

# ZONING REGULATIONS

Presented below are the zoning regulations for Kigali City

## 1.1 Zoning Regulations - Residential

The regulations and guidelines in this section apply to residential uses within the various Residential Districts in Kigali City. Summary of some residential zoning district guidelines, with an illustrative simulation are provided in Appendix 1 for easy reference.

### 1.1.1 Single Family Residential District (R1)

**General Description:** The Single Family Residential District (R1) is intended for high-end villa housing and complementary public facilities as needed. The minimum lot areas in the R1 District are larger to distinguish the R1 District as a low density good class residential neighbourhood with a spacious character. The purpose is to create a high-end single family housing area, characterised by large plots, lush greenery and quality housing.

Table 1.1: Single Family Residential District (R1).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> <li>• All new and redeveloped residential uses within the Single Family Residential District (R1)</li> <li>• Lots zoned or re-zoned for residential uses within the Single Family Residential District (R1)</li> </ul>		
<b>1.0 USES</b>		
1.1 Permitted Uses	<ul style="list-style-type: none"> <li>• Single family houses (detached houses only)</li> </ul>	
1.2 Prohibited Uses	<ul style="list-style-type: none"> <li>• Semi-detached and terrace houses</li> <li>• Residential apartments</li> <li>• General commercial use</li> <li>• Industrial uses</li> <li>• Major infrastructure</li> </ul>	
1.3 Conditional Uses	<ul style="list-style-type: none"> <li>• Standalone food outlet with less than 50 seats</li> <li>• Hotels (incl. its ancillary uses)</li> <li>• Public facilities</li> <li>• Convenience stores not exceeding 60m<sup>2</sup> of floor area</li> <li>• Home Office</li> </ul>	Refer land use plan to guide for guidance on facility locations  Refer appendix for regulation for facilities.
1.4 Ancillary Uses	<ul style="list-style-type: none"> <li>• Car parking garage</li> <li>• Guard house</li> <li>• Maids' quarters</li> <li>• Outdoor kitchen</li> <li>• Store rooms</li> </ul>	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> <li>• 600 m<sup>2</sup></li> </ul>	
<b>2.0 COVERAGE</b>		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> <li>• 40% maximum</li> </ul>	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> <li>• 20% minimum</li> </ul>	

	Regulation	Remarks
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> <li>0.8 maximum</li> </ul>	
<b>3.0 BUILDING</b>		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> <li>G+1+P (villa)</li> <li>G (ancillary buildings)</li> </ul>	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> <li>4m maximum</li> </ul>	
3.3 Building Form	<ul style="list-style-type: none"> <li>Detached villas only</li> </ul>	
3.4 Existing Buildings	<ul style="list-style-type: none"> <li>Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to:                             <ul style="list-style-type: none"> <li>No material change in use which does not comply with the prevailing zoning regulations;</li> <li>No further increase in floor area of the existing non-conforming use</li> </ul> </li> <li>Any additional floor area required for the non-conforming use will:                             <ul style="list-style-type: none"> <li>Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and</li> <li>Not to exceed 10% of the existing use</li> </ul> </li> <li>Conversion of a residential villa to other permitted uses shall be considered subject to:                             <ul style="list-style-type: none"> <li>Compliance with parking requirements for non-residential use</li> <li>Removal of the front boundary wall; and</li> <li>Aesthetic enhancement of the front elevation of the building</li> </ul> </li> </ul>	
<b>4.0 BUILDING SETBACK (Minimum)</b>		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> <li>Front: 7 m (min)</li> <li>Side: 3 m (min)</li> <li>Rear: 3 m (min)</li> </ul>	
4.2 Basement Setback	<ul style="list-style-type: none"> <li>Common lot boundaries: 0 m</li> <li>All lot boundaries fronting roads: 3m min</li> </ul>	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> <li>In the front setback along the lot frontage,                             <ul style="list-style-type: none"> <li>May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage</li> </ul> </li> <li>Other ancillary uses                             <ul style="list-style-type: none"> <li>May be allowed within the side and rear setbacks</li> <li>Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach</li> </ul> </li> </ul>	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
<b>5.0 SERVICE AREAS AND EQUIPMENT</b>		
5.6 Loading Docks	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
5.6 Outdoor Storage Areas	<ul style="list-style-type: none"> <li>No outdoor storage shall be allowed</li> </ul>	
5.6 Refuse Storage Areas	<ul style="list-style-type: none"> <li>Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application</li> </ul>	

	Regulation	Remarks
5.6 Mechanical Equipment	<ul style="list-style-type: none"> <li>At grade water tank and mechanical equipment:                             <ul style="list-style-type: none"> <li>Shall be located to the side or rear of the building</li> <li>May be located in the setback, provided a minimum of 2 m is maintained free of obstruction and do not impede circulation</li> </ul> </li> <li>At grade or rooftop water tank, mechanical and telecommunications equipment:                             <ul style="list-style-type: none"> <li>Shall be screened, subject to approval by the City of Kigali, One Stop Centre</li> </ul> </li> </ul>	
<b>6.0 PARKING</b>		
6.1 Location	<ul style="list-style-type: none"> <li>Required parking lots shall be provided within the lot boundary</li> </ul>	
6.2 Surfacing	<ul style="list-style-type: none"> <li>Parking shall be hard surfaced and provided with adequate drainage</li> </ul>	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> <li>Villa –2 Parking Lot per unit shall be provided</li> <li>Food outlet -1 Parking Lot per 10 seats shall be provided</li> <li>Hotel - 1 Parking Lot per 200 m<sup>2</sup> shall be provided</li> </ul>	
6.4 Disabled Parking	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> <li>Only 1 vehicular ingress and egress point shall be allowed</li> <li>Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre</li> </ul>	
<b>7.0 FENCING AND WALLS</b>		
7.1 Location	<ul style="list-style-type: none"> <li>Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot</li> </ul>	
7.2 Heights	<ul style="list-style-type: none"> <li>Rear and side fencing or walls shall not exceed 2.5 m in height and front fencing wall should not exceed 2 m in height</li> <li>Additional height                             <ul style="list-style-type: none"> <li>Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre</li> </ul> </li> </ul>	
7.3 Materials	<ul style="list-style-type: none"> <li>The front boundary wall                             <ul style="list-style-type: none"> <li>Shall use the material that allow at least 50% transparency</li> </ul> </li> </ul>	
<b>8.0 CIRCULATION</b>		
8.1 Pedestrian	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
8.2 Public Transit	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
<b>9.0 SIGNAGE</b>		
9.1 Permitted	<ul style="list-style-type: none"> <li>One sign located on the fencing wall along the front setback</li> <li>A maximum of 35cm height x 35cm width of signage shall be permitted</li> <li>Protrusion of the signage must be contained within plot boundary</li> </ul>	
<b>10.0 LANDSCAPING AND RECREATION</b>		
10.1 Minimum Width	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
10.2 Maintenance	<ul style="list-style-type: none"> <li>N/A</li> </ul>	
10.3 Recreational Amenities	<ul style="list-style-type: none"> <li>N/A</li> </ul>	

Source: Surbana