bodies (coachwork) for motor vehicles; manufacture of trailers and semi-trailers
71. Manufacture of parts and accessories for motor vehicles and their engines
72. Manufacture of special-purpose and general-purpose machinery

Source: *Compiled from Customized International Standard Industrial Classification of all Economic Activities (ISIC Rev.4), NISR - The Rwanda Classification Manual, 2012 edition*

APPENDIX II: USEFUL REFERENCES

1. NYC Planning <https://www1.nyc.gov/site/planning/zoning/about-zoning.page>
2. UN HABITAT. Participatory and Inclusive Land Readjustment (PiLAR)
3. Owen Connellan. *Land Assembly for Development – The Role of Land Pooling, Land Re-adjustment and Land Consolidation*
https://www.fig.net/resources/proceedings/fig_proceedings/fig_2002/Ts9-1/TS9_1_connellan.pdf
4. World Bank. *Inclusionary Zoning- Inclusionary Zoning practices in New York City*
<https://urban-regeneration.worldbank.org/node/46>
5. Johanna Hoffman and Karl Kullmann. *Incremental Development*
<https://worldlandscapearchitect.com/incremental-development-johanna-hoffman-and-karl-kullmann/#.XN1pn44zY2w>
6. Greene, Margarita; Rojas, Eduardo. *Incremental Construction: A Strategy to Facilitate Access to Housing*, April 2008
<https://publications.iadb.org/en/publication/incremental-construction-strategy-facilitate-access-housing>
7. IGC. *Incremental housing, and other design principles for low-cost housing*, September 2016
8. Victoria Transport Policy Institute, *Parking Management - Strategies, Evaluation and Planning*, September 2016
http://www.vtpi.org/park_man.pdf
- ITDP. *Shared parking*
https://www.itdp.org/wp-content/uploads/2014/12/Shared-Parking_ITDP.pdf
10. Planning Implementation Tools Transfer of Development Rights (TDR)
https://www.uwsp.edu/cnr-ap/clue/Documents/PlanImplementation/Transfer_of_Development_Rights.pdf
11. Transfer of Development Rights for Balanced Development
<https://www.lincolnst.edu/publications/articles/transfer-development-rights-balanced-development>

APPENDIX III: ZONING MATRIX

LAND USES <	
--	--

ZONING REGULATIONS

LAND USES 	
---	--

ZONING REGULATIONS

LAND USES ZONES		ADMINISTRATION												
		Government Office						Civic Facilities				Correction & Rehabilitation		
		Government Office	Cell Offices	Sector Offices	District Office	National Agency	Ministry/ City/ Embassy	Police	Fire Station	Post Office	Petrol Station	Prison	Juvenile centre	Defence and security
RESIDENTIAL														
R1	Low density residential zone	N	N	N	N	N	N	N	N	N	N	N	N	N
R1A	Low density residential densification	N	N	N	N	N	N	N	N	N	N	N	N	N
R1B	Rural residential zone	N	N	N	N	N	N	N	N	N	N	N	N	N
R2	Medium density residential improvement zone	N	N	N	N	N	N	N	N	N	N	N	N	N
R3	Medium density residential expansion zone	N	N	N	N	N	N	N	N	N	N	N	N	N
R4	High density residential zone	N	N	N	N	N	N	N	N	N	N	N	N	N
COMMERCIAL														
C1	Mixed Use Commercial Zone	C	C	C	C	C	C	C	C	C	C	N	N	N
C3	City Commercial Zone	C	C	C	C	C	C	C	C	C	C	N	N	N
ADMINISTRATION														
PA	Public Administrative and Services Zone	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
PUBLIC FACILITIES														
PF1	Public Facilities Zone-Education and Research	N	N	N	N	N	N	C	C	C	C	N	N	N
PF2	Public Facilities Zone -Health	N	N	N	N	N	N	C	C	C	C	N	N	N
PF3	Public Facilities Zone -Religious	N	N	N	N	N	N	C	C	C	N	N	N	N
PF4	Public Facilities Zone-Cultural/Memorial	N	N	N	N	N	N	N	N	N	N	N	N	N
INDUSTRIAL														
I1	Light Industrial Zone	N	N	N	N	N	N	C	C	C	C	N	N	N
I2	General Industrial Zone	N	N	N	N	N	N	C	C	C	C	N	N	N
I3	Mining and Quarrying Industrial Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
NATURE AND OPEN SPACES														
P1	Parks and Open Spaces Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
P2	Sports and Eco-Tourism Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
P3-A	National Parks Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
P3-B	Forest Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
P3-C	Steep Slopes Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
P3-D	Natural Conservation Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
AGRICULTURE														
A	Agriculture	N	N	N	N	N	N	N	N	N	N	N	N	N
WETLAND														
W	Wetland	N	N	N	N	N	N	N	N	N	N	N	N	N
W1	Buffer Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
W2	Rehabilitation Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
W3	Sustainable Exploitation Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
W4	Conservation Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
W5	Recreational Zone	N	N	N	N	N	N	N	N	N	N	N	N	N
WATERBODY														
WB	Water body	N	N	N	N	N	N	N	N	N	N	N	N	N
TRANSPORT														
T	Transport	N	N	N	N	N	N	N	N	N	N	N	N	N
UTILITY														
U	Utility	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING REGULATIONS

LAND USES ZONES		PUBLIC FACILITIES																								
		Educational					Health Facilities					Religious					Cultural & Civic			Sports and Recreational				Cemetery		
		Primary School	Primary+Secondary School	Vocational	ICT Institute	Higher Educational Institute	Laboratories for R & D	Health Post	Health Centre	Hospital	Regional Hospital	Pharmacy	Church	Church w/ other uses	Mosque w/ other uses	Community Centres	Functional Hall	Museum	Cultural Art Centre	Auditorium	Stadium	Golf Course	Play ground	Sports Complex	Graveyard	Crematoria
RESIDENTIAL																										
R1	Low density residential zone	C	C	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
R1A	Low density residential densification	C	C	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
R1B	Rural residential zone	C	C	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
R2	Medium density residential improvement zone	C	C	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
R3	Medium density residential expansion zone	C	C	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
R4	High density residential zone	C	C	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	N	N
COMMERCIAL																										
C1	Mixed Use Commercial Zone	C	C	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
C3	City Commercial Zone	C	C	C	C	C	N	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
ADMINISTRATION																										
PA	Public Administrative and Services Zone	Y	Y	Y	Y	Y	N	Y	Y	Y	N	C	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N
PUBLIC FACILITIES																										
PF1	Public Facilities Zone-Education and Research	Y	Y	Y	Y	Y	Y	C	C	N	N	C	C	C	C	C	C	N	N	C	N	N	C	C	N	N
PF2	Public Facilities Zone -Health	C	C	C	C	C	C	Y	Y	Y	Y	Y	C	C	C	C	C	N	N	C	N	N	C	C	N	N
PF3	Public Facilities Zone -Religious	C	C	C	C	C	C	C	C	N	N	C	Y	Y	Y	C	C	N	N	C	N	N	C	C	N	N
PF4	Public Facilities Zone-Cultural/Memorial	C	C	C	C	C	N	C	C	N	N	C	C	C	C	C	C	Y	Y	Y	N	N	C	C	N	N
INDUSTRIAL																										
I1	Light Industrial Zone	N	N	N	N	N	Y	C	C	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N
I2	General Industrial Zone	N	N	N	N	N	N	C	C	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N
I3	Mining and Quarrying Industrial Zone	N	N	N	N	N	N	C	C	N	N	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
NATURE AND OPEN SPACES																										
P1	Parks and Open Spaces Zone	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N
P2	Sports and Eco-Tourism Zone	N	N	N	N	N	C	C	C	N	N	C	C	C	C	C	C	C	C	C	Y	Y	Y	Y	N	N
P3-A	National Parks Zone	N	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N
P3-B	Forest Zone	N	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
P3-C	Steep Slopes Zone	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
P3-D	Natural Conservation Zone	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
AGRICULTURE																										
A	Agriculture	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
WETLAND																										
W	Wetland	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
W1	Buffer Zone	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
W2	Rehabilitation Zone	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
W3	Sustainable Exploitation Zone	N	N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
W4	Conservation Zone	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
W5	Recreational Zone	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
WATERBODY																										
WB	Water body	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
TRANSPORT																										
T	Transport	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
UTILITY																										
U	Utility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING REGULATIONS

LAND USES 	
---	--

ZONING REGULATIONS

LAND USES ZONES		NATURE AND OPEN SPACES																							
		Passive Zone								Active Zone										Protected Zone					
		Botanical gardens	Outdoor recreational facilities /bird watching platform	Public Plaza	Community Parks	Bicycle trails, greens, sitting & picnic areas	Arboretum	conservatories	Sports Complexes	Theme Parks	Resort Hotels	Camping Site	Golf Courses	Recreational Clubs	Zoo	Hiking trails	Recreational Trails	Boating/Kayaking	Rafting	Dense Forest (existing)	Sparse Forest (existing)	Shrubs (existing)	Forest w/ Housing	Agro-Forestry	Bee Keeping
RESIDENTIAL																									
R1	Low density residential zone	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N
R1A	Low density residential densification	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N
R1B	Rural residential zone	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N
R2	Medium density residential improvement zone	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N
R3	Medium density residential expansion zone	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N
R4	High density residential zone	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N
COMMERCIAL																									
C1	Mixed Use Commercial Zone	N	Y	Y	Y	Y	N	N	N	N	N	N	N	C	N	N	N	N	N	Y	C	C	C	N	N
C3	City Commercial Zone	N	Y	Y	Y	Y	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	C	C	C	N	N
ADMINISTRATION																									
PA	Public Administrative and Services Zone	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	C	C	C	N	N
PUBLIC FACILITIES																									
PF1	Public Facilities Zone-Education and Research	N	N	Y	Y	Y	N	N	C	N	N	N	N	N	N	N	N	N	N	Y	C	C	C	N	N
PF2	Public Facilities Zone -Health	N	N	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	C	C	C	N	N
PF3	Public Facilities Zone -Religious	N	N	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	C	C	C	N	N
PF4	Public Facilities Zone-Cultural/Memorial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	C	C	C	N	N
INDUSTRIAL																									
I1	Light Industrial Zone	C	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	C	C	C	N	N
I2	General Industrial Zone	C	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	C	C	C	N	N
I3	Mining and Quarrying Industrial Zone	C	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	C	C	C	N	N
NATURE AND OPEN SPACES																									
P1	Parks and Open Spaces Zone	Y	Y	C	Y	Y	Y	Y	N	N	N	C	N	C	N	C	C	N	N	Y	Y	Y	Y	C	C
P2	Sports and Eco-Tourism Zone	C	C	C	C	C	C	C	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	C	C
P3-A	National Parks Zone	C	Y	Y	C	Y	C	C	C	C	C	C	C	C	C	C	Y	Y	N	N	Y	Y	Y	C	C
P3-B	Forest Zone	C	C	C	C	C	C	C	C	C	C	C	C	N	C	Y	Y	N	N	Y	Y	Y	Y	C	C
P3-C	Steep Slopes Zone	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	Y	Y	Y	Y	Y	Y
P3-D	Natural Conservation Zone	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	C	C	N	N	Y	Y	Y	Y	N	N
AGRICULTURE																									
A	Agriculture	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	C	C	C	Y	Y
WETLAND																									
W	Wetland	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	C	N	N	Y	Y	Y	Y	C	C
W1	Buffer Zone	Y	Y	Y	Y	Y	Y	Y	N	N	C	C	C	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	C	C
W2	Rehabilitation Zone	Y	Y	Y	Y	Y	Y	Y	N	N	C	C	C	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	C	C
W3	Sustainable Exploitation Zone	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
W4	Conservation Zone	Y	N	N	N	C	Y	Y	N	N	N	N	N	N	Y	C	C	C	C	Y	Y	Y	Y	N	N
W5	Recreational Zone	Y	C	C	C	C	Y	Y	C	C	C	C	C	C	Y	Y	Y	Y	Y	Y	Y	Y	Y	C	C
WATERBODY																									
WB	Water body	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
TRANSPORT																									
T	Transport	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
UTILITY																									
U	Utility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING REGULATIONS

LAND USES 	
---	--

ZONING REGULATIONS

LAND USES <	
--	--

This page is intentionally kept blank.

This page is intentionally kept blank.

