

DETAILED DISTRICT PHYSICAL PLANS
FOR KICUKIRO & GASABO
KIGALI, RWANDA

GASABO DISTRICT
ZONING PLAN REPORT

MAY 2013

TASK ORDER 4: SCHEMATIC PLANS



Document Information

Report Title:	Gasabo District - Zoning Plan Report
Project Title:	Detailed District Physical Plan for Gasabo and Kicukiro
Project Ref No:	310-02-01-0002
Client:	City of Kigali
Submission Date:	04-06-2013
File Name:	RWF1101_Gasabo District_Zoning Plan Report_04062013

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Number of copies issued: 2

Document Status

Version No.	Date Issued	Details	Approved for Issue
1	23-11-2012	Draft	Djoko Prihanto
2	25-03-2013	Revised Draft	Djoko Prihanto
3	27-05-2013	Final	Djoko Prihanto
4			
5			

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PREFACE

Planning Context

Rwanda, commonly referred to as a land of thousand hills, is witnessing rapid economic growth and development, effectuated by its political stability and progressive policies. “Vision 2020” envisages Rwanda as a modern and economically strong nation and a regional leader of development in Africa¹.

Kigali City, the national capital, which celebrated the 100th year of its founding in 2007, is one of the fastest growing cities in Africa and has the highest rate of urbanisation². Such growth, however, needs to be complemented with comprehensive and long term planning that guides the physical development.

In view of this, Rwanda’s Ministry of Infrastructure undertook the development of the Kigali Conceptual Master Plan (KCMP), which has been recently approved in 2008. The KCMP lays down the long range vision for Kigali City and provides the development framework for its growth in the next 50-100 years.

The KCMP also stipulates the need to develop detailed master plans for each of the three districts as well as the key areas of Kigali City, which, in conjunction with KCMP, would form the Kigali Comprehensive Plan³. Based on this objective, the City of Kigali has initiated several planning projects for various sub-areas in Kigali.

With the completion of the detailed master plan for Nyarugenge District in early 2010 by Surbana International Consultants, Singapore (Surbana), the City of Kigali now intends to develop Detailed Physical Plans for the remaining two Districts, namely, Gasabo and Kicukiro, so as to have an integrated detailed plan for the entire City. In October 2011, through a public tender, the City of Kigali awarded the ‘Design of Detailed District Physical Plans for Kicukiro & Gasabo’ to Surbana which includes the detailed Urban Design of two key areas in the two districts as well as preparation of a detailed zoning plan to guide the development of the master plan.

The report presents the updated Zoning Plans and regulations for Gasabo District which is one of the key tools to implement the Master Plan proposed for Gasabo District. It is intended as a clear mechanism for directing the development in the public private sector to follow a clear set of development objectives, definitions and regulations that reflect the planning concepts proposed in the Master Plan. The zoning report captures the comments and issues that were experienced during the implementation of the Gasabo Master Plan and improves the regulations and definitions to better suit Kigali’s development process. The regulations and guidelines presented in this report shall supersede the regulations and guidelines for the Gasabo Zoning Report.

¹ Rwanda Vision 2020, July 2000.

² Kigali Economic Development Strategy, 2001

³ Kigali Conceptual Master Plan, November 2007, pp XIV and XVI

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ACKNOWLEDGEMENTS

We would like to acknowledge and thank the following individuals and organizations for their invaluable insights and contributions to the preparation of the “Detailed Physical Plan of Kicukiro and Gasabo.”

Government Authorities

HE Prof. Silas Lwakabamba - Minister of Infrastructure MININFRA
 HE Albert Nsengiyumva – Minister of State in the Ministry of Education in charge of Technical and Vocational Education and Training, Former Minister of Infrastructure, MININFRA
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CHAPTER 1: INTRODUCTION

The purpose of this report is to explain the proposed Zoning Plan and Development Control Regulations which will encourage and guide the private sector in the development of their properties according to the Master Plan.

1.1 Organisation of the Report

The *Zoning Guidelines Report for Gasabo District* consists of six chapters.

- Chapter 1: Introduction** – Chapter 1 establishes the background and purpose of this report, the Zoning Guidelines Report for Gasabo District, and explains how the Report is organized.
- Chapter 2: The Zoning Plan, Purpose and Role** – Chapter 2 explains the purpose of Zoning and how it is to be applied in guiding and facilitating future development in Gasabo District.
- Chapter 3: Definitions** - Chapter 3 defines the planning terms used in the zoning regulations to enable a common understanding among users of the Zoning Plan.
- Chapter 4: Zoning Map and Interpretation** - Chapter 4 presents an overview of all zoning categories applicable to Gasabo District and Kigali CBD, and summarises the usage controls in a land use matrix. The Zoning Map indicates the specific boundaries, followed by a detailed explanation of each zoning category.
- Chapter 5: Zoning Regulations**-Chapter 5 presents the specific planning regulations applicable to each zoning district designated on the zoning map.
- Chapter 6: Zoning Regulations-Non Standard Applications** - Chapter 6 presents the zoning regulations for Non-standard Application, which the City of Kigali's One Stop Centre will evaluate on a case-by-case basis.
- Chapter 7: Urban Design Control Plan** – Chapter 7 presents the Urban Design control, giving details of key urban design areas in the District. Key guidelines include public access plan, Building height and setback control plan, mandatory building and setback plan.
- Appendix** The Appendix presents the special planning regulations, the zoning overlays and illustrations to further explain the zoning regulations and guidelines.

CHAPTER 2: THE ZONING PLAN, PURPOSE AND ROLE

The preparation of the Zoning Plan for Gasabo District has been based on references from international practices. It is prepared in consultation with the City of Kigali's One Stop Centre.

2.1 What is a Zoning Plan?

Zoning regulates the types of uses, the development intensity, 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 and developers with a clear picture of what can and cannot be developed on any particular plot.

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

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 particular zoning code, and can be permitted outright within any particular zoning district. However, the development may have to comply with other context specific additional regulatory restrictions e.g. Urban Design Guidelines, Heritage & Conservation etc. etc.

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 requiring the development to conform to a set of conditions and standards as per the regulations which must be met at all times. Each zoning district 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 districts in order 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 particular zoning district is not compromised.

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

The Zoning Regulations also stipulate the location of a building on any plot, the overall maximum intensity, as well as the building height. Specific regulations related to overall building form, design, provision of open space and landscaping, parking, fencing and signage are also stipulated in the Zoning Regulations. Zoning Regulations stipulate maximum allowable development for a particular zone, but flexibility in development is ensured by allowing conditional and permitted developments of lower

zones in the same category in most cases except for areas where such is specifically mentioned.

Overlay Zones: Within the zoning ordinances, overlay zones provide more discretion & flexibility by allowing the City to protect certain areas as well as encourage or discourage certain types of development. Overlay Zones are mapped districts superimposed over the established zoning districts 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 particular area. The parcel 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 zoning district 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.

2.2 Principles for Development of Zoning Requirements

a) Legal Non-Conformance

Any legally existing or approved development, that does not conform to the zoning requirements of the District within which it is located, shall be allowed to retain its existing use as long as the use is continued without a break in operations of more than one year.

Additions and alterations necessary to maintain the existing building and its use in good condition and repair shall be allowed, subject to no material change in use which does not comply with the prevailing zoning regulations, and no further intensification of the existing non-conforming use.

Any additional floor area required to upgrade the existing operations of the non-conforming use will be subject to the evaluation and approval of the City of Kigali, One Stop Centre, and not to exceed 10% of the existing use.

b) Privacy

All developments, in particular 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.

c) Sustainable Design

All developments, within the protected areas and protected area buffer zones, 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. Such developments shall be subject to review and approval by the Rwanda Environmental Management Authority (REMA).

Subject to review and evaluation of developments in certain zoning districts, the City of Kigali, One Stop Centre may, at its discretion, grant increases in additional floor area, storey height or building coverage for developments that adopt sustainable design technologies or techniques. These however are not exhaustive and should be elaborated more by the relevant authorities.

2.3 Objectives of the Zoning Plan and Regulations

The objectives of the *Zoning Report for Gasabo District* is to provide a clear mechanism for the implementation of the Gasabo District Master Plan and to direct public and private sector development to follow a clear set of development objectives, definitions and regulations 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 sustainable development and design in order to achieve a quality and sustainable living environment.

2.4 City of Kigali's (One Stop Centre) Discretion in Application of Zoning Regulations

As such, discretion may be exercised by the City of Kigali's One Stop Centre, 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 amenity of the surrounding developments.

2.5 Infrastructure

Major infrastructure sites are included in the Zoning Plan under the infrastructure category. Infrastructure sites include land allocated for the major utility facilities, and roads.

No zoning regulations are stipulated for purely infrastructure developments, because the physical improvements proposed within these sites are developed by government agencies or authorities, who in turn, are already subject to specific safety requirements (setbacks, etc). Although proposed infrastructure projects are not required to be approved by the City of Kigali One Stop Centre, it is needed to verify that there are no potential land use conflicts or negative impacts on adjacent neighbours that will result from the development of infrastructure facilities. A separate committee involving relevant government agencies should be set up to oversee and approve any infrastructure developments within the major infrastructure sites.

2.6 Access to Parcels

The zoning plan illustrates roads only up to collector level road. It is the obligation of the district together with the local community to develop plans to ensure access of roads to all parcels. All local roads need to be defined and acknowledged during the approval process. With the guidance and support of the district authority, neighbouring parcels should 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. All parcels should have access to minimum dual carriageway road of 10m width.

2.7 Provision for External Access to Building for Fire Fighting and Accessibility of Site to Fire Fighting Appliances

Fire engine access road having minimum 4m width for access by pump appliance shall be provided to within a travel distance of 45m of every point on the projected plan area for non residential buildings like industrial, commercial and institutional, and 60m of every point on the projected plan area for residential buildings.

CHAPTER 3: DEFINITIONS

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

“Building” means any covered and enclosed structure with one or more floors that is permanently affixed to the land and is accessible to humans.

- **“Primary Building”**

Is the building erected on a plot intended for the primary use for which the plot has been zoned.

- **“Ancillary Building”**

Is 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.

- **“Attached Building”**

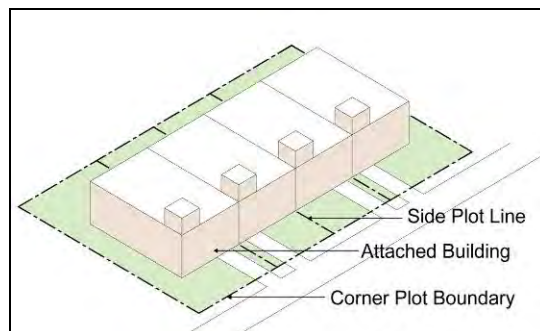
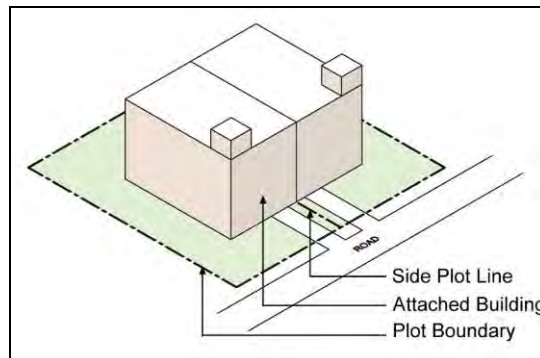
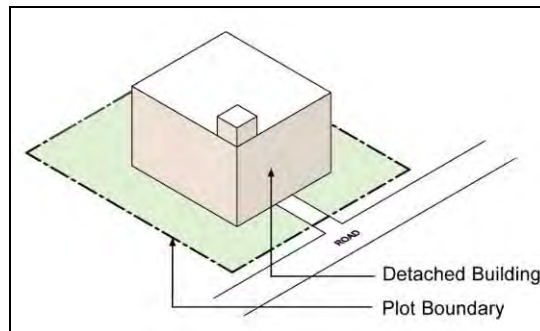
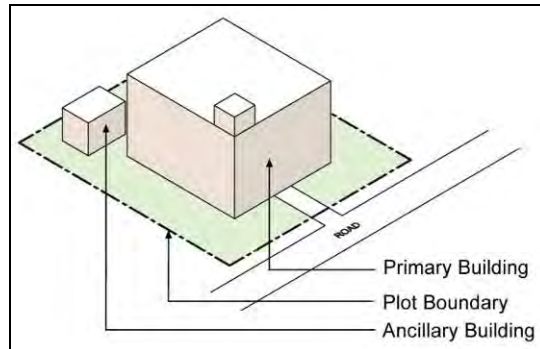
Is a building that abuts on two side of the plot line or building on an adjacent plot and for which no side setback is provided.

- **“Semi-detached Building”**

Is a building that abuts on one side of the plot line or building on an adjacent plot and for which no side setback is provided.

- **“Detached Building”**

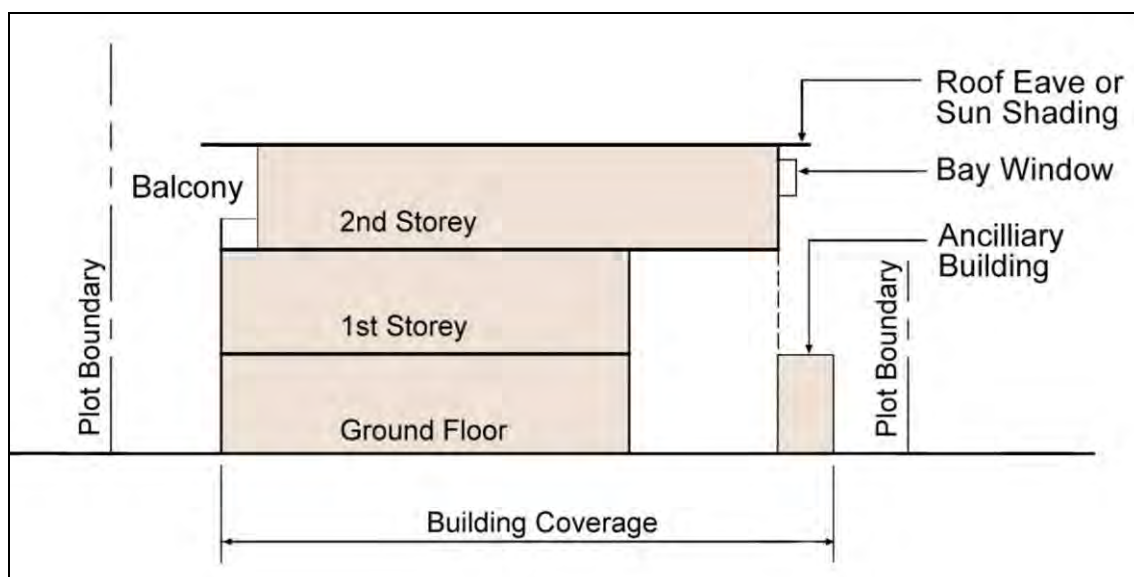
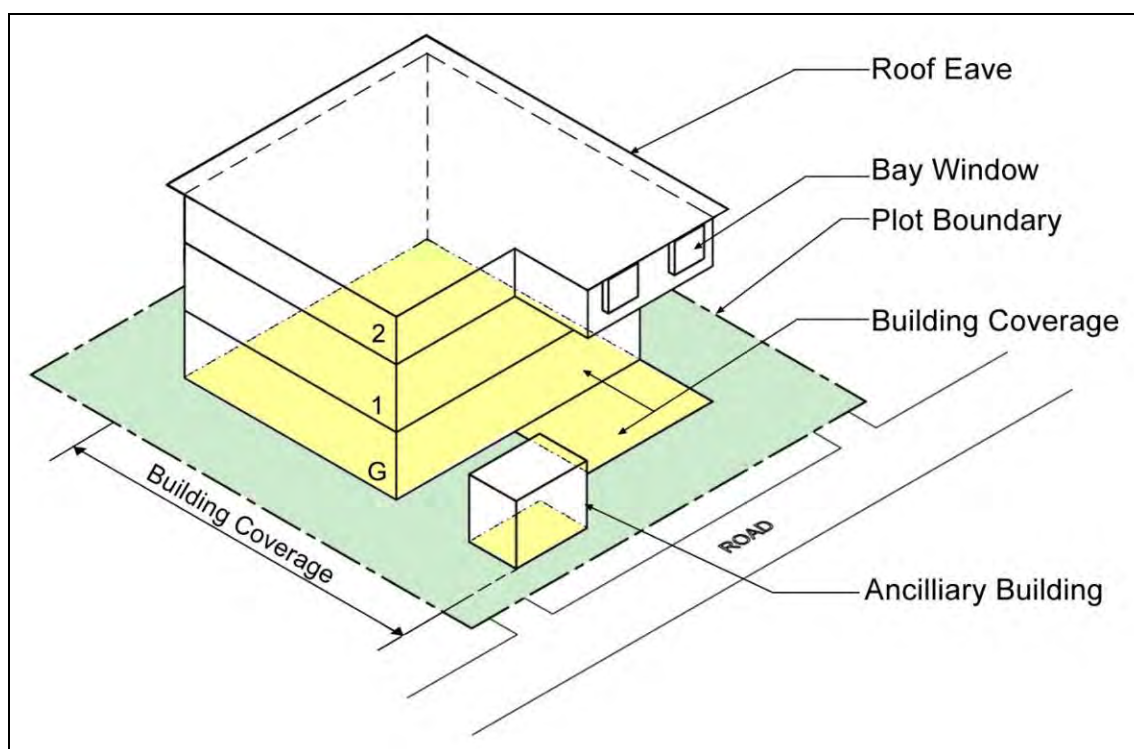
Is a freestanding building that does not abut any other building or adjacent plot and for which open space is provided around all sides of the building and the plot lines.



“Building Coverage” means the 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:

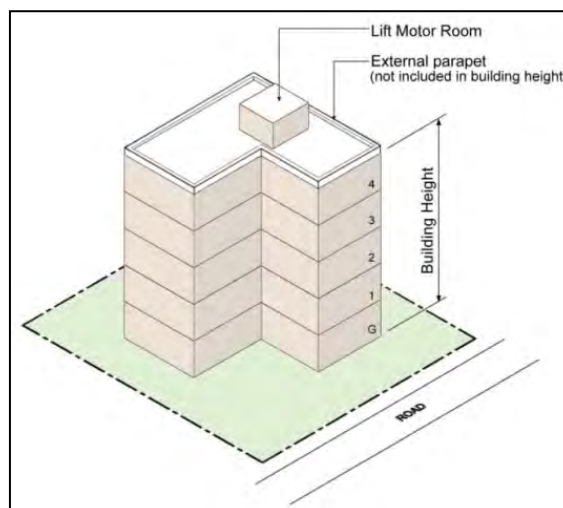
- Bay windows with a projection of 0.5m or less.
- Roof eaves and sun shading projections.
- The shadow area of a building that is from the 3rdth storey and above (to encourage viable landscaping at the ground level and shaded communal spaces, and promote building articulation and a variety of architectural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

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

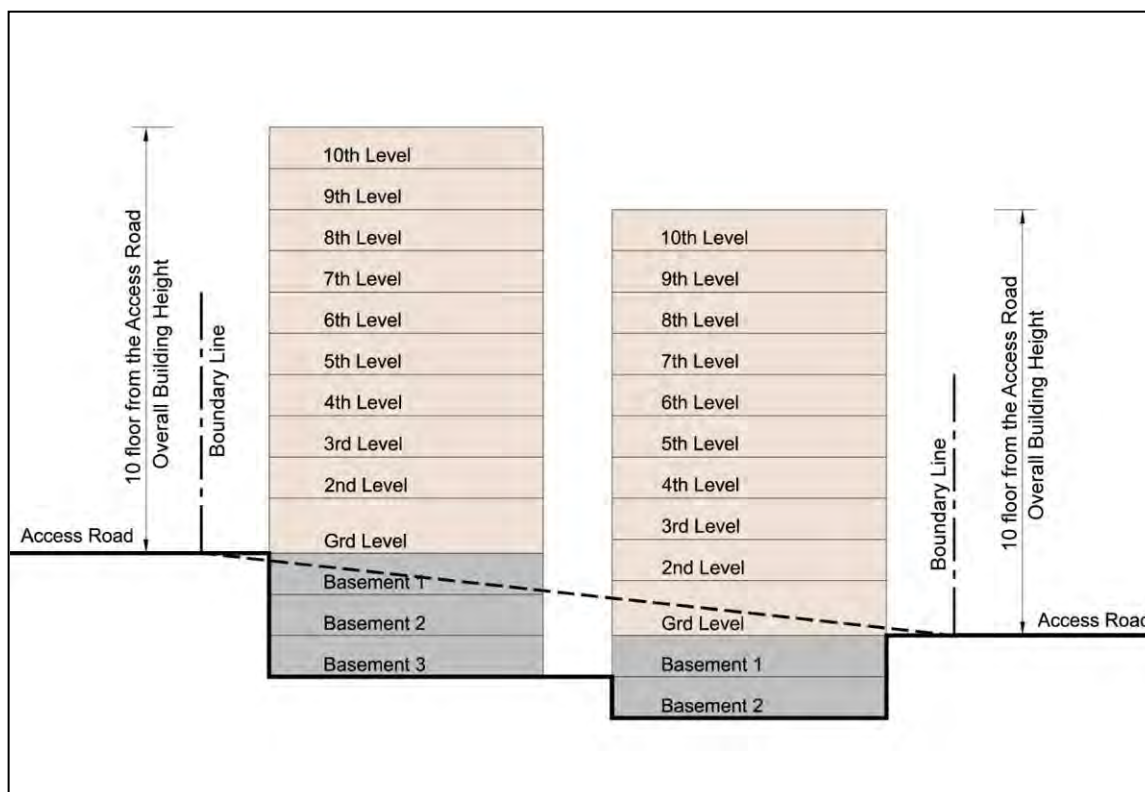


“Building Height” means the overall height of a building measured from grade or access road to the top of the last storey or the highest point of the building, but does not include:

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



Along the slopes or along contoured topography the building height is measured as illustrated in the figure below.



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

- **“Front Setback”**

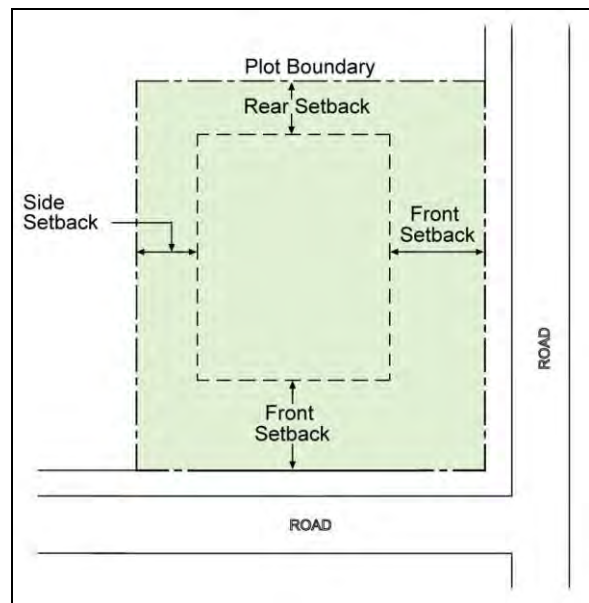
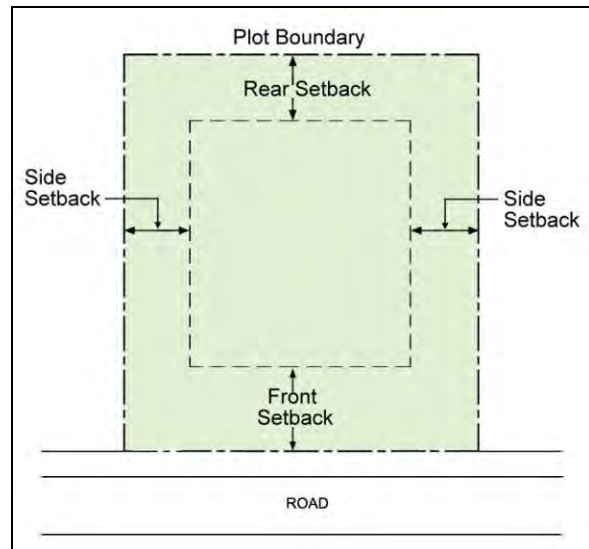
Means the minimum required setback as measured from the plot line fronting any road to the external main wall of any primary or ancillary building.

- **“Rear Setback”**

Means the minimum required setback as measured from the plot line directly opposite of the front plot line.

- **“Side Setback”**

Means the minimum required setback as measured from the plot line that extends between the front and rear plot lines.



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

“Floor Area Ratio (FAR)” means the gross floor area of the building or buildings on any plot divided by the plot area.

“Gross Floor Area (GFA)” means 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.

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

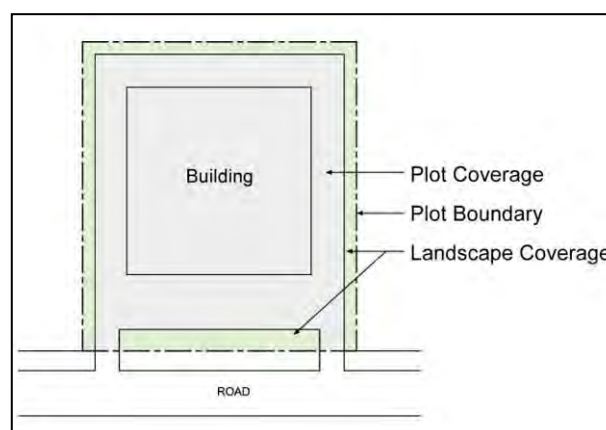
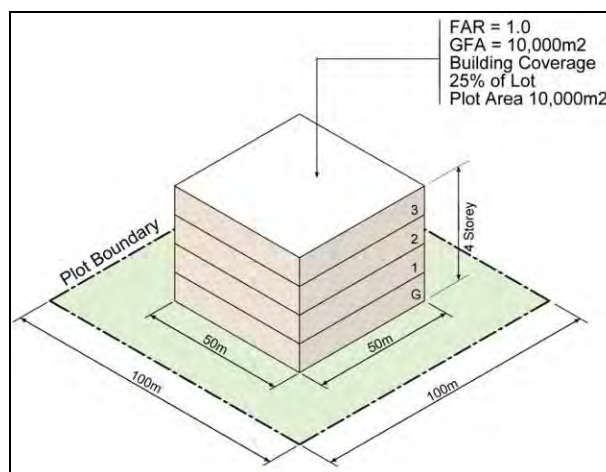
Lift shafts and service ducts including the thickness of the walls are counted as GFA once at the ground storey level.

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.

“Plot Area” means the total horizontal area (in square metres) included within the Plot boundary lines.

“Plot Coverage” means the percentage of a Plot area occupied by the ground area of primary and all ancillary buildings, structures and driveways, aisles and parking spaces.

“Landscape Coverage” means 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” is 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” is 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 Housing” means a residential building containing only one dwelling unit and occupied by one family.

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

Abbreviations

ESS -“Electrical Substation”

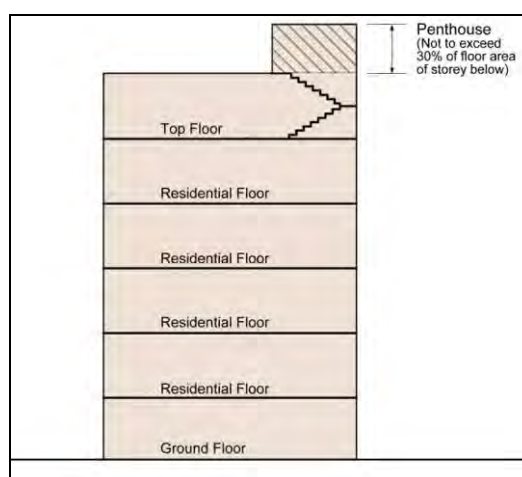
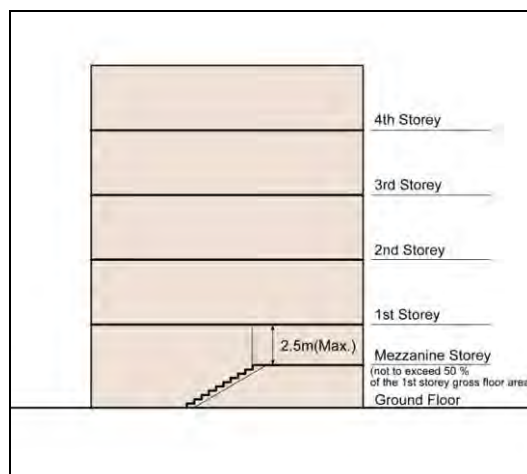
FAR -“Floor Area Ratio”

G -“Ground” (Floor)

GFA -“Gross Floor Area”

P -“Penthouse”

N/A -“Not Applicable”



Disclaimer: Please note that the Zoning Definitions mentioned here are not exhaustive. More detailed and additional definitions could be provided by the City of Kigali, One Stop Centre where applicable.

CHAPTER 4: ZONING MAP & INTERPRETATION

This chapter presents the various zoning districts proposed for the Gasabo District and maps out the boundaries of these districts within the planning area.

4.1 Gasabo District Zoning Map

The Zoning Map indicates the specific boundaries of the various zoning districts proposed for Gasabo District. These boundaries are defined and demarcated based on the following principles:

- Safeguard and respect the existing physical character of the local area by grouping developments which are similar or complementary in terms of use and scale, into a single district.
- To ensure that there is no conflicting uses in the neighbouring zoning districts.

4.2 Identification of Zoning Categories for Gasabo District

The following are the various zoning categories and sub-categories proposed for Gasabo District:

- Residential
 - Single Family Residential District (R1)
 - Mixed Single Family Residential District (R1A)
 - Rural Residential District (R1B)
 - Low Rise Residential District (R2)
 - Low Rise Residential District (R2A)
 - Medium Rise Residential District (R3)
 - High Rise Residential District (R4)
- Commercial
 - Mixed Use Commercial District (C1)
 - Neighbourhood Level Commercial District (C2)
 - City Level Commercial District (C3)
 - City Level Commercial District (C3A)
 - City Level Commercial District (C3B)
 - City Level Commercial District (C3C)
 - Regional Level Commercial District (C4)
 - Regional Level Commercial District (C4A)
 - Retail Warehouse District (C5)
- Industrial
 - Light Industrial District (I1)
 - General Industrial District (I2)
- Parks and Open Space
 - Passive Recreational District (P1)
 - Active Recreational District (P2)
 - Agricultural Area (P3)
 - Protected Area (P4)

A general description of each Zoning District is presented in Chapter 5.

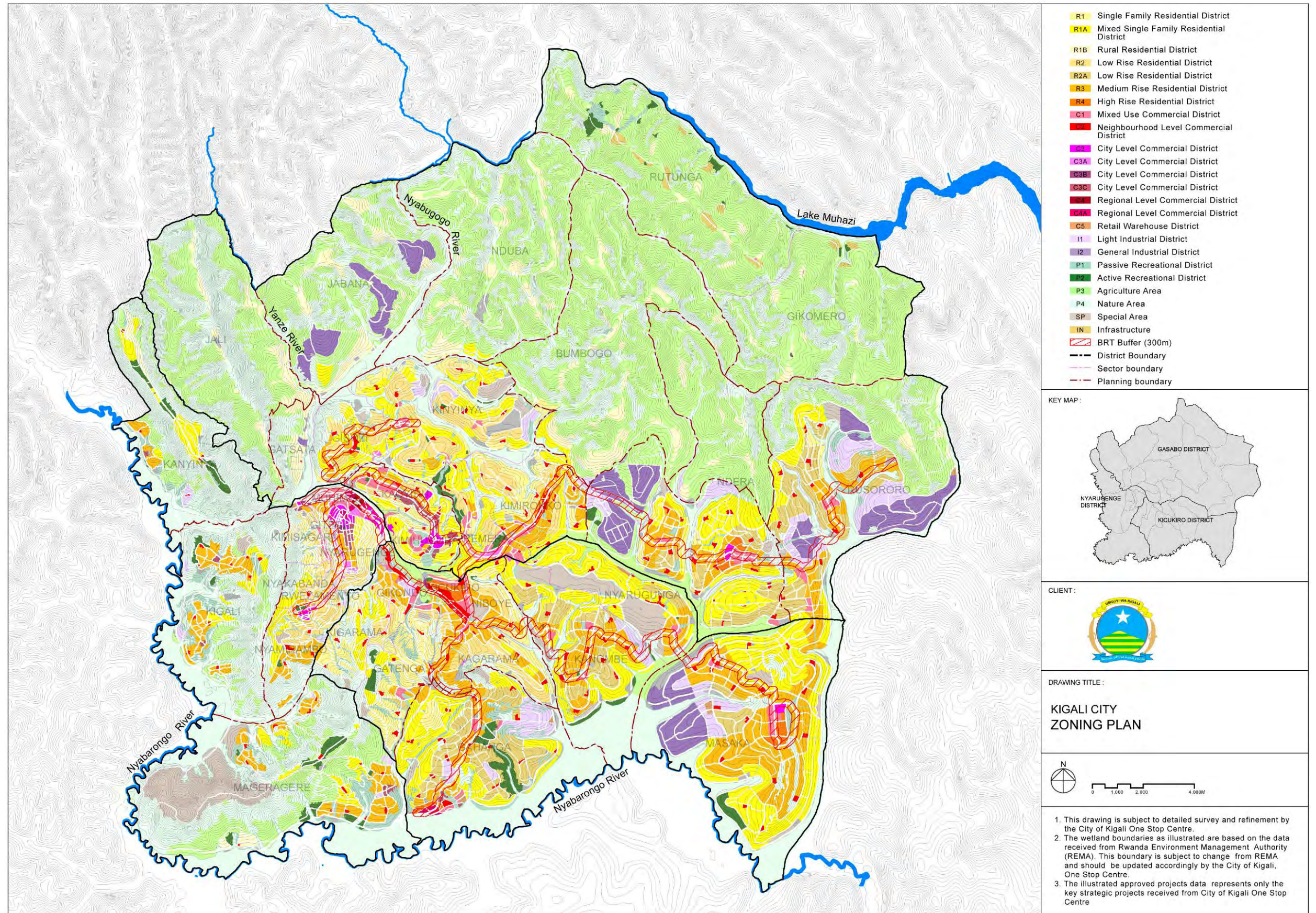


Figure 4.1: Kigali Zoning Plan.

Source: Surbana

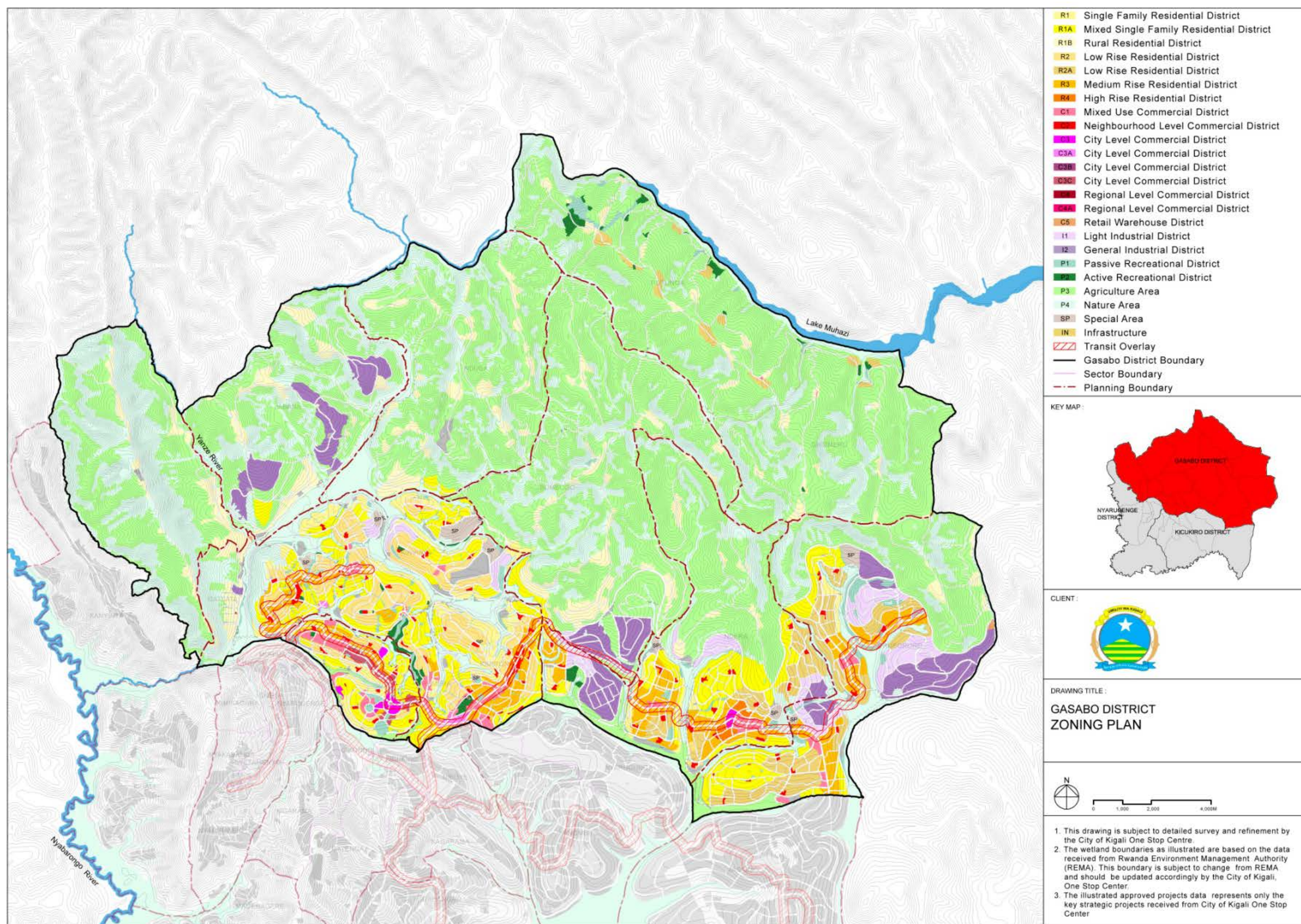


Figure 4.2: Gasabo District Zoning Plan

Source: Surbana

CHAPTER 5: ZONING REGULATIONS

Presented below are the zoning regulations for Gasabo District

5.1 Zoning Regulations - Residential

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

5.1.1 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 5.1: Single Family Residential District (R1).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> All new and redeveloped residential uses within the Single Family Residential District (R1) Lots zoned or re-zoned for residential uses within the Single Family Residential District (R1) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Single family houses (detached houses only) 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> Semi-detached and terrace houses Residential apartments General commercial use Industrial uses Major infrastructure 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Hotels (incl. its ancillary uses) Public facilities Convenience stores not exceeding 60m² of floor area Home Office 	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"> Car parking garage Guard house Maids' quarters Outdoor kitchen Store rooms 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> 600 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 40% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 20% minimum 	

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

	Regulation	Remarks
5.6 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback, provided a minimum of 2 m is maintained free of obstruction and do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment: <ul style="list-style-type: none"> Shall be screened, subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking lots shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Villa –2 Parking Lot per unit shall be provided Food outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> N/A 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> N/A 	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> 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 Additional height <ul style="list-style-type: none"> Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.3 Materials	<ul style="list-style-type: none"> The front boundary wall <ul style="list-style-type: none"> Shall use the material that allow at least 50% transparency 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> N/A 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> 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 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: Surbana

5.1.2 Mixed Single Family Residential District (R1A)

General Description: The Mixed Single Family Residential District (R1A) is a residential district for mixed single family and low rise developments. The R1A District is intended to offer high-end low rise housing and complementary public facilities as needed. The minimum lot areas in the R1A District are smaller than that found in Single Family Residential Districts (R1) in order to distinguish the R1A District as a higher density low rise residential neighbourhood with shared facilities. The purpose is to create a high-end mix single family area in the prime areas of the City by allowing for intensification of the existing low rise housing development.

Table 5.2: Mixed Single Family Residential District (R1A).

	Regulation	Remarks
<p>These regulations shall apply to:</p> <ul style="list-style-type: none"> All new and redeveloped residential uses within the Mixed Single Family Residential District (R1A) Lots zoned or re-zoned for residential uses within the Mixed Single Family Residential District (R1A) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Single family houses (all types) Low rise apartment, townhouse & cluster bungalow development Complementary clubhouse for housing cluster 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> Residential apartments exceeding 3 storey height General commercial uses Industrial uses Major infrastructure 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Hotels (incl. its ancillary uses) Public facilities Convenience stores not exceeding 60m² of floor area Home Office 	<p>Refer land use plan for guidance on location of facility</p> <p>Refer appendix for regulations regarding facilities</p> <p>Refer regulations for home offices</p>
1.4 Ancillary Uses	<ul style="list-style-type: none"> Car parking garage Guard house Maids' quarters Outdoor kitchen Store rooms 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> 250 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 50% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 20% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 1.0 maximum 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+1+P G (ancillary buildings) 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> 4m maximum 	

	Regulation	Remarks
3.3 Building Form	<ul style="list-style-type: none"> Detached villas Semi Detached villas 	
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<p>Detached Buildings</p> <ul style="list-style-type: none"> Front: 7 m (min) Side: 3 m (min) Rear: 3 m (min) <p>Semi-Detached Buildings</p> <ul style="list-style-type: none"> Front: 7 m (min) Side: 3 m (min) Common Side: 0 m Rear: 3 m (min) <p>(Corner plots require Side setback of 3m min)</p>	Refer Appendix for illustration of setbacks for semidetached houses
4.2 Basement Setback	<ul style="list-style-type: none"> Common lot boundaries: 0 m All lot boundaries fronting roads: 3 m (min) (to allow for any below grade services that may be required and ensure the viable growth of trees) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage May be located within the front setback, up to 2 m, provided they do not exceed 50% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 50% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	

5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> N/A 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Villa – 2 Parking Lots per unit shall be provided Food outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided Apartment – 1.5 Parking Lots per unit shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> 1 Disabled parking shall be provided in an apartment and housing complex. 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> N/A 	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> Rear and side fencing or walls shall not exceed 2.5 m in height. Front boundary wall should not exceed 2 m in height. Additional height <ul style="list-style-type: none"> Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre Front fencing or walls shall conform with the height on directly adjacent lots 	
7.3 Materials	<ul style="list-style-type: none"> The front boundary wall shall use material that allows 50% transparency 	

8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> • N/A 	
8.2 Public Transit	<ul style="list-style-type: none"> • N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> • 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 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> • N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> • N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> • N/A 	

Source: *Surbana*

5.1.3 Rural Residential District (R1B)

General Description: The Rural Residential District (R1B) is a residential district offering single family low rise developments in the rural areas. The R1B District is intended to offer low rise housing as part of the farming community and complementary public facilities as needed. The purpose is to create a pleasant single family area in the rural areas of the city.

Table 5.3: Rural Residential District (R1B).

	Regulation	Remarks
<p>These regulations shall apply to:</p> <ul style="list-style-type: none"> All new and redeveloped residential uses within the Rural Residential District (R1B) Lots zoned or re-zoned for residential uses within the Rural Residential District (R1B) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Single family houses (all types) 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> Residential apartments General commercial uses Industrial uses Major infrastructure 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Public facilities Convenience stores not exceeding 60m² of floor area 	<p>Refer land use plan for guidance on location of facility</p> <p>Refer appendix for regulations regarding facilities.</p>
1.4 Ancillary Uses	<ul style="list-style-type: none"> Car parking garage Outdoor kitchen Store rooms 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> 250 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 40% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> N/A 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 0.8maximum 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+1 G (ancillary buildings) 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Detached villas Semi Detached villas Attached Villas 	

	Regulation	Remarks
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> Front: 5 m (min); 0m Front Setback for ancillary uses Side: 3 m (min) Rear: 3 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> N/A 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> N/A 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> N/A 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> N/A 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> N/A 	
6.2 Surfacing	<ul style="list-style-type: none"> N/A 	
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> N/A 	
6.4 Disabled Parking	<ul style="list-style-type: none"> N/A 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> N/A 	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> N/A 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot 	

	Regulation	Remarks
7.2 Heights	<ul style="list-style-type: none"> Rear and side fencing or walls shall not exceed 2.5 m in height. Front boundary wall should not exceed 2 m in height. Additional height <ul style="list-style-type: none"> Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.3 Materials	<ul style="list-style-type: none"> The front boundary wall shall use material that allows 50% transparency 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> N/A 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> N/A 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: Surbana

5.1.4 Low Rise Residential District (R2)

General Description: The Low Rise Residential District (R2) is a zoning district established to allow for intensification, redevelopment and improvement to existing informal housing areas.

Variety in the housing types, higher building coverage and building height is expected to stimulate the redevelopment and intensification of these housing areas. The purpose of R2 District is to improve the overall physical condition of the informal housing areas in the city, and allow incremental development.

Table 5.4: Low Rise Residential District (R2).

	Regulation	Remarks
<p>These regulations shall apply to:</p> <ul style="list-style-type: none"> All new and redeveloped residential uses within the Low Rise Residential District (R2) Lots zoned or re-zoned for residential uses within the Low Rise Residential District (R2) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Single family houses (all types) Low rise apartments 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> Industrial uses Major infrastructure General commercial use 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Hotels (incl. its ancillary uses) Public facilities Convenience stores not exceeding 60m² of floor area Home Office 	<p>Refer land use plan for guidance on location of facility</p> <p>Refer appendix for regulations regarding facilities.</p> <p>Refer regulations for home offices</p>
1.4 Ancillary Uses	<ul style="list-style-type: none"> Car parking garage Guard house Maids' quarters Outdoor kitchen Store rooms 	
1.5 Minimum Lot Size	<p><u>Type 1:</u></p> <ul style="list-style-type: none"> Lot size of 90 m² for landed housing development, semi detached & attached houses <p><u>Type 2:</u></p> <ul style="list-style-type: none"> Minimum lot size of 600 m² for apartments 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> No site coverage for Type 1: semi detached or attached houses. 40% for apartment 60% for landed house, attached houses 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 20% minimum 	

	Regulation	Remarks
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 1.4 maximum 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+3 (apartments) G (ancillary buildings) 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Detached villas Semi-Detached villas Attached villas Apartments (low rise) 	
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered, subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<p>For Detached Developments:</p> <ul style="list-style-type: none"> Front: 3 m (min) Side: 2m (min) Rear: 2m (min) <p>(Minimum width of plot= 8m)</p> <p>For Semi-detached Developments:</p> <ul style="list-style-type: none"> Front: 3 m (min) Side: 2m (min) Rear: 2m (min) Common Side: 0m <p>(Minimum width of plot= 8m)</p> <p>For Attached Developments:</p> <ul style="list-style-type: none"> Front: 3 m (min) Side: 2m (min) Rear: 2m (min) <p>(Corner plots require Side setback of 2m min)</p> <p>For Attached and Semi Detached buildings:</p> <p>(Minimum width of corner plot= 8m) (Minimum width of intermediate plot= 6m)</p>	<p>Attached housing should include minimum of 3 plots.</p> <p>Maximum <i>street wall</i> length for a building on a single zoning lot is 60m</p>
4.2 Basement Setback	<ul style="list-style-type: none"> Common lot boundaries: 0 m All lot boundaries fronting roads: 0 m (min) 	

	Regulation	Remarks
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> N/A 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> No onsite parking shall be required for developments having less than 90m² Gross Floor Area . For detached, attached and semi-detached buildings having Gross Floor Area more than 90m²: 1 parking lot per unit shall be provided Apartment – 1 Parking Lot per 2 dwelling units Food outlet -1 Parking Lot per 5 seats shall be provided Hotel - 1 Parking Lot per 100 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> 1 disabled Parking Lot shall be provided for an apartment complex with more than 20 units. 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> N/A 	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed <ul style="list-style-type: none"> Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> Rear and side fencing or walls shall not exceed 2.5 m in height, front boundary wall shall not exceed 2 m Additional height <ul style="list-style-type: none"> Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.3 Materials	<ul style="list-style-type: none"> The front boundary wall shall use materials that allow 50% transparency 	

	Regulation	Remarks
8.0 CIRCULATION		
8.1 Pedestrian	• N/A	
8.2 Public Transit	• N/A	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> • 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 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	• N/A	
10.2 Maintenance	• N/A	
10.3 Recreational Amenities	• N/A	

Source: Surbana

5.1.5 Low Rise Residential District (R2A)

General Description: The Low Rise Residential District (R2) is a zoning district established to allow for intensification, redevelopment of suburban areas.

Variety in the housing types, higher building coverage and building height is expected to stimulate the redevelopment and intensification of these housing areas. The purpose of R2A District is to create an affordable low rise housing district by allowing higher building coverage and higher intensity low rise development in suburban new towns. The R2A District is located in suburban areas at close proximity to the transit corridors, hence allowed minimum development quantum is required. All developments within this zone should achieve the minimum required density of 90 dwelling units per hectare.

Table 5.5: Low Rise Residential District (R2).

	Regulation	Remarks
<p>These regulations shall apply to:</p> <ul style="list-style-type: none"> All new and redeveloped residential uses within the Low Rise Residential District (R2A) Lots zoned or re-zoned for residential uses within the Low Rise Residential District (R2A) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Low rise apartments Townhouses 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> Industrial uses Major infrastructure General commercial use 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Hotels (incl. its ancillary uses) Public facilities Convenience stores not exceeding 60m² of floor area Home office 	<p>Refer land use plan for guidance on location of facility</p> <p>Refer appendix for regulations regarding facilities.</p> <p>Refer regulations for home offices</p>
1.4 Ancillary Uses	<ul style="list-style-type: none"> Car parking garage Guard house Maids' quarters Outdoor kitchen Store rooms 	
1.5 Minimum Lot Size	<p><u>Type 1:</u></p> <ul style="list-style-type: none"> Lot size of 90 m² for landed housing development, semi detached & attached houses <p><u>Type 2:</u></p> <ul style="list-style-type: none"> Minimum lot size of 600 m² for multi-family apartments. <p>All developments need to provide minimum of 90 Dwelling Units per hectare of land.</p>	

	Regulation	Remarks
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> No site coverage for Type 1: semi detached or attached houses. 40% for apartment 60% for landed house, attached houses 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> N/A 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 1.4 maximum 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+4 (apartments) G (ancillary buildings) 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Detached villas Attached villas Apartments (low rise) 	
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered, subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	

4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<p>For Detached Developments:</p> <ul style="list-style-type: none"> • Front: 3 m (min) • Side: 2 m (min) • Rear: 2 m (min) <p>(Minimum width of plot= 8m)</p> <p>For Semi-detached Developments:</p> <ul style="list-style-type: none"> • Front: 3 m (min) • Side: 2 m (min) • Rear: 2 m (min) • Common side: 0m <p>(Minimum width of plot= 8m)</p> <p>For Attached Developments:</p> <ul style="list-style-type: none"> • Front: 3 m (min) • Side: 2 m (min) • Rear: 2 m (min) <p>(Corner plots require Side setback of 2m min)</p> <p>For Attached and Semi Detached buildings:</p> <p>(Minimum width of corner plot= 8m) (Minimum width of intermediate plot= 6m)</p>	<p>Attached housing should include minimum of 3 plots.</p> <p>Maximum <i>street wall</i> length for a building on a single zoning lot is 60m</p>
4.2 Basement Setback	<ul style="list-style-type: none"> • Common lot boundaries: 0 m • All lot boundaries fronting roads: 0 m (min) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> • In the front setback along the lot frontage, <ul style="list-style-type: none"> • May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage • Other ancillary uses <ul style="list-style-type: none"> • May be allowed within the side and rear setbacks • Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> • N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> • N/A 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> • At grade water tank and mechanical equipment: <ul style="list-style-type: none"> • Shall be located to the side or rear of the building • At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> • Shall be screened subject to approval by the City of Kigali, One Stop Centre 	

6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> No onsite parking shall be required for developments having less than 90m² Gross Floor Area . For detached, attached and semi-detached buildings having Gross Floor Area more than 90m²: 1 parking lot per unit shall be provided Apartment – 1 Parking Lot per 1 dwelling units Food outlet -1 Parking Lot per 5 seats shall be provided Hotel - 1 Parking Lot per 100 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> 1 disabled Parking Lot shall be provided for an apartment complex with more than 20 units. 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> N/A 	
6.6 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed <ul style="list-style-type: none"> Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> Rear and side fencing or walls shall not exceed 2.5 m in height, front boundary wall shall not exceed 2 m Additional height <ul style="list-style-type: none"> Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.3 Materials	<ul style="list-style-type: none"> The front boundary wall shall use materials that allow 50% transparency 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> N/A 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> 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 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: Surbana

5.1.6 Medium Rise Residential District (R3)

General Description: The Medium Rise Residential District (R3) is established to create well planned medium rise housing and apartment complexes with ample open spaces. Minimum lot sizes in the Medium Rise Residential District (R3) district are higher than the Low Rise Residential District (R2). This is to facilitate the creation of a well planned medium-density residential neighbourhood with green character.

Table 5.6: Medium Rise Residential District (R3).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> All new and redeveloped residential uses within the Medium Rise Residential District (R3) Lots zoned or re-zoned for residential uses within the Medium Rise Residential District (R3) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Low and medium rise apartments Clubhouse within apartment complex 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> General Commercial uses Industrial uses Major infrastructure 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Hotels (incl. its ancillary uses) Public facilities Shop within apartment complex not exceeding 60 m² of floor area Home Office Single family houses 	Refer land use plan for guidance on location of facility Refer appendix for regulations regarding facilities. Refer regulations for home offices
1.4 Ancillary Uses	<ul style="list-style-type: none"> Car parking garage Guard house Maids' quarters Outdoor kitchen Store rooms 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> 750 m² Plots less than 750 m² can be developed as single family houses (for consideration by CoK OSC) 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 50% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 20% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 1.8 maximum 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+7 (apartments) maximum G (ancillary buildings) maximum 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> 4m maximum 	

	Regulation	Remarks
3.3 Building Form	<ul style="list-style-type: none"> • Detached villas • Semi-Detached • Attached villas • Apartments 	
3.4 Existing Buildings	<ul style="list-style-type: none"> • 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"> • No material change in use which does not comply with the prevailing zoning regulations; • No further increase in floor area of the existing non-conforming use • Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> • Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and • Not to exceed 10% of the existing use • Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> • Compliance with parking requirements for non-residential use • Removal of the front boundary wall; and • Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> • Front: 5 m • Side: 3 m (min) • Rear: 3 m (min) <p>Setback for plots smaller than 600m² (single family houses)</p> <ul style="list-style-type: none"> • Front: 3m • Side: 2 m (min) • Rear: 2 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> • Common lot boundaries: 0 m • All lot boundaries fronting roads: 3 m (min) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> • In the front setback along the lot frontage, <ul style="list-style-type: none"> • May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage • Other ancillary uses <ul style="list-style-type: none"> • May be allowed within the side and rear setbacks • Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> • The setback between multiple adjacent buildings (with windows facing) within the same lot shall be a minimum of 6 m 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> • N/A 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	

	Regulation	Remarks
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Villa – 2 Parking Lots per unit shall be provided Apartment – 1 Parking Lots per 1 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> 1 disabled Parking Lot shall be provided for an apartment complex with more than 20 units. 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> For Apartments At least 1 (one) shaded vehicular drop-off point shall be provided. 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> For Apartments <ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking lots shall be provided 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> Rear and side fencing or walls shall not exceed 2.5 m in height, front fencing boundary should not exceed 2 m. Additional height <ul style="list-style-type: none"> Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	

	Regulation	Remarks
7.3 Materials	<ul style="list-style-type: none"> The front boundary wall shall use material with 50% transparency. 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> For Apartments <ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site Throughout the site development, all pedestrian linkages shall be a minimum 2 m wide All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> 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 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> For Apartments, a minimum width of 15 m shall be provided for playgrounds and common recreational facilities. 	
10.2 Maintenance	<ul style="list-style-type: none"> For Apartments, all landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> For Apartments, 5% minimum of the total plot area shall be usable open space for recreational facilities Decks are allowed to be developed as recreational facilities. 	

Source: Surbana

5.1.7 High Rise Residential District (R4)

General Description: The High Rise Residential District (R4) is a district established in the CBD of Kigali, and adjacent areas, to provide high-quality, high density living for those who desire an urban lifestyle with easy access to regional goods and services. Communal facilities with generous greening are encouraged to enhance the quality of living in this high density environment.

Table 5.7: High Rise Residential District (R4).

Regulation	Residential	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> • All new and redeveloped residential uses within the High Rise Residential District (R4) • Lots zoned or re-zoned for residential uses within the High Rise Residential District (R4) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • Low and medium rise multifamily apartments • High rise apartments • Shop within apartment complex not exceeding 60 m² of floor area • Clubhouse 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> • General Commercial uses • Industrial uses • Major infrastructure • Single Family Residential developments 	
1.3 Conditional Uses	<ul style="list-style-type: none"> • Standalone food outlet with less than 50 seats • Hotels (incl. its ancillary uses) • Public facilities • Home Offices 	Refer land use plan for guidance on location of facility Refer appendix for regulations regarding facilities. Refer regulations for home offices
1.4 Ancillary Uses	<ul style="list-style-type: none"> • Car parking garage • Guard house • Maids' quarters • Outdoor kitchen • Store rooms 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> • 4000 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> • 30% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> • 20% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • 2.4 maximum 	

Regulation	Residential	Remarks
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> Up to 10% maximum additional GFA may be permitted by the City of Kigali, One Stop Centre where the developer demonstrates or provides one or more of the following: Sustainable building design technology and sustainable construction methods Roof top communal facilities, roof gardens or sky garden 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+15(apartments) G (ancillary buildings) 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Apartments 	
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> Front: 7 m (min) Side: 5 m (min) Rear: 5 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> From lot boundaries: 0 m All lot boundaries fronting roads: 3 m (min) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> The setback between multiple adjacent buildings within the same lot shall be a minimum of 6 m 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> N/A 	

Regulation	Residential	Remarks
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback provided a minimum of 2 m is maintained free of obstruction and do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Apartment – 1 Parking Lot per 1 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> At least two disable parking lot to be provided within the apartment complex. 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> At least one covered vehicular drop-off point should be provided. 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking lots shall be provided 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.0 FENCING AND WALLS		

Regulation	Residential	Remarks
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> Front fencing or walls shall not exceed 2 m and rear/side fencing wall shall not exceed 2.5 m in height Additional height <ul style="list-style-type: none"> Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre Front fencing or walls shall conform with the height on directly adjacent lots 	
7.3 Materials	<ul style="list-style-type: none"> The front boundary wall <ul style="list-style-type: none"> Materials and design should allow for 50% transparency. 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site Throughout the site development, all pedestrian linkages shall be a minimum 2 m wide All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> 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 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> For Apartments, a minimum width of 15 m shall be provided for playgrounds and common recreational facilities. 	
10.2 Maintenance	<ul style="list-style-type: none"> For Apartments, all landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> For Apartments, 5% minimum of the total plot area shall be usable open space for recreational facilities Decks are allowed to be developed as recreational facilities. 	

Source: Surbana

5.2 Zoning Regulations - Commercial

The regulations and guidelines in this section apply to commercial uses within the various Commercial Districts in Gasabo District. Summary of some commercial zoning district guidelines, with illustrative simulation provided in Appendix 1 for easy reference.

5.2.1 Mixed Use Commercial District (C1)

General Description: The Mixed Use Commercial District (C1) is a district established to create housing development with commercial development at the ground level to ensure continuity in the ground level commercial activities. The district offers spaces for goods and services as well as living quarters to create a vibrant mixed use commercial district.

Table 5.8: Mixed Use Commercial District (C1).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> • All new and redeveloped commercial uses within the Mixed Use Commercial District (C1) • Lots zoned or re-zoned for commercial uses within the Mixed Use Commercial District (C1) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • Commercial/ retail use on the first floors or first 2 floors • Residential/office use above the 1st floor • Multi-family residential apartments 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> • Large scale commercial complex • Industrial Uses • Major Infrastructure Installations 	
1.3 Conditional Uses	<ul style="list-style-type: none"> • Public Facilities • Hotels • Service apartments • Petrol stations 	Refer land use plan for guidance on location of facility Refer appendix for regulations regarding facilities.
1.4 Ancillary Uses	<ul style="list-style-type: none"> • Electrical substation (ESS) • Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> • 500 m² • Plots with sizes below 250 m² area are allowed to be developed as per C2 zone 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> • 70% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> • 10% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • 2.4 maximum 	

	Regulation	Remarks
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> Up to 10% maximum additional FAR may be permitted by the City of Kigali, One Stop Centre where the developer demonstrates or provides one or more of the following: Sustainable building design technology and sustainable construction methods Roof top communal facilities or roof gardens 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+11 (Apartments) maximum G (ancillary buildings) maximum 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5m maximum Other Floors - 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Attached Buildings Apartments 	
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> Front: 0 m Side: 0 m(min) for 6m from the front setback line, beyond 6m from of the front setback line the setback shall be 3m (min) Rear: 3 m (min) <p>For plot size below 250 m²</p> <ul style="list-style-type: none"> Front: 5 m (min) Side: 0 m(min) for 6m after the front setback, beyond 6m from of the building frontage setback line the setback shall be 3m (min) Rear: 3 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> Common lot boundaries: 0 m All lot boundaries fronting roads: 0 m 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach. 	

	Regulation	Remarks
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> 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 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback provided a minimum of 2 m is maintained free of obstruction and do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment: <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre Shall not be visible from street 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial – 2 Parking Lot for the first 200 m² commercial space and 1 Parking Lot per subsequent 200 m² commercial space shall be provided Apartment – 1 Parking Lot per 2 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> Where required, at least 1 parking stalls per public entrance shall be designated for the disabled The location shall be immediately adjacent to the building entrance/access 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> N/A 	

	Regulation	Remarks
6.7 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Only one ingress-egress point to the development plot is allowed. 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls are not permitted along the front setback Fencing and walls in the side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> 2.5 m high solid perimeter fencing wall is allowed at the side and rear of the lot 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> 2m(min) covered publicly accessible pedestrian walkway/ covered arcade shall be provided along the perimeter of the buildings fronting the main roads Pedestrian circulation shall link all buildings and amenities on site Throughout the site development, all pedestrian linkages shall be a minimum 1.5m wide All pedestrian circulation shall be accessible to the disabled 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> One building identification sign shall be permitted on the tower One Commercial sign per tenant shall be permitted: <ul style="list-style-type: none"> Wall Signage (15% of the Building Face or 9 m² whichever less) Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) Awning Signage (Min 2.5m clearance from ground and 25% of the building face or 2.5m² whichever less) 	
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Roof mounted signs String lights, flashing, excessively bright lights Off site signage 	
9.3 Location	<ul style="list-style-type: none"> 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 	
9.4 Lighting	<ul style="list-style-type: none"> No flashing lights are allowed 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: Surbana

5.2.2 Neighbourhood Level Commercial District (C2)

General Description: The Commercial District (C2) creates attractive small mixed use establishments. C2 developments within the Transit Overlay allows for compact mixed use developments with a commercial frontage.

Neighbourhood Centres (NCs) located outside the transit overlay are also zoned C2. Such (NCs) provide for small commercial such as banks, local markets, eating establishments and offices, as well as some housing component. A variety of public facilities such as health centres, community halls and post offices etc. are also to be provided for within the Neighbourhood Centre to cater to the needs of the surrounding neighbourhood (10,000-20,000 population). The Neighbourhood Park is also incorporated as part of the C2 Development. The Neighbourhood Park and the public facilities will consist of 40% of the overall C2 zoned area. (to be identified and planned by CoK/District Authorities) A typical C2 Neighbourhood Centre Development is simulated in the appendix.

Table 5.9: Neighbourhood Level Commercial District (C2).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> All new and redeveloped commercial uses within the Community Level Commercial District (C2) Lots zoned or re-zoned for commercial uses within the Community Level Commercial District (C2) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Sundries shop / grocery Barber shop / hair salon Laundry / dry cleaning shop Small scale food and beverage outlets (e.g. cafes) not exceeding 50 seats Neighbourhood Park Park related public facilities such as public toilets/ changing rooms Markets 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> All types of industrial uses Large scale commercial uses such as shopping centres, hyper-marts, showrooms, offices etc. Major infrastructure 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Public facilities Petrol stations Apartment (on the 2nd storey and above) 	Refer land use plan for guidance on location of facility Refer appendix for regulations regarding facilities.
1.4 Ancillary Uses	<ul style="list-style-type: none"> Electrical substation (ESS) Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> N/A 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 50% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 10% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 1.6 	

	Regulation	Remarks
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> N/A 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+3 maximum G (ancillary buildings) maximum 	
3.5 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5m maximum Other Floors - 4m maximum 	
3.2 Building Form	<ul style="list-style-type: none"> Free Standing Detached Buildings Shop houses 	
3.3 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> Front: 5 m (min) Side: 0 m(min) for 6m after the front setback, beyond 6m from of the building frontage setback line the setback shall be 3m (min) Rear: 3 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> Common lot boundaries: 0 m All lot boundaries fronting roads: 0 m 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall: <ul style="list-style-type: none"> Be located to the side or rear of the building Shall not be in located within the setback Shall not be located along boundaries facing residential uses 	

	Regulation	Remarks
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment: <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial – 2 Parking Lot for the first 200 m² commercial space and 1 Parking Lot per subsequent 200 m commercial space shall be provided Food Outlet -1 Parking Lot per 10 seats shall be provided Residential – 1 Parking Lot per dwelling unit 	
6.4 Disabled Parking	<ul style="list-style-type: none"> Where required, at least 1 parking stalls per public entrance shall be designated for the disabled The location shall be immediately adjacent to the building entrance/access 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5 m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> N/A 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed. Additional vehicular ingress and egress point shall be evaluated on a case-by-case basis by the City of Kigali, One Stop Centre 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls are not permitted along the front setback Fencing and walls in the side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> 2.5 m high solid perimeter fencing wall is allowed at the side and rear of the lot 	
7.3 Materials	<ul style="list-style-type: none"> N/A 	

8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> • Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; the linkages shall be min 2 m in width. • All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> • Integration of bus transit facility into the C2 district is encouraged 	
9.0 SIGNAGE		
9.5 Permitted	<ul style="list-style-type: none"> • One Building identification sign shall be permitted. One Commercial sign per tenant shall be permitted: <ul style="list-style-type: none"> • Wall Signage (15% of the Building Face or 9 m whichever less) • Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) • Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less) • Free Standing Signage (Maximum 1.5 m height) 	
9.1 Prohibited	<ul style="list-style-type: none"> • The following signs are prohibited: <ul style="list-style-type: none"> • Roof mounted signs • String lights, flashing, excessively bright lights • Off site signage 	
9.2 Location	<ul style="list-style-type: none"> • 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 	
9.3 Lighting	<ul style="list-style-type: none"> • N/A 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> • N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> • N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> • N/A 	

Source: Surbana

5.2.3 City Level Commercial District (C3)

General Description: The City Level Commercial District (C3) is a district established to meet most of the retail, commercial and services needs for the larger community, and may include offices and entertainment activities. The minimum plot 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 parking requirements.

Table 5.10: City Level Commercial District (C3).

	Regulation	Remarks
These regulations shall apply to:		
<ul style="list-style-type: none"> All new and redeveloped commercial uses within the City Level Commercial District (C3) Lots zoned or re-zoned for commercial uses within the City Level Commercial District (C3) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Developments allowed in the C1 zone Shopping centres Offices Hotels Serviced apartments Leisure and entertainment centres (e.g. cinemas, bowling alleys) Galleries Commercial schools Multi-family Housing 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> Industrial Uses Major Infrastructure Installations 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Public Facilities Petrol stations Residential flats with commercial at ground floor Transport Interchange Plots less than 600 m² can be developed as single family houses (for consideration by CoK OSC) 	<p>Refer land use plan for guidance on location of facility</p> <p>Refer appendix for regulations regarding facilities.</p>
1.4 Ancillary Uses	<ul style="list-style-type: none"> Electrical substation Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> 1000 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 70% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 10% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 3.0 maximum 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> Up to 10% maximum additional GFA may be permitted by the City of Kigali, One Stop Centre where the developer demonstrates or provides one or more of the following: Sustainable building design technology and sustainable construction methods Roof top communal facilities or roof gardens 	

	Regulation	Remarks
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+11 maximum G (ancillary buildings) maximum 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5m maximum Other Floors - 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Free standing attached or detached buildings 	
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> Front: 5 m (min) along other roads Side: 3 m (min) Rear: 3 m (min) <p>Setback for plots smaller than 600m² (single family houses)</p> <ul style="list-style-type: none"> Front: 3m Side: 2 m (min) Rear: 2 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> Common lot boundaries: 0 m All lot boundaries fronting roads: 3m (min) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	

5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear 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 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback provided a minimum of 2 m is maintained free of obstruction and do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment: <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre Shall not be visible from any street 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary for C2 developments No onsite parking is required if shared parking for the entire C2 cluster is provided for 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial – 1 Parking Lot for 200 m² commercial space Apartment – 1 Parking Lot per 1 dwelling units Food Outlet - 1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> Where required, at least 1 parking stalls per public entrance shall be designated for the disabled The location shall be immediately adjacent to the building entrance/access 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5 m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> N/A 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided Pedestrian circulation pathways should be provided, linking both the site access and the building 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Multiple vehicular ingress and egress points may be permitted 	

7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Not permitted, except for hotel development 	
7.2 Heights	<ul style="list-style-type: none"> Hotel / resort: 2.0m (max) 	
7.3 Materials	<ul style="list-style-type: none"> Hotel/resort: Solid fencing materials that complement the architecture may be provided at the rear and side fences. 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Minimum 2 m covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; the linkages shall be min 2 m in width. 	
8.2 Public Transit	<ul style="list-style-type: none"> The use of public transit should be encouraged through the integration of a public transport stop into the commercial development lot Minimum 1 taxi stand for at least 2 taxis shall be provided within lot boundary. A pedestrian linkage should be provided from the main building to the bus shelter located in front of the commercial lots (where applicable) 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> One Building identification sign shall be permitted on the tower One commercial sign per tenant shall be permitted: <ul style="list-style-type: none"> Wall Signage (15% of the Building Face or 9 m² whichever less) Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less) Free standing Signage (Maximum 1.5 m height) 	
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Roof mounted signs Off site signage 	
9.3 Location	<ul style="list-style-type: none"> 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 	
9.4 Lighting	<ul style="list-style-type: none"> No flashing lights are allowed 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> Minimum depth and width of landscaped areas shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
10.2 Maintenance	<ul style="list-style-type: none"> All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: *Surbana*

5.2.4 City Level Commercial District (C3A)

(Historic, Cultural, Tourism and Recreational)

General Description: The City Commercial District (C3A) is a special district established to create a vibrant, low rise commercial district with historical, cultural, tourism and recreational character. C3A district protect and promote the low rise character of these places and create an intimate human scale environment.

Table 5.11: City Level Commercial District (C3A).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> • All new and redeveloped commercial uses within the City Level Commercial District (C3A) • Lots zoned or re-zoned for commercial uses within the City Level Commercial District (C3A) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • Mixed use developments • Boutique hotels • Serviced apartments • Leisure and entertainment centres (e.g. cinemas, bowling alleys) • Galleries, pubs, theatres, discotheques • Multi-family Housing 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> • Industrial Uses • Major Infrastructure Installations 	
1.3 Conditional Uses	<ul style="list-style-type: none"> • Public Facilities • Petrol stations • Residential flats with commercial at ground floor • Transport Interchange 	Refer land use plan for guidance on location of facility Refer appendix for regulations regarding facilities.
1.4 Ancillary Uses	<ul style="list-style-type: none"> • Electrical substation (ESS) • Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> • 250 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> • 80% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> • N/A 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • 2.4 maximum 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> • Up to 10% maximum additional GFA may be permitted by the City of Kigali, One Stop Centre where the developer demonstrates or provides one or more of the following: • Sustainable building design technology and sustainable construction methods • Roof top communal facilities or roof gardens 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> • G+3 maximum • G (ancillary buildings) maximum 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> • Ground Floor - 5m maximum • Other Floors - 4m maximum 	

	Regulation	Remarks
3.3 Building Form	<ul style="list-style-type: none"> Free standing Attached or Detached Buildings 	
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> Front: 0 m (min) Side: 0 m (min) Rear: 3 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> Common lot boundaries: 0 m All lot boundaries fronting roads: 0m 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed within the rear setbacks Are subject to their overall width not exceeding 50% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear 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 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre Shall not be visible from any street 	
6.0 PARKING		

	Regulation	Remarks
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary. If there is no land available for parking lot, the owner is subject to "parking deficiency charges" payable to the City. 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial – Commercial – 2 Parking Lot for the first 200 m² commercial space and 1 Parking Lot per subsequent 200 m² commercial space shall be provided Apartment – 1 Parking Lot per 1 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> N/A 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5 m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> N/A 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> N/A 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> N/A 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls are not permitted 	
7.2 Heights	<ul style="list-style-type: none"> N/A 	
7.3 Materials	<ul style="list-style-type: none"> N/A 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Minimum 2 m Covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; the linkages shall be min 2 m in width. All pedestrian circulation to be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> One Building identification sign shall be permitted on the Tower One Commercial Sign per tenant shall be permitted: <ul style="list-style-type: none"> Wall Signage (15% of the Building Face or 9 m² whichever less) Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less) 	
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Roof mounted signs Off site signage 	

	Regulation	Remarks
9.3 Location	<ul style="list-style-type: none"> 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 	
9.4 Lighting	<ul style="list-style-type: none"> No flashing lights are allowed 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: *Surbana*

5.2.5 City Level Commercial District (C3B)

(Medium Rise Commercial District)

General Description: The City Level Commercial District (C3B) is a special district established to create a medium rise commercial district. The medium rise commercial district allows existing small parcels to redevelop and at the same time retained the vibrant character at ground floor of these areas. The purpose is to intensify the land use, while ensuring intimate human scale and a continuous shopping street environment.

Table 5.12: City Level Commercial District (C3B).

	Regulation	Remarks
<p>These regulations shall apply to:</p> <ul style="list-style-type: none"> All new and redeveloped commercial uses within the City Level Commercial District (C3B) Lots zoned or re-zoned for commercial uses within the City Level Commercial District (C3B) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Mixed use developments Boutique hotels Serviced apartments Leisure and entertainment centres (e.g. cinemas, bowling alleys) Galleries Multi-family Housing 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> Industrial Uses Major Infrastructure Installations 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Public facilities Petrol stations Residential flats with commercial at ground floor Rapid transit station 	<p>Refer land use plan for guidance on location of facility</p> <p>Refer appendix for regulations regarding facilities.</p>
1.4 Ancillary Uses	<ul style="list-style-type: none"> Electrical substation Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> 250 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 80% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 10% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 2.4 maximum 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> Up to 10% maximum additional GFA may be permitted by the City of Kigali, One Stop Centre where the developer demonstrates or provides one or more of the following: Sustainable building design technology and sustainable construction methods Roof top communal facilities or roof gardens 	

	Regulation	Remarks
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> • G+7 maximum • G (ancillary buildings) maximum 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> • Ground Floor - 5m maximum • Other Floors - 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> • Free standing 	
3.4 Existing Buildings	<ul style="list-style-type: none"> • 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"> • No material change in use which does not comply with the prevailing zoning regulations; • No further increase in floor area of the existing non-conforming use • Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> • Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and • Not to exceed 10% of the existing use • Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> • Compliance with parking requirements for non-residential use • Removal of the front boundary wall; and • Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> • Front: 0 m (min) • Side: 0 m (min) • Rear: 3 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> • Common lot boundaries: 0 m (min) • All lot boundaries fronting roads: 0m (min) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> • May be allowed within rear setbacks • Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> • N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear 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 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	

	Regulation	Remarks
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre Shall not be visible from any street 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial –1 Parking Lot for 200 m² shall be provided Apartment – 1 Parking Lot per 1 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> N/A 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5 m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> N/A 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> N/A 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> N/A 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Only rear fencing and walls are not permitted 	
7.2 Heights	<ul style="list-style-type: none"> N/A 	
7.3 Materials	<ul style="list-style-type: none"> N/A 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Minimum 2 m Covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; the linkages shall be min 2 m in width. All pedestrian circulation shall be accessible to the disabled 	

	Regulation	Remarks
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.5 Permitted	<ul style="list-style-type: none"> One Building identification sign shall be permitted on the tower One Commercial Sign per tenant shall be permitted: <ul style="list-style-type: none"> Wall Signage (15% of the Building Face or 9 m² whichever less) Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less) 	
9.6 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Roof mounted signs Off site signage 	
9.7 Location	<ul style="list-style-type: none"> 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 	
9.8 Lighting	<ul style="list-style-type: none"> No flashing lights are allowed 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: *Surbana*

5.2.6 City Level Commercial District (C3C)

(Medium Rise Commercial District)

General Description: City Level Commercial District (C3C) is a special district established in CBD 2 to create low density medium rise commercial district with large open spaces within each parcels. The medium rise commercial district allows existing large parcels to redevelop and at the same time retains the spacious character of these places.

Table 5.13: City Level Commercial District (C3C).

	Regulation	Remarks
<p>These regulations shall apply to:</p> <ul style="list-style-type: none"> All new and redeveloped commercial uses within the City Level Commercial District (C3C) Lots zoned or re-zoned for commercial uses within the City Level Commercial District (C3C) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Mixed use developments Boutique hotels Serviced apartments Leisure and entertainment centres (e.g. cinemas, bowling alleys) Galleries Multi-family Housing 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> Industrial Uses Major Infrastructure Installations 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Public facilities Petrol stations Residential flats with commercial at ground floor Rapid transit station 	
1.4 Ancillary Uses	<ul style="list-style-type: none"> Electrical substation (ESS) Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> 1,000 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 60% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 20% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 2.0 maximum 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> Up to 10% maximum additional GFA may be permitted by the City of Kigali, One Stop Centre where the developer demonstrates or provides one or more of the following: Sustainable building design technology and sustainable construction methods Roof top communal facilities or roof gardens 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+7 maximum G (ancillary buildings) maximum 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5m minimum Other Floors - 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Free standing Attached or Detached Buildings 	

	Regulation	Remarks
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> Front: 10 m (min) Side: 5 m (min) Rear: 5 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> Common lot boundaries: 3m (min) All lot boundaries fronting roads: 3m (min) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage May be located within the front setback, up to 2 m, provided they do not exceed 50% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 50% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear 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 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	

	Regulation	Remarks
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre Shall not be visible from any street Shall not be visible from any street 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial –1 Parking Lot for 200 m² shall be provided Apartment – 1 Parking Lot per 1 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> N/A 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5 m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> N/A 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> N/A 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> N/A 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> Rear and side fencing or walls shall not exceed 2.5 m in height; front fencing boundary should not exceed 2 m. Additional height <ul style="list-style-type: none"> Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.3 Materials	<ul style="list-style-type: none"> The rear and side boundary walls shall be solid walls The front boundary wall shall use material with 50% transparency. 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> N/A 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	

	Regulation	Remarks
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> One Building identification sign shall be permitted on the tower One Commercial Sign per tenant shall be permitted: <ul style="list-style-type: none"> Wall Signage (15% of the Building Face or 9 m² whichever less) Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less) 	
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Roof mounted signs String lights, flashing, excessively bright lights Off site signage 	
9.3 Location	<ul style="list-style-type: none"> 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 	
9.4 Lighting	<ul style="list-style-type: none"> No flashing lights are allowed 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: *Surbana*

5.2.7 Regional Level Commercial District (C4)

General Description: The Regional Commercial District (C4) is established as the CBD Core, the prime office area and the regional financial hub in Kigali. The development in C4 should therefore be outstanding, tall and of high quality material and finishes.

The proposed developments within the C4 district are subject to the urban design guidelines stipulated for the Muhima CBD. If there is any conflict between the standard zoning regulations stipulated in the Zoning Plan and those regulations stipulated in the Urban Design Guidelines, the Urban Design Guidelines shall prevail.

Table 5.14: Regional Level Commercial District (C4).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> • All new and redeveloped commercial uses within the Regional Level Commercial District (C4) • Lots zoned or re-zoned for commercial uses within the Regional Level Commercial District (C4) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • Mixed use developments • Shopping centres • Offices • Hotels • Serviced apartments • Galleries • Multi-family Housing 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> • Retail Warehouses • Industrial Uses • Major Infrastructure Installations 	
1.3 Conditional Uses	<ul style="list-style-type: none"> • Residential development with commercial at the first 2 floors of the building. • Public facilities 	
1.4 Ancillary Uses	<ul style="list-style-type: none"> • Electrical substation (ESS) • Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> • 4,000 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> • 70% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> • 10% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • 6.0 maximum 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> • Up to 10% maximum additional GFA may be permitted by the City of Kigali, One Stop Centre where the developer demonstrates or provides one or more of the following: • Sustainable building design technology and sustainable construction methods • Roof top communal facilities or roof gardens 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> • G+29 maximum • G (ancillary buildings) maximum 	

	Regulation	Remarks
3.2 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5m maximum Other Floors - 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> Free standing 	
3.4 Existing Buildings	<ul style="list-style-type: none"> 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"> No material change in use which does not comply with the prevailing zoning regulations; No further increase in floor area of the existing non-conforming use Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and Not to exceed 10% of the existing use Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> Compliance with parking requirements for non-residential use Removal of the front boundary wall; and Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> Front: 7.5 m (min) along the major arterial roads Front: 5 m (min) along other roads Side: 3 m (min) Rear: 3 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> Common lot boundaries: 0 m All lot boundaries fronting roads: 3m 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage May be located within the front setback, up to 2 m, provided they do not exceed 50% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 50% of length of the boundary within which they encroach 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> The setback distance between multiple adjacent buildings located within the same lot shall be a minimum of 6 m. 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear 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 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application 	

	Regulation	Remarks
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback provided a minimum of 2 m is maintained free of obstruction and do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre Shall not be visible from any street 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial – 1 Parking Lot per 200 m² shall be provided Apartment – 1 Parking Lot per 2 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> Where required, at least 4 parking stalls per public entrance shall be designated for the disabled The location shall be immediately adjacent to the building entrance/access 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> A minimum of 70% of parking spaces shall be shaded Shaded parking structures must complement the architecture of the building 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided Pedestrian circulation pathways should be provided, linking both the site access and the building 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Multiple vehicular ingress and egress points may be permitted 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Not permitted, except for hotel and resort development 	
7.2 Heights	<ul style="list-style-type: none"> Hotel / resort: 2.0m (max) 	
7.3 Materials	<ul style="list-style-type: none"> The use of natural material is encouraged 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 is allowed. 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Minimum 2 m Covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; the linkages shall be min 2 m in width. All pedestrian circulation shall be accessible to the disabled 	

	Regulation	Remarks
8.2 Public Transit	<ul style="list-style-type: none"> The use of public transit should be encouraged through the integration of a bus stop (shelter) and/or light rail station into the commercial development lot Minimum 1 taxi stand for at least 2 taxis shall be provided within lot boundary. A pedestrian linkage should be provided from the main building to the bus shelter located in front of the commercial lots (where applicable) 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> One Building identification sign shall be permitted on the tower One Commercial Sign per tenant shall be permitted: <ul style="list-style-type: none"> Wall Signage (15% of the Building Face or 9 m² whichever less) Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less) Free standing Signage (Maximum 1.5 m height) 	
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Roof mounted signs String lights, flashing, excessively bright lights Off site signage 	
9.3 Location	<ul style="list-style-type: none"> 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 	
9.4 Lighting	<ul style="list-style-type: none"> No flashing lights are allowed 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> Minimum depth and width of landscaped areas shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
10.2 Maintenance	<ul style="list-style-type: none"> All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: *Surbana*

5.2.8 Regional Level Commercial District (C4A)

General Description: The Regional Commercial District (C4A) is established as the transitional district between the CBD Core areas of the Muhima and Gasabo Planning Area and to serve as commercial and financial hub. High quality office and retail developments are envisioned to take place in this zoning district.

The proposed developments within the C4A district are subject to the urban design guidelines stipulated for the CBD. If there are any variations between the standard zoning regulations stipulated in the Zoning Plan and those regulations stipulated in the Urban Design Guidelines, the Urban Design Guidelines shall prevail.

Table 5.15: Regional Level Commercial District (C4A).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> • All new and redeveloped commercial uses within the Regional Level Commercial District (C4) • Lots zoned or re-zoned for commercial uses within the Regional Level Commercial District (C4) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • Shopping centres • Offices • Hotels • Serviced apartments • Galleries • Multi-family Housing 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> • Retail Warehouses • Industrial Uses • Major Infrastructure Installations 	
1.3 Conditional Uses	<ul style="list-style-type: none"> • Mixed use development with commercial at the first 2 floors of the building • Public facilities 	
1.4 Ancillary Uses	<ul style="list-style-type: none"> • Electrical substation (ESS) • Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> • 4,000 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> • 70% 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> • 10% 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • 4.0 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> • Up to 10% maximum additional GFA may be permitted by the City of Kigali, One Stop Centre where the developer demonstrates or provides one or more of the following: • Sustainable building design technology and sustainable construction methods • Roof top communal facilities or roof gardens 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> • G+14 (main building)- • G (ancillary buildings) 	

	Regulation	Remarks
3.2 Maximum Overall Height	<ul style="list-style-type: none"> • 60 maximum (not including parapets) • External parapet walls (to ensure safety and privacy and encourage the use of rooftops as useable external spaces) may be permitted over and above the overall permitted maximum height, subject to a maximum height of 1.5 m 	
3.3 Building Form	<ul style="list-style-type: none"> • Free standing 	
3.4 Existing Buildings	<ul style="list-style-type: none"> • 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"> • No material change in use which does not comply with the prevailing zoning regulations; • No further increase in floor area of the existing non-conforming use • Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> • Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and • Not to exceed 10% of the existing use • Conversion of a residential villa to other permitted uses shall be considered subject to: <ul style="list-style-type: none"> • Compliance with parking requirements for non-residential use • Removal of the front boundary wall; and • Aesthetic enhancement of the front elevation of the building 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> • Front: 7.5 m (min) along the major arterial roads • Front: 5 m (min) along other roads • Side: 5 m (min) • Rear: 5 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> • Common lot boundaries: 0 m • All lot boundaries fronting roads: 3 m (min) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> • In the front setback along the lot frontage, <ul style="list-style-type: none"> • May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage • May be located within the front setback, up to 2 m, provided they do not exceed 50% of the lot frontage • Other ancillary uses <ul style="list-style-type: none"> • May be allowed within the side and rear setbacks • Are subject to their overall width not exceeding 50% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> • N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear 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 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	

	Regulation	Remarks
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre Shall not be visible from any street 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial – 1 Parking Lot per 200 m² shall be provided Apartment – 1 Parking Lot per 1 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> Where required, at least 2 parking stalls per public entrance shall be designated for the disabled The location shall be immediately adjacent to the building entrance/access 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> A minimum of 70% of parking spaces shall be shaded Shaded parking structures must complement the architecture of the building 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided Pedestrian circulation pathways should be provided, linking both the site access and the building 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Multiple vehicular ingress and egress points may be permitted 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Not permitted, except for hotel and resort development 	
7.2 Heights	<ul style="list-style-type: none"> Hotel / resort: 2.0m (max) 	
7.3 Materials	<ul style="list-style-type: none"> The use of natural material is encouraged Solid fencing materials that complement the architecture may be provided at the rear and side fences. The front side, facing the wetlands, shall be visually permeable or landscaped fencing only allowed. 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; the linkages shall be min 2 m in width. All pedestrian circulation shall be accessible to the disabled 	

	Regulation	Remarks
8.2 Public Transit	<ul style="list-style-type: none"> The use of public transit should be encouraged through the integration of a bus stop (shelter) and/or light rail station into the commercial development lot Minimum 1 taxi stand for at least 2 taxis shall be provided within lot boundary. A pedestrian linkage should be provided from the main building to the bus shelter located in front of the commercial lots (where applicable) 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> One Building identification sign shall be permitted on the tower One Commercial Sign per tenant shall be permitted: <ul style="list-style-type: none"> Wall Signage (15% of the Building Face or 9 m² whichever less) Window Signage (Transparent, 15% of the Building Face or 2.5m² whichever less) Awning Signage (Min 2.5m clearance and 25% of the Building Face or 2.5m² whichever less) Free Standing Signage (Maximum 1.5 m height) 	
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Roof mounted signs String lights, flashing, excessively bright lights Off site signage 	
9.3 Location	<ul style="list-style-type: none"> 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 	
9.4 Lighting	<ul style="list-style-type: none"> No flashing lights are allowed 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> Minimum depth and width of landscaped areas shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
10.2 Maintenance	<ul style="list-style-type: none"> All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: Surbana

5.2.9 Retail Warehouse District (C5)

General Description: The Retail Warehouse District (C5) is a district established to accommodate businesses that encompass both retail and warehouse functions (“retail warehouse”) to locate here. These commercial activities typically are “stand alone” or “big box” developments that require larger lots. As both retail and warehouse functions are complementary, a development within the warehouse retail district must operate as a single entity, and subletting retail or warehousing activities are not allowed.

Table 5.16: Retail Warehouse District (C5).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> • All new and redeveloped commercial uses within the Retail Warehouse District (C5) • Lots zoned or re-zoned for commercial uses within the Retail Warehouse District (C5) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • Single-user retail-warehouse uses 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> • All types of industrial use • All types of residential uses • General commercial uses • Major infrastructure 	
1.3 Conditional Uses	<ul style="list-style-type: none"> • Public facilities • Light motor workshops as complementary use • Petrol kiosks 	
1.4 Ancillary Uses	<ul style="list-style-type: none"> • Electrical substation (ESS) • Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> • 4000 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> • 60% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> • 10% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • 2.0 maximum 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> • Up to 10% maximum additional GFA may be permitted by the City of Kigali, One Stop Centre where the developer demonstrates or provides one or more of the following: • Sustainable building design technology and sustainable construction methods • Roof top communal facilities or roof gardens 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> • G+3 (main building) maximum • G (ancillary buildings) maximum 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> • Ground Floor - 5m minimum • Other Floors - 4m maximum 	
3.3 Building Form	<ul style="list-style-type: none"> • Detached Buildings 	
3.4 Existing Buildings	<ul style="list-style-type: none"> • N/A 	

4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> • Front: 10 m (min) • Side: 5 m (min) • Rear: 5 m (min) • Provision of setbacks in accordance with the minimum setback requirements will be subject to the compliance with fire safety regulations on the provision of fire engine access 	
4.2 Basement Setback	<ul style="list-style-type: none"> • Common lot boundaries: 0 m • All lot boundaries fronting roads: 3 m (min) (to allow for any below grade services that may be required and ensure the viable growth of trees) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> • N/A 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> • N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear 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 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> • At grade water tank and mechanical equipment: <ul style="list-style-type: none"> • Shall be located to the side or rear of the building • May be located in the setback provided a minimum of 2 m is maintained free of obstruction and they do not impede circulation • At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> • Shall be screened subject to approval by the City of Kigali, One Stop Centre • Shall not be visible from any street 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> • Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> • Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> • Commercial – 1 Parking Lot per 200 m² shall be provided 	
6.4 Disabled Parking	<ul style="list-style-type: none"> • Where required, at least 2 parking stalls per public entrance shall be designated for the disabled • The location shall be immediately adjacent to the building entrance/access 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> • 90 degree <ul style="list-style-type: none"> • 2.5 m x 5.0 m stalls • 7 m travel aisle • Disabled Stalls <ul style="list-style-type: none"> • 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m • Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> • N/A 	

6.7 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided Pedestrian circulation pathways should be provided, linking both the site access and the building 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Multiple vehicular ingress and egress points may be permitted 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> All round 	
7.2 Heights	<ul style="list-style-type: none"> 2.5m (max) 	
7.3 Materials	<ul style="list-style-type: none"> The use of visually permeable materials is recommended all around the development lot Subject to detailed design and evaluation 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads Pedestrian circulation between adjacent buildings and amenities shall be seamlessly connected; the linkages shall be min 2 m in width. All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> The use of public transit should be encouraged through the integration of a bus stop (shelter) and/or light rail station into the commercial development lot Minimum 1 taxi stand for at least 2 taxis shall be provided within lot boundary. A pedestrian linkage should be provided from the main building to the bus shelter located in front of the commercial lots (where applicable) 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> All signs shall <ul style="list-style-type: none"> Be integrated into the design and theme of the building Be proportionate to the building and street scale A single free standing sign (maximum 1.5m height) may be permitted per development, subject to evaluation of the design by the City of Kigali, One Stop Centre 	
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Roof mounted signs String lights, flashing, excessively bright lights Off site signage 	
9.3 Location	<ul style="list-style-type: none"> Signs shall not obstruct views, vistas or important landmarks 	
9.4 Lighting	<ul style="list-style-type: none"> Lighting shall be aesthetically pleasing and in keeping with the overall theme of the downtown district 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> Minimum depth and width of landscaped areas shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
10.2 Maintenance	<ul style="list-style-type: none"> All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: Surbana

5.3 Zoning Regulations - Industrial

The regulations and guidelines in this section apply to industrial uses within the various Industrial Districts in Gasabo District.

5.3.1 Light Industrial District (I1)

General Description: The Light Industrial District (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 or Light Industries.

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 district 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.

A list of the Clean and Light industries is provided in the append

Table 5.17: Light Industrial District (I1).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> • All new and redeveloped light industrial uses within the Light Industrial District (I1) • Lots zoned or re-zoned for light industrial uses within the Light Industrial District (I1) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • Petrol stations • Car wash • Minor automotive repair shops • Non-pollutive industrial uses • Warehouse • Dry cleaning / laundry service • Business Parks, Science Parks 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> • Commercial Uses • Residential Uses • Major Infrastructure Installations 	

	Regulation	Remarks
1.3 Conditional Uses	<ul style="list-style-type: none"> Religious Facilities Workers' Accommodation Sundries / grocery shop Fast food outlet (200 seating) 	
1.4 Ancillary Uses	<ul style="list-style-type: none"> Electrical substation (ESS) Refuse area 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> 250 m² 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 60% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 10% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> N/A 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> N/A 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+3 G (ancillary buildings) 	
3.2 Building Form	<ul style="list-style-type: none"> Detached Buildings(can also be flatted) or attached buildings 	
3.3 Existing Buildings	<ul style="list-style-type: none"> N/A 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<p>For Detached Development:</p> <ul style="list-style-type: none"> Front: 7.0 m (min) Side: 4.5 m (min) Rear: 4.5 m (min) <p>For Attached Developments</p> <ul style="list-style-type: none"> Front: 7.0 m (min) Side: 0 m (min) Rear: 0 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> N/A 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage May be located within the front setback, up to 2 m, provided they do not exceed 50% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 50% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear 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 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	

	Regulation	Remarks
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment: <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Light Industrial Use – 2 Parking Lot per the first 200 m² shall be provided and 1 Lot per 200m² subsequently Light Industrial Use – 1 Lorry Parking Lot per 3000 m² Commercial - 1 Parking Lot per 200 m² for Light Industrial Use (for office space in excess of 25% of the industrial use) 	
6.4 Disabled Parking	<ul style="list-style-type: none"> Where required, at least 1 parking stalls per public entrance shall be designated for the disabled The location shall be immediately adjacent to the building entrance/access 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5 m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> N/A 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided Pedestrian circulation pathways should be provided, linking both the site access and the building 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Multiple vehicular ingress and egress points may be permitted 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Permitted 	
7.2 Heights	<ul style="list-style-type: none"> 2.5m (max) for rear and side boundary, 2 m (max) for front boundary. 	
7.3 Materials	<ul style="list-style-type: none"> Solid wall for rear and side boundary and 50% transparency for the front boundary 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Layout and design shall give due regard for safe pedestrian circulation throughout the site All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> All signs shall <ul style="list-style-type: none"> Be integrated into the design and theme of the building Be wall mounted 	

	Regulation	Remarks
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Multiple free standing signage Off site signage 	
9.3 Location	<ul style="list-style-type: none"> Signs shall not obstruct views, vistas or important landmarks 	
9.4 Lighting	<ul style="list-style-type: none"> Lighting shall be aesthetically pleasing and in keeping with the overall theme of the district 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> Minimum 2 m planting strip should be provided along 70% of the site boundary. 	
10.2 Maintenance	<ul style="list-style-type: none"> All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

5.3.2 General Industrial District (I2)

General Description: The General Industrial District (I2) is specialised land areas strategically located close to expressways for easy access for heavy vehicles. As it is a district 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. 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.

General Industries (refer appendix) which are not so pollutive are required to be 100m away from the nearest residential areas.

Special Industries (refer appendix) are more pollutive industries and 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.

Table 5.18: General Industrial District (I2).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> All new and redeveloped general industrial uses within the General Industrial District (I2) Lots zoned or re-zoned for general industrial uses within the General Industrial District (I2) 		
1.0 USES		
1.6 Permitted Uses	<ul style="list-style-type: none"> Petrol stations Oil Depots Pollutive industrial uses Warehouse Manufacturing 	Refer Appendix for allowable industries Refer Appendix for regulations
1.7 Prohibited Uses	<ul style="list-style-type: none"> Residential Uses Major Infrastructure Installations 	
1.8 Conditional Uses	<ul style="list-style-type: none"> Religious Facilities Workers' Accommodation Sundries / grocery shop Fast food outlet (200 seating) Commercial Use 	Refer Appendix for related regulations
1.9 Ancillary Uses	<ul style="list-style-type: none"> Electrical substation (ESS) Refuse area 	
1.10 Minimum Lot Size	<ul style="list-style-type: none"> N/A 	
2.0 COVERAGE		
2.5 Maximum Building Coverage	<ul style="list-style-type: none"> 60% maximum 	
2.6 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 10% minimum 	
2.7 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> N/A 	

	Regulation	Remarks
2.8 Additional Bonus GFA	<ul style="list-style-type: none"> N/A 	
3.0 BUILDING		
3.4 Maximum Number of Floors		
3.5 Building Form	<ul style="list-style-type: none"> Detached Buildings 	
3.6 Existing Buildings	<ul style="list-style-type: none"> N/A 	
4.0 BUILDING SETBACK (Minimum)		
4.5 Building (Above Grade)	For Detached Development: <ul style="list-style-type: none"> Front: 7.0 m (min) Side: 4.5 m (min) Rear: 4.5 m (min) 	
4.6 Basement Setback	<ul style="list-style-type: none"> N/A 	
4.7 Ancillary Buildings	<ul style="list-style-type: none"> In the front setback along the lot frontage, <ul style="list-style-type: none"> May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage May be located within the front setback, up to 2 m, provided they do not exceed 50% of the lot frontage Other ancillary uses <ul style="list-style-type: none"> May be allowed within the side and rear setbacks Are subject to their overall width not exceeding 50% of length of the boundary within which they encroach. 	
4.8 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.5 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear 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 	
5.6 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.7 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.8 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment: <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.9 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.10 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	

	Regulation	Remarks
6.11 Minimum Required Parking Stalls	<ul style="list-style-type: none"> General Industrial Use – Parking Lot per the first 200 m² shall be provided and 1 Lot per 200m² subsequently General Industrial Use – 1 Lorry Parking Lot per 3000 m² Commercial - 1 Parking Lot per 200 m² for General Industrial Use (for office space in excess of 25% of the industrial use) 	
6.12 Disabled Parking	<ul style="list-style-type: none"> Where required, at least 1 parking stalls per public entrance shall be designated for the disabled The location shall be immediately adjacent to the building entrance/access 	
6.13 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5 m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.14 Minimum Shaded Areas	<ul style="list-style-type: none"> N/A 	
6.15 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided Pedestrian circulation pathways should be provided, linking both the site access and the building 	
6.16 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Multiple vehicular ingress and egress points may be permitted 	
7.0 FENCING AND WALLS		
7.4 Location	<ul style="list-style-type: none"> Permitted 	
7.5 Heights	<ul style="list-style-type: none"> 2.5m (max) for rear and side boundary, 2 m (max) for front boundary. 	
7.6 Materials	<ul style="list-style-type: none"> Solid wall for rear and side boundary and 50% transparency for the front boundary 	
8.0 CIRCULATION		
8.3 Pedestrian	<ul style="list-style-type: none"> Layout and design shall give due regard for safe pedestrian circulation throughout the site All pedestrian circulation shall be accessible to the disabled 	
8.4 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.5 Permitted	<ul style="list-style-type: none"> All signs shall <ul style="list-style-type: none"> Be integrated into the design and theme of the building Be wall mounted 	
9.6 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Multiple free standing signage Off site signage 	
9.7 Location	<ul style="list-style-type: none"> Signs shall not obstruct views, vistas or important landmarks 	
9.8 Lighting	<ul style="list-style-type: none"> Lighting shall be aesthetically pleasing and in keeping with the overall theme of the district 	

10.0 LANDSCAPING AND RECREATION		
10.4 Minimum Width	<ul style="list-style-type: none"> Minimum depth and width of landscaped areas shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
10.5 Maintenance	<ul style="list-style-type: none"> All landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.6 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

5.4 Zoning Regulations – Parks and Open Spaces

The regulations and guidelines apply to all developments proposed in future in Gasabo designated by the green areas presented on the map below.

5.4.1 Passive Recreational District (P1)

General Description: Passive Recreational District (P1) are districts 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). These parks can include recreational commercial or public facilities at the neighbourhood, community, and regional level.

Table 5.19: Passive Recreational District (P1).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> • All new and redeveloped park uses within the Passive Recreational District (P1) • Lots zoned or re-zoned for park uses within the Passive Recreational District (P1) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • All types of industrial uses • All types of residential uses • All types of commercial uses • All types of major public facilities • Major infrastructure installations 	
1.3 Conditional Uses	<ul style="list-style-type: none"> • Minor Public Facilities • Restaurants • Small kiosk not exceeding 100 m² 	Development shall be allowable in only 10% of the plot area or 500 m ² (which ever is smaller) Developments in P1 zone require approval by review panel
1.4 Ancillary Uses	<ul style="list-style-type: none"> • N/A 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> • N/A 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> • N/A 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> • N/A 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • No building in a public park shall exceed 100m² unless otherwise approved by the City of Kigali, One Stop Centre 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> • N/A 	

	Regulation	Remarks
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+1 maximum G (ancillary buildings) maximum 	
3.2 Building Form	<ul style="list-style-type: none"> N/A 	
3.3 Existing Buildings	<ul style="list-style-type: none"> N/A 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> N/A 	
4.2 Basement Setback	<ul style="list-style-type: none"> N/A 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> N/A 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> N/A 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> N/A 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial - 1 Parking Lot per 200 m² Cultural centres – 1/50 m² of GFA Parks and Open Space – 1/1000 m² of park area. Tourism and culture related commercial uses – 1/50 m² of GFA 	
6.4 Disabled Parking	<ul style="list-style-type: none"> N/A 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5 m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> N/A 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> N/A 	

	Regulation	Remarks
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> N/A 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing walls are not permitted 	
7.2 Heights	<ul style="list-style-type: none"> N/A 	
7.3 Materials	<ul style="list-style-type: none"> N/A 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Layout and design shall give due regard for safe pedestrian circulation throughout the site All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> All signs shall <ul style="list-style-type: none"> Be integrated into the design and theme of the park 	
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Multiple free standing signage Off site signage 	
9.3 Location	<ul style="list-style-type: none"> N/A 	
9.4 Lighting	<ul style="list-style-type: none"> N/A 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: Surbana

5.4.2 Active Recreational District (P2)

General Description: The Active Recreational District (P2) is established to provide parks that offer active recreational and sporting activities.

While structures within the parks are allowed, the general character of the Active Recreational District should remain as green and recreational.

Table 5.20: Active Recreational District (P2).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> All new and redeveloped parks within the Active Recreational District (P2) Lots zoned or re-zoned for parks within the Active Recreational District (P2) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Sports Complexes Theme Parks Resort Hotels Golf Courses Recreational Clubs Zoo Stadiums 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> All types of industrial uses All types of residential uses All types of commercial uses All types of major public facilities Major infrastructure installations 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Single Family Residences Resort Complementary commercial uses Minor Public Facilities Supporting Infrastructure Public Swimming Pools 	Developments in P2 zone require approval by review panel
1.4 Ancillary Uses	<ul style="list-style-type: none"> Parking Toilets 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> N/A 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 20% 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> N/A 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Subject to City of Kigali, One Stop Centre evaluation and approval 	
2.4 Additional Bonus Building Coverage	<ul style="list-style-type: none"> N/A 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+2 maximum G (ancillary buildings) maximum 	
3.2 Building Form	<ul style="list-style-type: none"> N/A 	
3.3 Architecture	<ul style="list-style-type: none"> Architecture and materials that are complementary to the natural landscape should be encouraged 	

4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> Any building in a public park shall be a minimum 10m from residential uses, except stadiums which shall be a minimum of 25m from residential uses. Any building in a public park shall be 10m from all roads 	
4.2 Basement Setback	<ul style="list-style-type: none"> N/A 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> N/A 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> N/A 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> N/A 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre Shall not be visible from any street 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Commercial - 1 Parking Lot per 200 m² Cultural Centres – 1/200 m² of GFA Tourism and culture related commercial uses – 1/200 m² of GFA Sports Complex/Stadium – 1 / 30 seats 	
6.4 Disabled Parking	<ul style="list-style-type: none"> Where required, at least 2 parking stalls per public entrance shall be designated for the disabled The location shall be immediately adjacent to the building entrance/access 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5 m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> A minimum of 70% of parking stalls shall be shaded 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> Clearly designated and marked parking spaces, driveways and sidewalks within the parking lots shall be provided Pedestrian circulation pathways should be provided, linking both the site access and the building 	

6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Multiple vehicular ingress and egress points may be permitted 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing walls are permitted 	
7.2 Heights	<ul style="list-style-type: none"> 2.5 m maximum 	
7.3 Materials	<ul style="list-style-type: none"> Natural material is encouraged. 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> Layout and design shall give due regard for safe pedestrian circulation throughout the site All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> Minimum 1 taxi stand for at least 2 taxis shall be provided within lot boundary. A pedestrian linkage should be provided from the main building to the bus shelter located in front of the commercial lots (where applicable) 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> All signs shall <ul style="list-style-type: none"> Be integrated into the design and theme of the building 	
9.2 Prohibited	<ul style="list-style-type: none"> The following signs are prohibited: <ul style="list-style-type: none"> Multiple free standing signage Off site signage 	
9.3 Location	<ul style="list-style-type: none"> Signs shall not obstruct views, vistas or important landmarks 	
9.4 Lighting	<ul style="list-style-type: none"> Lighting shall be aesthetically pleasing and in keeping with the overall theme of the district 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> N/A 	
10.2 Maintenance	<ul style="list-style-type: none"> N/A 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> N/A 	

Source: Surbana

5.4.3 Agricultural Area (P3)

General Description: Agricultural Area (P3) strives to protect the viability of agriculture in the district. The Agricultural zoning district 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 non intrusion into agricultural areas.

Table 5.21: Agricultural Area (P3).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> • All new and redeveloped agricultural uses within the Agricultural Area (P3) • Lots zoned or re-zoned for agriculture uses within the Agricultural Area(P3) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • Agriculture Farms • Green houses 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> • All types of industrial uses • All types of residential uses • All types of commercial uses • All types of public facilities 	
1.3 Conditional Uses	<ul style="list-style-type: none"> • Supporting Agricultural uses • Farmers residence not exceeding 150 m² • Infrastructure 	
1.4 Ancillary Uses	<ul style="list-style-type: none"> • Storage barns • Parking • Store for agricultural equipments, cattle sheds, etc 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> • N/A 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> • NA 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> • N/A 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • N/A 	
2.4 Additional Bonus Building Coverage	<ul style="list-style-type: none"> • N/A 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> • G 	
3.2 Building Form	<ul style="list-style-type: none"> • N/A 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> • Minimum 5m on all sides 	
4.2 Basement Setback	<ul style="list-style-type: none"> • N/A 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> • N/A 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> • N/A 	

5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	• N/A	
5.2 Outdoor Storage Areas	• N/A	
5.3 Refuse Storage Areas	• N/A	
5.4 Mechanical Equipment	• N/A	
6.0 PARKING		
6.1 Location	• N/A	
6.2 Surfacing	• N/A	
6.3 Minimum Required Parking Stalls	• N/A	
6.4 Disabled Parking	• N/A	
6.5 Minimum Dimensions	• N/A	
6.6 Minimum Shaded Areas	• N/A	
6.7 Circulation in Parking	• N/A	
6.8 Vehicular Access to Parking Lot	• N/A	
7.0 FENCING AND WALLS		
7.1 Location	• N/A	
7.2 Heights	• N/A	
7.3 Materials	• N/A	
8.0 CIRCULATION		
8.1 Pedestrian	• N/A	
8.2 Public Transit	• N/A	
9.0 SIGNAGE		
9.1 Permitted	• N/A	
9.2 Prohibited	• N/A	
9.3 Location	• N/A	
9.4 Lighting	• N/A	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	• N/A	
10.2 Maintenance	• N/A	
10.3 Recreational Amenities	• N/A	

Source: *Surbana*

5.4.4 Protected Area (P4)

General Description: Protected Area is established to conserve and protect the steep slopes, environmentally sensitive areas, nature, wildlife habitat and non-developable lands for other strategic purposes. In the case of Protected Areas like forests and wetlands, the zoning for the protected areas shall supersede.

Table 5.22: Protected Area (P4).

	Regulation	Remarks
These regulations shall apply to: <ul style="list-style-type: none"> All nature and protected area within the Protected Area (P4) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Forests Wetlands Rivers 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> All types of industrial uses All types of residential uses All types of commercial uses All types of public facilities 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Infrastructure 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. Minor Public Facilities Restaurants Small kiosk not exceeding 100 m² 	Development shall be allowable in only 10% of the plot area or 500 m ² (which ever is lesser) Developments in P4 zone require approval by review panel
1.4 Ancillary Uses	<ul style="list-style-type: none"> N/A 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> N/A 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> N/A 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> N/A 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> N/A 	
2.4 Additional Bonus GFA	<ul style="list-style-type: none"> N/A 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> N/A 	
3.2 Building Form	<ul style="list-style-type: none"> N/A 	
3.3 Architecture	<ul style="list-style-type: none"> N/A 	
4.0 BUILDING SETBACK (Minimum)		
4.1 Building (Above Grade)	<ul style="list-style-type: none"> N/A 	
4.2 Basement Setback	<ul style="list-style-type: none"> N/A 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> N/A 	

	Regulation	Remarks
4.4 Between Multiple Buildings on the Same Lot	• N/A	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	• N/A	
5.2 Outdoor Storage Areas	• N/A	
5.3 Refuse Storage Areas	• N/A	
5.4 Mechanical Equipment	• N/A	
6.0 PARKING		
6.1 Location	• N/A	
6.2 Surfacing	• N/A	
6.3 Minimum Required Parking Stalls	• N/A	
6.4 Disabled Parking	• N/A	
6.5 Minimum Dimensions	• N/A	
6.6 Minimum Shaded Areas	• N/A	
6.7 Circulation in Parking	• N/A	
6.8 Vehicular Access to Parking Lot	• N/A	
7.0 FENCING AND WALLS		
7.1 Location	• N/A	
7.2 Heights	• N/A	
7.3 Materials	• N/A	
8.0 CIRCULATION		
8.1 Pedestrian	• N/A	
8.2 Public Transit	• N/A	
9.0 SIGNAGE		
9.1 Permitted	• N/A	
9.2 Prohibited	• N/A	
9.3 Location	• N/A	
9.4 Lighting	• N/A	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	• N/A	
10.2 Maintenance	• N/A	
10.3 Recreational Amenities	• N/A	

Source: Surbana

5.5 Zoning Regulations – Overlay Districts

The variety of zoning overlays prepared for Kigali are:

- Airport Restriction Areas Overlay
- Transit Corridor Overlay
- Slope Overlay
- Mandatory Built-up Overlay
- Urban Design Overlay

The overlay regulations are additional regulations above the zoning regulations and supersede the zoning regulations.

5.5.1 Airport Restriction Area Overlay

Obstacle Limitation Surfaces

The objectives of “Obstacle Limitation Surfaces” are to define the airspace around aerodromes to be maintained free from obstacles so as 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 RCAA.

Public Safety Zones

The Public Safety Zones are areas of land at the end of the runways at the busiest airports within which development is restricted in order 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, for new settlements apply the following guidelines, 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 PSZ comprises different Risk bands that regulate the inhibition/ restriction of the activities.

Table 5.23: 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	<ul style="list-style-type: none"> •Low density, non-residential activities/ uses which involve the discontinuous permanence of a limited number of people. 	<ul style="list-style-type: none"> •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 <p>Any exception will be evaluate by OSC and RCAA</p>
Green Zone	<ul style="list-style-type: none"> •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. 	
Blue zone	<ul style="list-style-type: none"> •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 5.24: 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" **		<ul style="list-style-type: none"> •Dumping ground •Other attractive sources of wildlife in the Airport neighborhood •Buildings with reflective external finishes and photovoltaic fields •Dangerous and misleading lights •Chimneys emitting fumes •Radio electric equipment radiating buildings/ towers
Within the outer horizontal surface		
Within the inner horizontal and the conical surfaces		<ul style="list-style-type: none"> •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		<ul style="list-style-type: none"> •Dumping ground •Other attractive sources of wildlife in the Airport neighborhood

*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".

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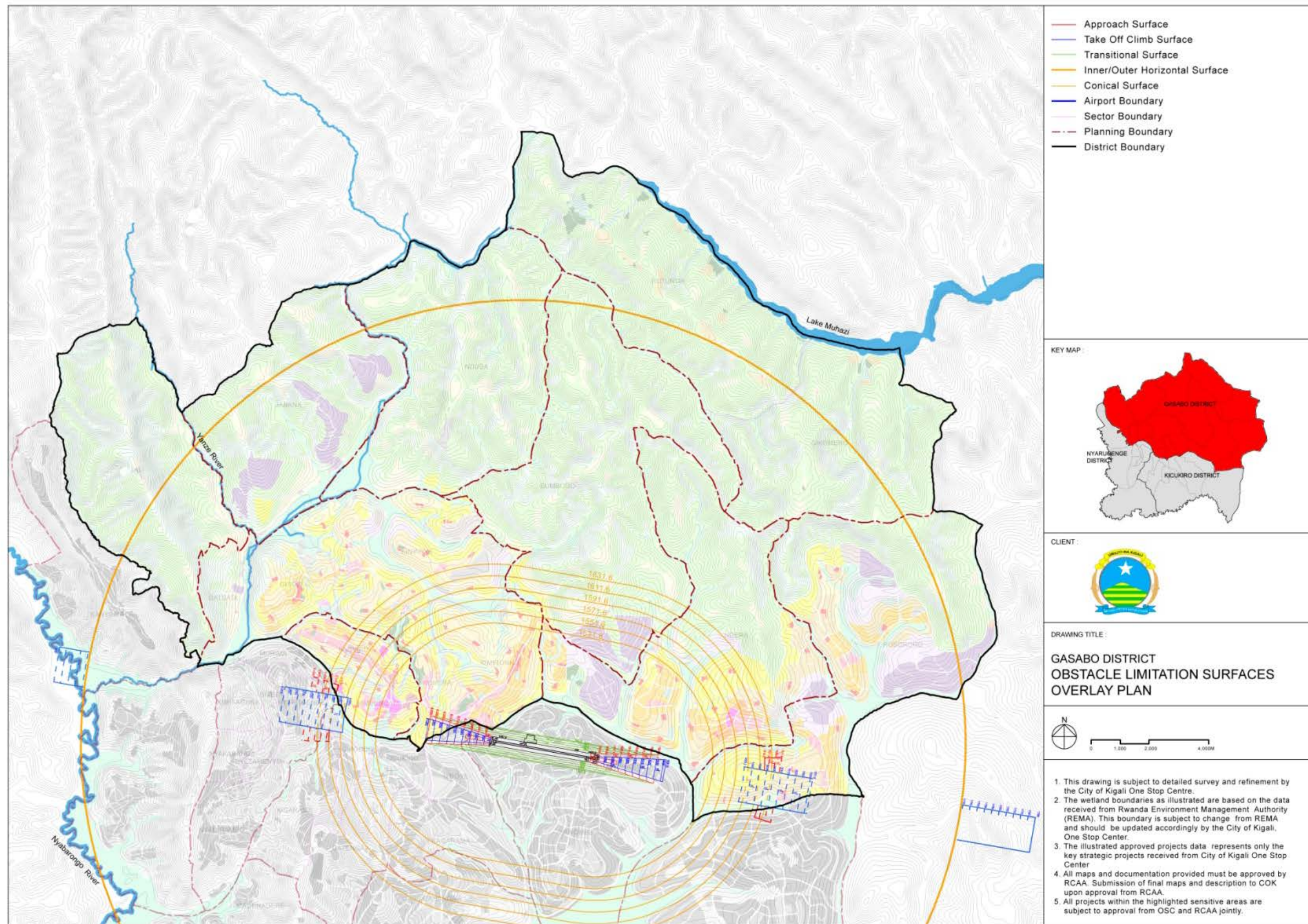


Figure 5.1: Obstacle Limitation Surfaces" Overlay Plan - (Draft under approval by RCAA)
Source: CoK

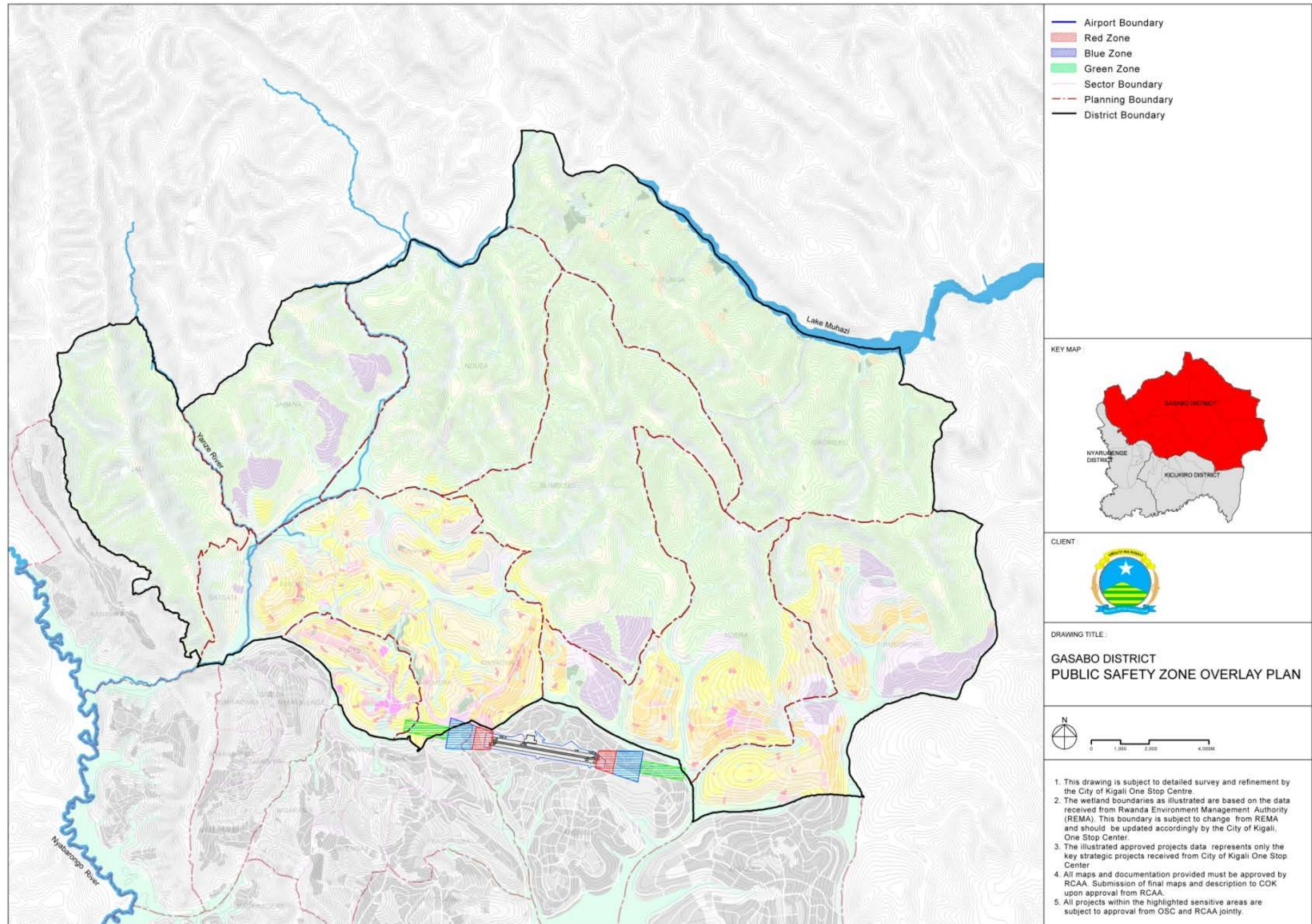


Figure 5.2: Safety Zone Plan - (Draft under approval by RCAA)

Source: CoK

5.5.2 Transit Overlay

General Description:

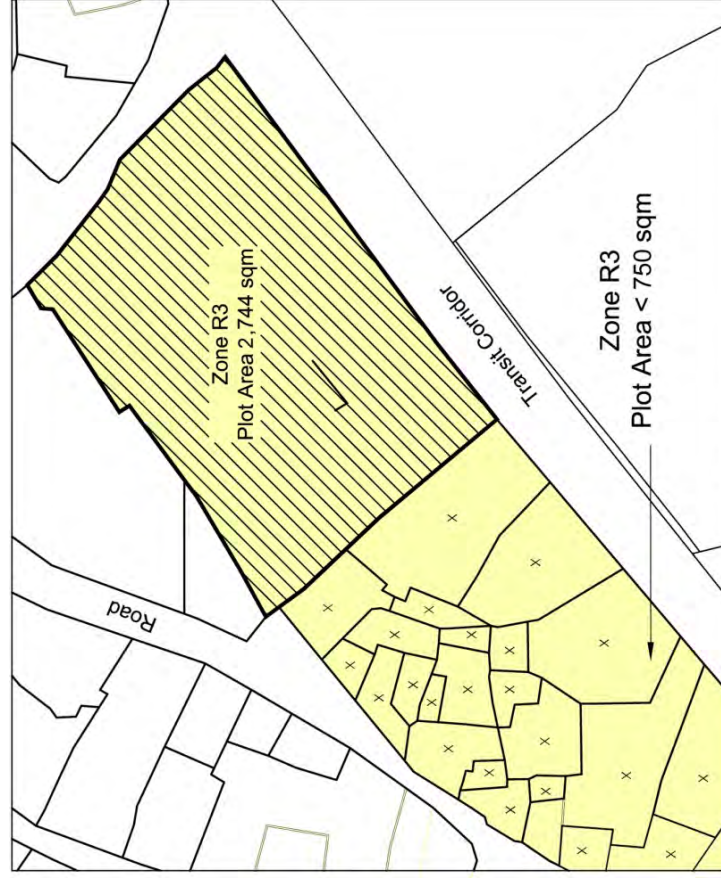
This is applicable for developments that extend up to a distance of 150m from the centre line of the Transit Corridor (BRT Corridor). This overlay ensures higher density development to capitalize on the public transportation infrastructure provided by the city along the transit corridor. All Zones in this district are required to achieve the stipulated density and down-zoning is not allowed. Majority of the development along this zone is planned to be R3 Zone, however other zones falling within this overlay should also achieve the respective stipulated densities.

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

Table 5.25: Transit Overlay

Regulation
<p>These regulations shall apply to:</p> <ul style="list-style-type: none"> Areas falling within the Transit Overlay
1.0 Conditions For Approval
<ul style="list-style-type: none"> The residential developments falling in the overlay area are subject to evaluation by CoK OSC on a case-to-case basis and need to follow the stipulated densities i.e. Dwelling Units (DUs) per hectare: R1, R1A: 30-40 DU/Ha R2, R2A: 80-90 DU/Ha R3: 100-120 DU/Ha R4: 200 DU/Ha All development parcels are required to build up to 80% of the GFA as stipulated by the zoning, this is to ensure that the transit corridor(when operational) will benefit as many people as possible. In situations where the developments within the overlay have been identified as heritage by the Heritage Overlay, the requirements of the Heritage Overlay shall supersede.

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Before
Minimum Plot Area for Zone R3 is 750 sqm not satisfied by all plots



After
Plots amalgamated to satisfy the minimum plot area of the zone

Figure 5.3: Transit Overlay Illustration typical showing plot amalgamation
Source: Surbana

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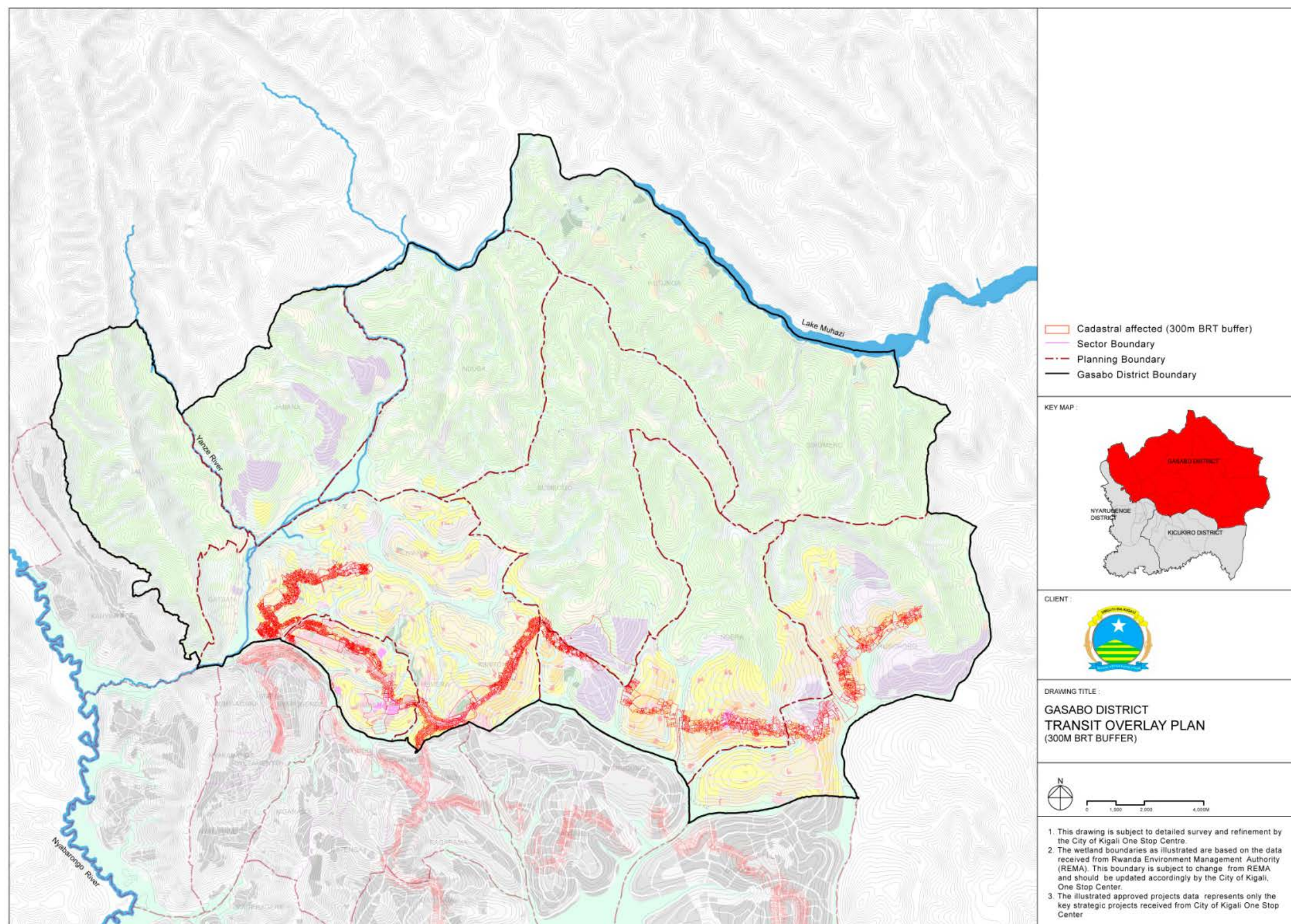


Figure 5.5: Parcels affected by Transit Overlay

Source: Surbana

5.5.3 Slope Overlay

General Description:

The hillsides and steep slopes are prone to natural hazards, and contain many natural features or aesthetic values that may need to be protected. Despite the constraints, they are attractive places to live. Unregulated and excessive hillside development can diminish the very views and natural features that resident's value and also create risky and dangerous environmental conditions.

A large part of Kigali has steep slopes. Development in steep slopes is allowable if the necessary conditions of development are met to cater for safety and protection of nature and environment. However, it is necessary to highlight that errors in construction of developments in steeper slopes is less forgiving and can result in catastrophic disaster as a consequence, as compared to less steeper slopes which could be more forgiving.

The Zoning Plan recognizes that many undeveloped lands in the city are on steep slopes and on the hillsides. These steep slope areas provide spectacular opportunities for development of new homes, however they also present challenges such as safety, economy, and maintaining the qualities of hillsides that contribute to Kigali's natural beauty.

Hence through the Slope Overlay the Zoning Plan provides guidelines to deal with developments in the steep sloped lands. This overlay is applicable for areas within the city urban area boundary, which have a site slope between 20% to 40%. Areas falling within the Slope Overlay are subject to conditional development on meeting the necessary regulations and conditions.

The purpose of the guidelines is:

- To protect the natural environment, its ecosystems and biodiversity
- To protect the development from hazardous conditions;
- To establish objectives for the form and character of development

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

Table 5.26: Slope Overlay

Regulation	
<p>These regulations shall apply to:</p> <ul style="list-style-type: none"> • Areas falling within the Slope Overlay 	
Criteria for assessing developments in Slope Overlay:	
<ul style="list-style-type: none"> •Natural Environment, Site Design and Sub-Division Planning •Infrastructure Works •Building Structures •Development Approval Information 	
1.0 Natural Environment., Site Design and Sub-Division Planning	
<p>For planning new residential development on steep sloped sites, the following principles should be considered:</p> <ul style="list-style-type: none"> •The conventional 600-700m² lots are the most disruptive housing type on hillsides as they have large setbacks and lot width which results in low yield per linear meter of road. Zoning discourages the use of such lots for steep sloped locations; •Promote larger lot sizes (lots =>4000m²) to with cluster development using higher and mixed densities to protect steep slopes or environmentally or geo-technically sensitive parts of the hillside instead of conventional single family subdivision. 	
Criteria for Assessment	<ul style="list-style-type: none"> •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 building site and road design. <ul style="list-style-type: none"> ○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. •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. <ul style="list-style-type: none"> ○When calculating lot area within single-family subdivisions, it should be exclusive of any slope of 30% or greater. Where the minimum lot size cannot be achieved on lands with slopes less than 30%, a larger minimum lot size may be considered. ○Developments to provide for minimum 20% of the gross site area for permanent open space. ○Identify and protect significant clusters of trees and vegetation to preserve environmental value, maintain soil stability and preserve riparian corridors.

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	<ul style="list-style-type: none"> •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: <ul style="list-style-type: none"> ○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 compliment the terrain. <ul style="list-style-type: none"> ○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.
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3.0 Building Structures

To address the height, mass and setbacks of the buildings on steep slopes to reduce slope disruption and minimize visual impact.

Criteria for Assessment	<ul style="list-style-type: none"> •Building Setbacks: To allow greater flexibility in locating a building on a steep lot slope 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 and better support level entry and enhance the neighborhood. •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.
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4.0 Development Approval Information

The following information is required when developing in a steep slope areas falling in the Slope 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

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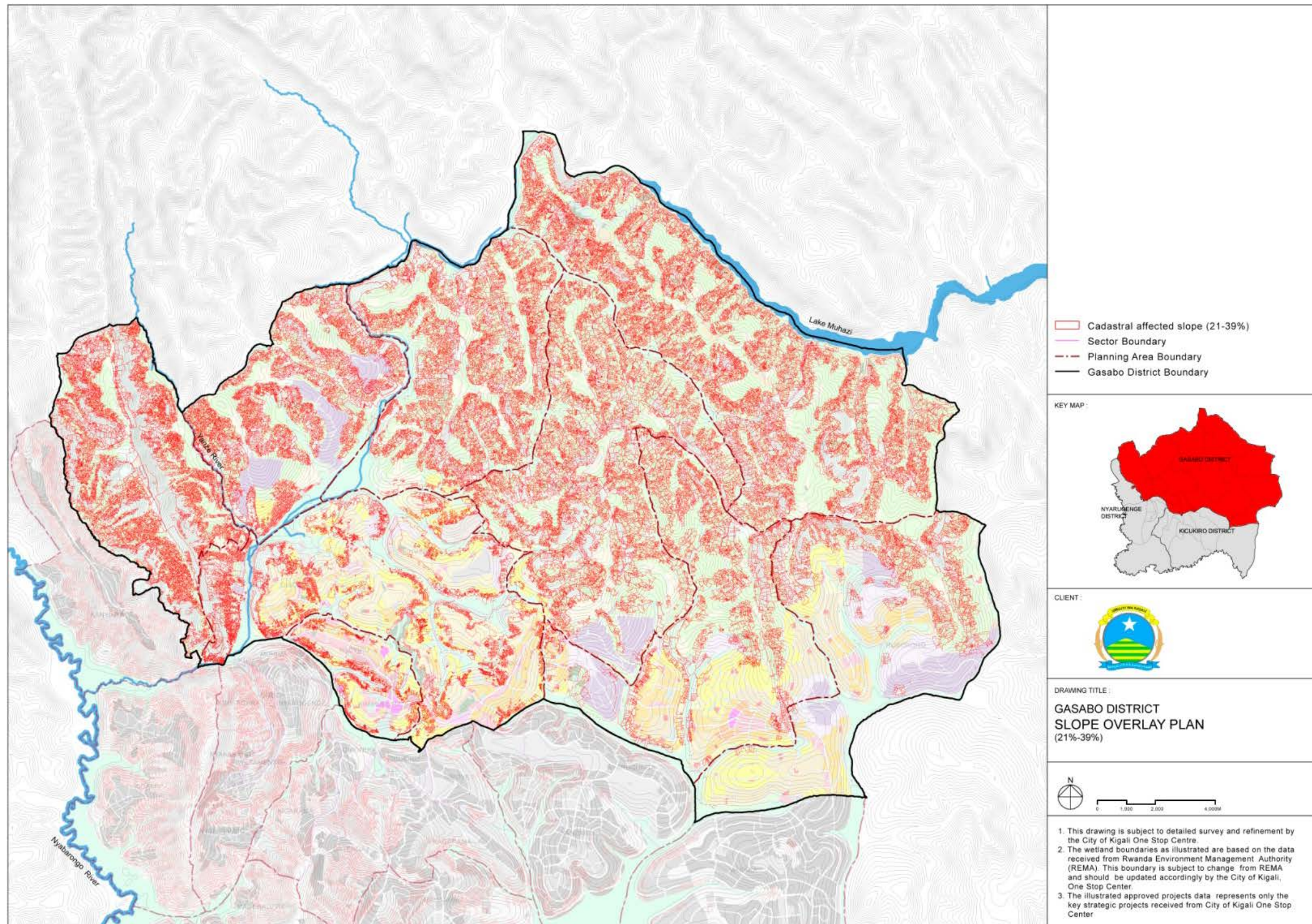


Figure 5.6: Parcels Affected by Slope Overlay
Source: Surbana

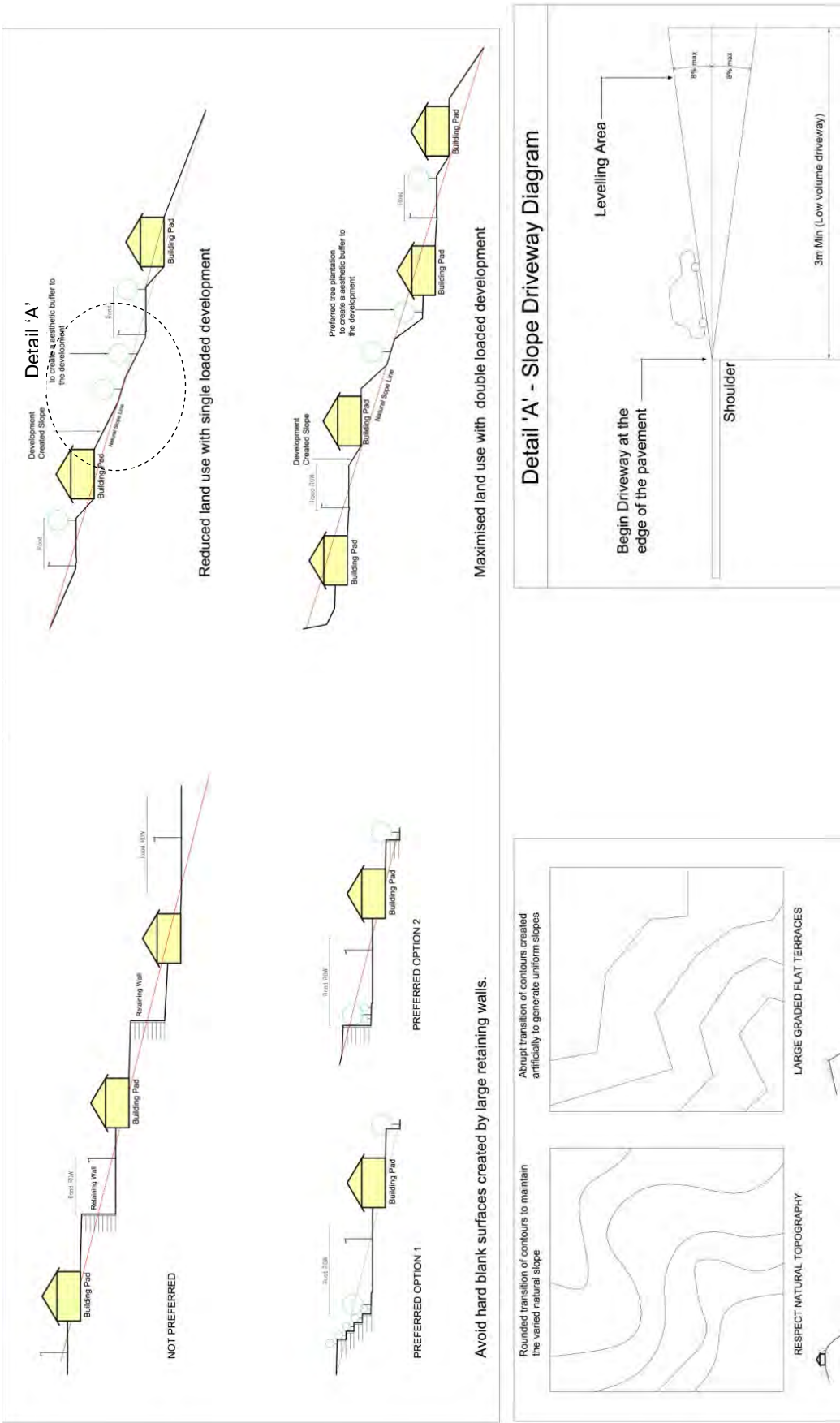


Figure 5.7: Some typical considerations for Slope Development Source: Surbana

5.5.4 Mandatory Built-up Overlay

General Description:

The Mandatory Built-up Overlay identifies specific parcels in the city which require to be built up to minimum 80% GFA as specified in the zoning plan. These are applied to strategic sites in the city which are required to have the necessary built up density. Developments in such parcels shall be required to meet the plot ratio as set by OSC, City of Kigali. In situations where the developments within the overlay have been identified as heritage by the Heritage Overlay, the requirements of the Heritage Overlay shall supersede.

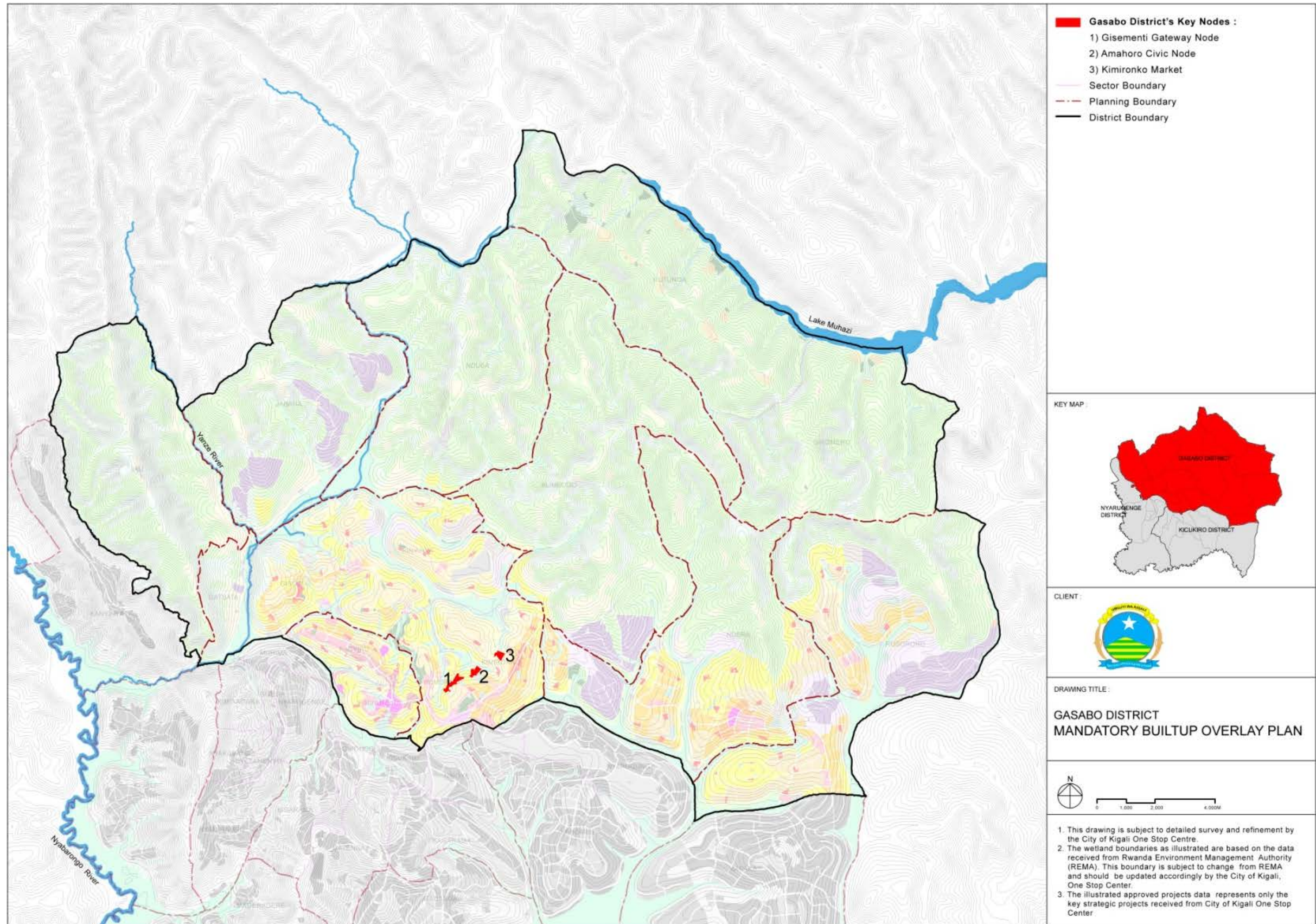


Figure 5.8: Mandatory Built Up Overlay Plan Source: Surbana

5.5.5 Urban Design Overlay

General Description:

Key areas in the city have been identified for detailed urban design plans, so as to achieve the desired identity and character. These special areas with urban design guidelines are identified in the Urban Design Overlay Plan. The guidelines for the urban design areas shall 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. (Refer to Chapter 7)

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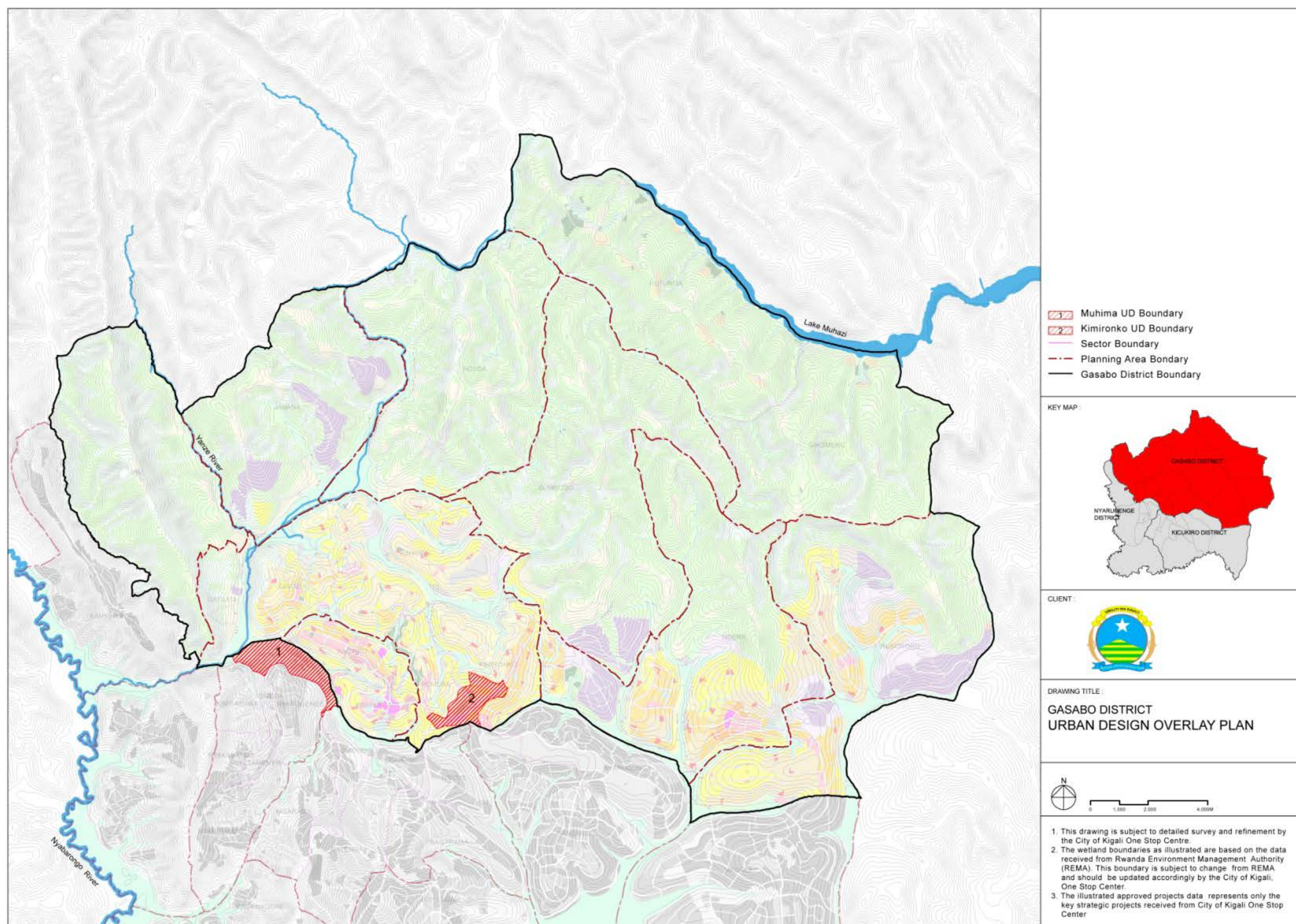


Figure 5.9: Urban Design Overlay Plan

Source: Surbana

5.5.6 Heritage and Conservation Overlay

General Description:

Heritage Overlay identifies places of cultural and heritage significance. Buildings, sculptures, structures, landmarks, tombs, historical sites of national or local significance are identified in the Heritage Overlay.

Aims:

These areas, buildings and sites identified as heritage needs to be conserved. The Heritage Overlay guidelines shall supersede the zoning guidelines. In the areas which fall within the Urban Design Overlay and the Heritage Overlay, the Heritage Overlay shall supersede.

The identified heritage reflects 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.

The sites recommended for the Heritage Overlay is not exhaustive and a detailed heritage study of Kigali is required to be carried out by the CoK. The list of buildings in the Heritage Overlay could then be extended. Also all necessary heritage and conservation guidelines need to be prepared by CoK.

Levels for Preservation Activities⁴:

The following are the levels of activities allowed (not limited to) in various parts of the identified buildings / structure or sites.

Maintaining the essential character of the building: The continuous protective care of the identified buildings / structure or sites.

Preservation of Deterioration: Taking all necessary steps to prevent further decay or damage to the buildings.

Consolidation of the Fabric: The physical addition or application of materials that strengthens or supports the actual fabric of the monument or conservation building to ensure its continued durability or structural integrity.

Restoration: Preserving and conserving historic and aesthetic values of a monument or conservation building through application of scientific knowledge and techniques.

Rehabilitation: The process of returning a property to a state of utility, making possible as efficient contemporary use while preserving those portions and features of the property which are significant to its historic architectural and cultural values,

Reproduction: The replication of missing features or parts of the building using old or new material.

Reconstruction: The rebuilding of parts of the building to the original form using old or new material. Reconstruction of the entire building is not allowed

⁴ Extracted from Conservation Technical Leaflet of Urban Redevelopment Authority, Singapore

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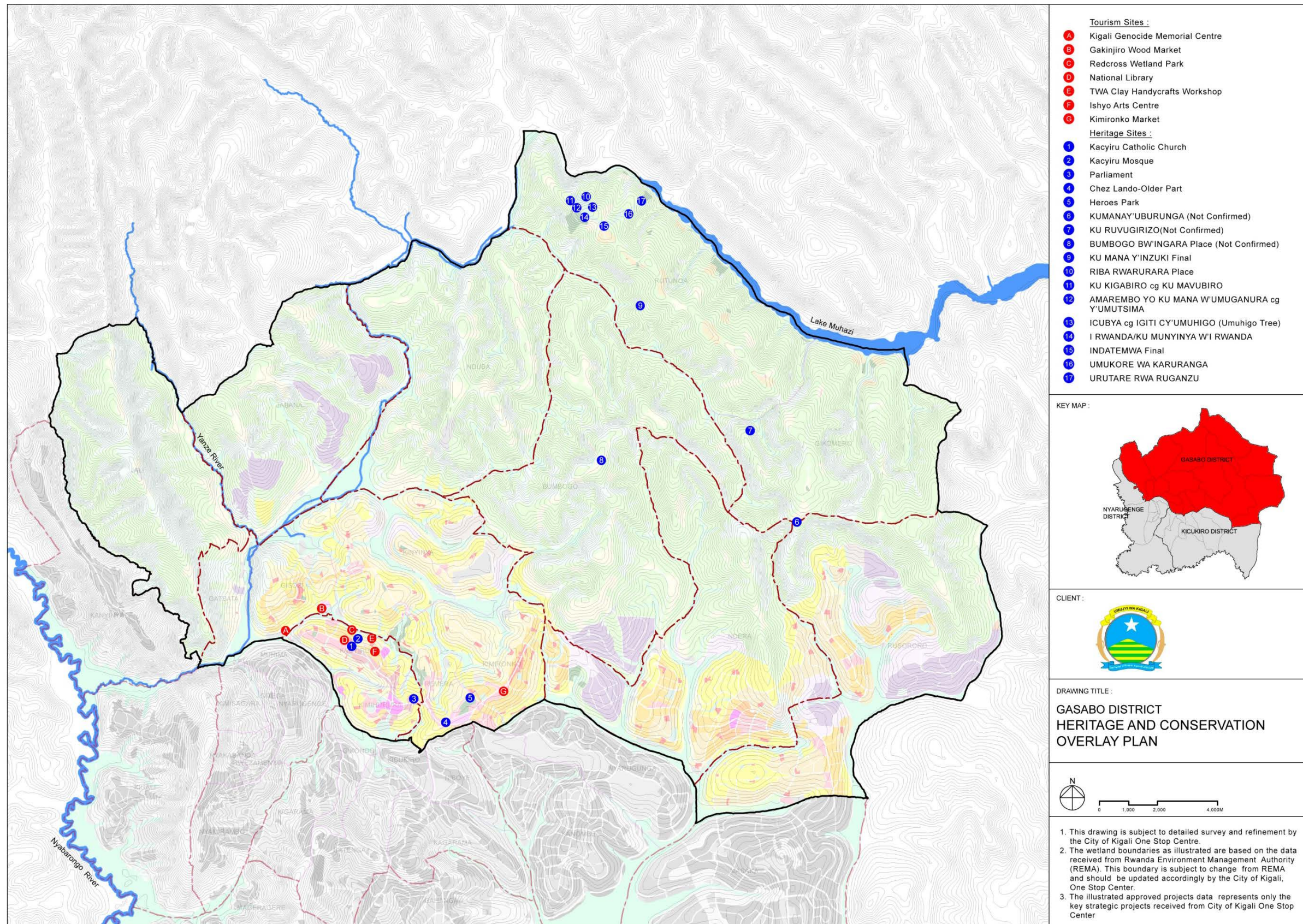


Figure 5.10: Heritage and Conservation Overlay Plan
Source: Surbana

CHAPTER 6: ZONING REGULATIONS – NON STANDARD APPLICATIONS

Any application not permitted as-of-right from the standard zoning regulations may be granted conditional development approval at the discretion of the City Planning Council through the Non Standard Application process. Approvals for such *Non Standard Applications* shall be carried out either by public hearing or panel review. Such *Non Standard Applications* can address various unique conditions where relief for the development from the zoning regulations could be granted. The Non-Standard Applications can include but is not limited to the following:

- Non-Conforming Existing Use
- Zoning Lots Divided by Administrative Boundaries
- Special Regulations for Large Scale Developments
- Provisions for Home Offices
- Non-Conforming and irregular shaped plots

6.1 Non-Conforming Existing Use

Non Complying Uses are uses in existence prior to the zoning regulations, which are incompatible and non-complying with the new zoning regulations. Regulations for such are provided to permit the continuance of such uses for a reasonable period of time, but restricting further such developments. The regulations aim to establish the character of the area and protect the public health, safety and general welfare. Criteria to assess the development are based on its impact on the surrounding community.

Table 6.1: Non-Conforming Existing use

	Regulations	Remarks
Criteria for Assessment	<ul style="list-style-type: none"> • The existing development shall conform to: <ul style="list-style-type: none"> ○ The development is to be located at proximity to arterial roads for ease of access. ○ Compliance with parking requirements and loading berths within the lot boundary comparable to regulations for similar use. ○ Evaluation of Traffic Impact Assessment ○ Evaluation of Environmental Inventory & Assessment regarding pollution, noise, smell, and light etc. • Allowable additions and alterations for a non-conforming building is subject to: <ul style="list-style-type: none"> - No material change in use which does not comply with the prevailing zoning regulations; • Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> ○ Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; ○ Not to exceed 10% of the existing use ○ Any change in use shall not create new violations or increase previously existing violations in respect to the zoning. • Damage, Destruction or Discontinuance: <ul style="list-style-type: none"> ○ If any damage or destruction of the non-conforming use exceeding more than 25% of the assessed valuation of buildings in use, the non-conforming use shall terminate, and the development should comply to conforming use. ○ If damage or destruction of the non complying use is less than 25% of the assessed valuation of buildings in use, the non conforming use may be restored provided that the there is no increase in degree of non-compliance. ○ If the non-conforming use is discontinued for more than a period of two 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: <ul style="list-style-type: none"> ○ Non-conforming uses may be continued for five years after the date of gazette of the zoning regulations. After such date, the non-conforming use shall terminate and thereafter only conforming use shall be applicable, unless conditional approval has been obtained from CoK One Stop Centre. 	

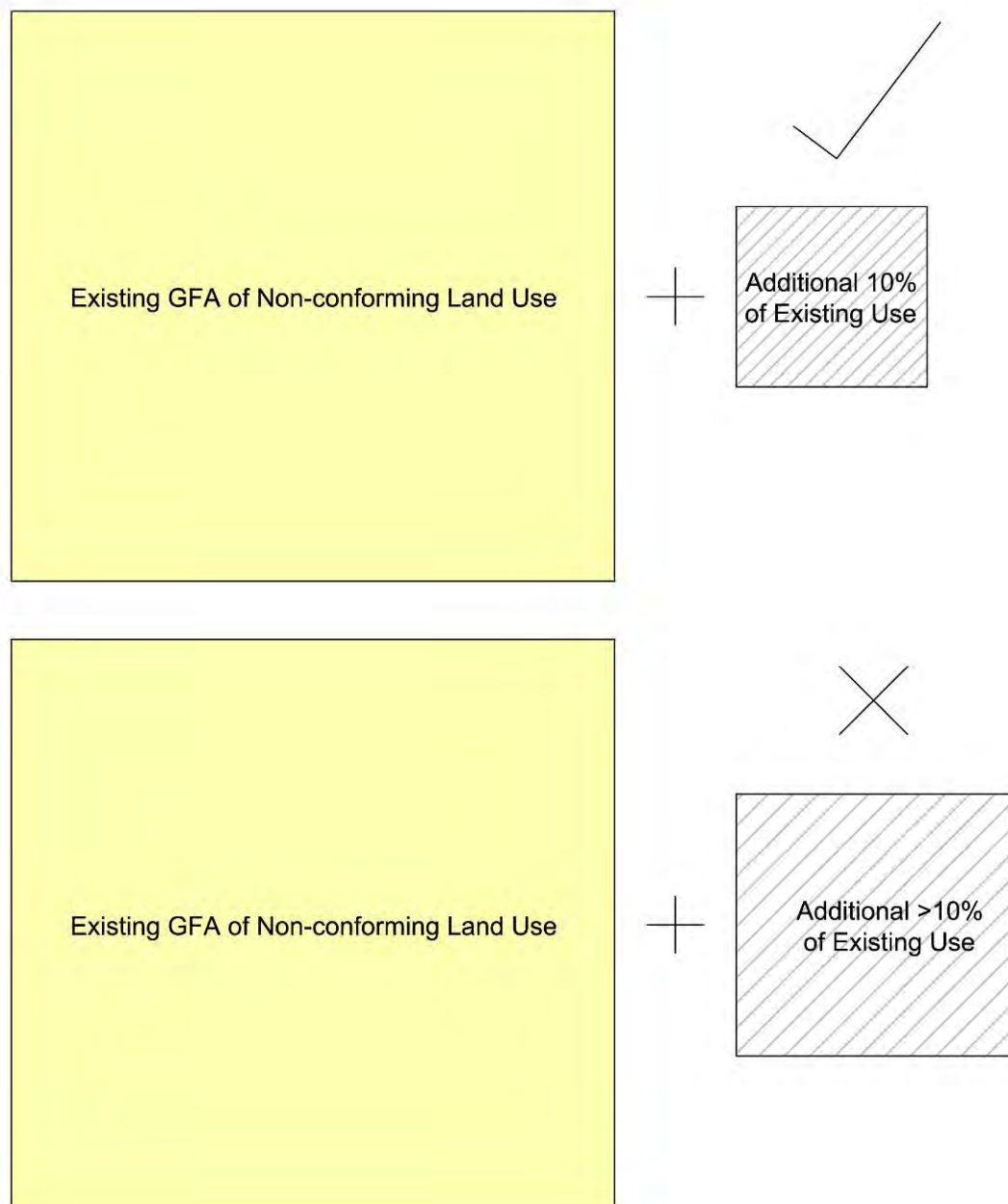


Figure 6.1: Non Conforming Existing Use: allowable extension
Source: Surbana

6.2 Zoning Lots Divided By Administrative Boundaries

This regulation is applicable when a zoning lot is located between two or more administrative boundaries, district boundaries or sector boundaries with different uses.

Table 6.2: Zoning lots divided by administrative boundaries

	Regulations	Remarks
Criteria for Assessment	The zoning regulation of the parcel area which has more than 50% total parcel of the overall parcel area shall apply to the entire parcel.	

The part of the parcel in the district with less than 50% of the area shall follow the zoning regulation of the larger area of the parcel from the adjacent district.

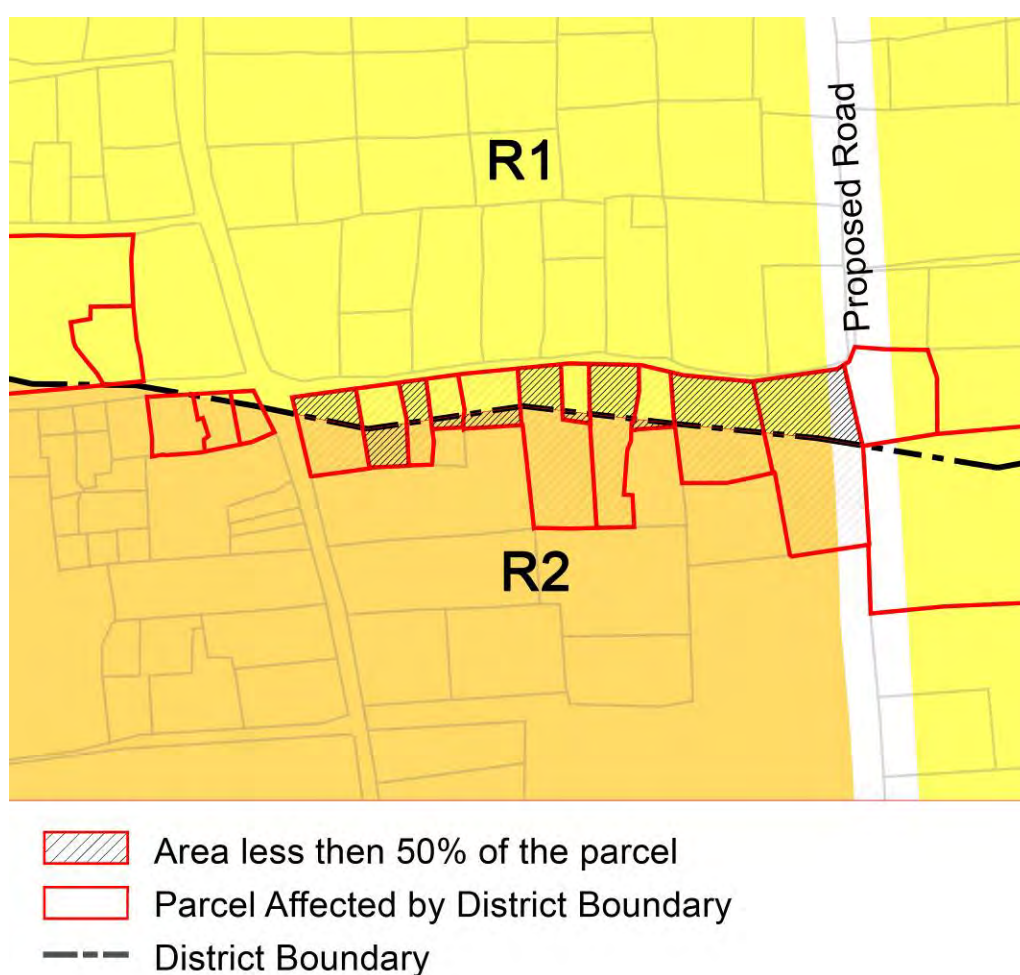


Figure 6.2: Plots Divided by Administrative Boundary

Source: Surbana

6.3 Incentives for Large Scale Developments

The regulation facilitates large-scale developments spanning several zoning lots 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 4 ha in size to enable better site plans.

Table 6.3: Special regulations for large scale developments

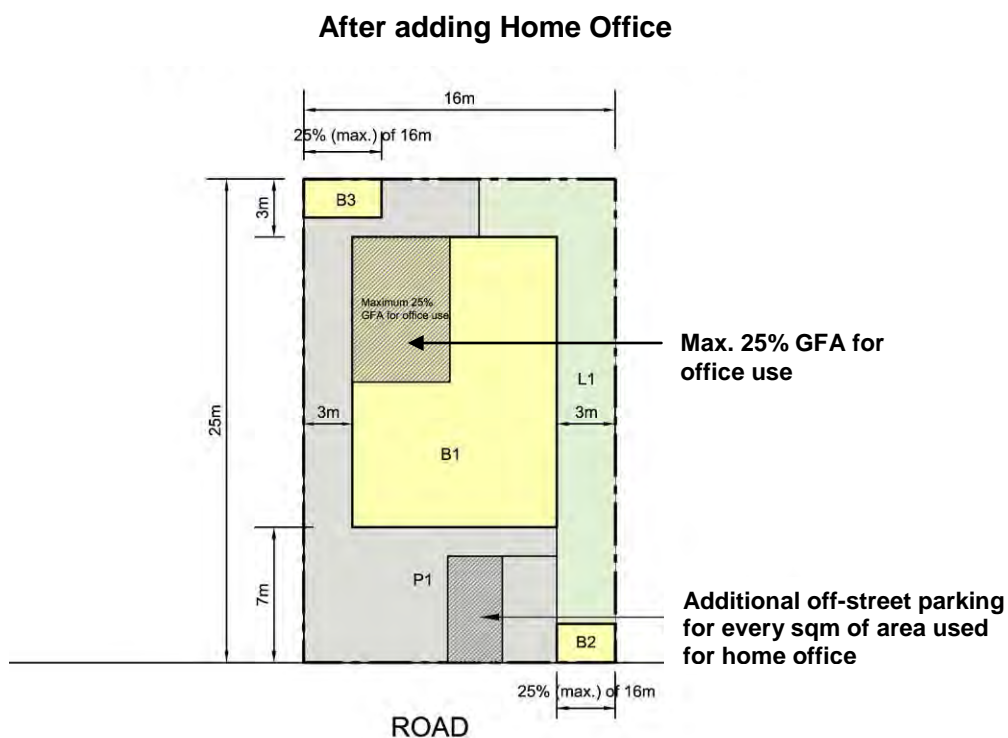
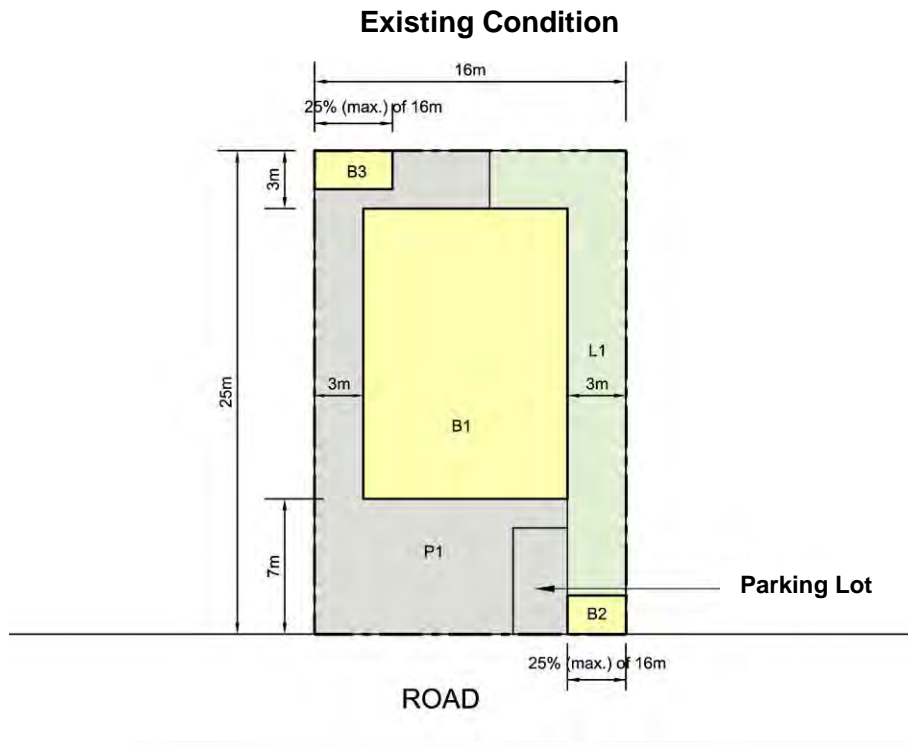
	Regulations	Remarks
Criteria for Assessment	<ul style="list-style-type: none"> • Size of Development <ul style="list-style-type: none"> ○ Developments above 4 ha in size require undergoing a special planning review from the Special Project Review Panel of City of Kigali One Stop Centre. • Project Information: <ul style="list-style-type: none"> ○ Requirement for a time schedule for carrying out development, financial plan, common parking areas provision plan, and maintenance plan for common open spaces and parking. ○ A subdivision plan if applicable to the development should be provided and shall comply with all applicable regulations. • Environment: <ul style="list-style-type: none"> ○ Evaluate Environmental Impact Assessment (EIA) for the proposal. • Traffic & Parking: <ul style="list-style-type: none"> ○ Evaluate Traffic Impact Assessment (TIA) for the proposal ○ Allowance for multiple accesses into development as per the TIA ○ Private internal roads to confirm to required standards set by the fire regulations. ○ Development with multiple uses having mixed use, or commercial need to comply with the parking requirements of such zone and should be provided within the boundary. • Infrastructure: <ul style="list-style-type: none"> ○ 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: <ul style="list-style-type: none"> ○ Provision of public facilities in compliance with the regulations as set by the City of Kigali One Stop Centre or any other relevant regulatory body. ○ Compliance to provision of open space for public accessibility as set by the City of Kigali One Stop Centre or any other relevant regulatory body. • Urban Design <ul style="list-style-type: none"> ○ 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 City.

6.4 Provision for Home-Office

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. Home Office is allowed in R1A, R2, R2A, R3 and R4 Zones. Some common accessory uses include Offices (for acupuncture, architecture, chiropractic, medicine, dentistry, engineering, law, massage therapy or psychiatry), Music rehearsal studio, IT & other consultancy, web design, accountancy services, data entry, teaching not extending to classes or school like establishments, or other professional related uses etc.

Table 6.4: Provision for Home-Office

	Regulations	Remarks
Criteria for Assessment	<ul style="list-style-type: none"> • Restrictions on Physical Changes: <ul style="list-style-type: none"> ○ 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. ○ Prohibit the use of display of advertisements or posters. • Traffic Assessment : <ul style="list-style-type: none"> ○ The business activities must not introduce extra human or vehicular traffic to the surroundings or the neighbourhood ○ Allow a maximum of two non-residents to work from a residential unit. ○ Additional off street parking to be provided for every 200m² of floor area used for the home office. (Refer Figure 6.3) ○ Multi-family apartments in zones that allow home offices should provision for such additional off street parking to cater for future home-offices. • Prohibited Business Activities: <ul style="list-style-type: none"> ○ 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. ○ There must be no selling of physical goods ○ The only kind of office that can be allowed in group housing is that which serves only the lawful inhabitants of the lot. It cannot serve members of the group or organization who live elsewhere • Businesses not permitted in Home- Office: <ul style="list-style-type: none"> ○ 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 ○ Manufacture/ Preparation/ Processing of products and goods. ○ Repair of household appliances, electrical products, footwear, etc. ○ Catering/Restaurants ○ Shops and any form of retail activity, including pet shops ○ Funeral chapels or homes • Safety Requirements: <ul style="list-style-type: none"> ○ The business must comply with safety requirements imposed by the Fire Safety Regulations. 	



PLAN

(Not to scale)

Figure 6.3: Provision for Home Office

Source: Surbana

6.5 Non-Conforming and Irregular Shaped Plots

To allow potential development for non-conforming and irregular shaped parcels of land to have meaningful layout within landed housing through marginal allowable deficiencies in plot width and zoning relaxation. Only parcels in which development in a lower zone is not possible shall be considered for the assessment.

Table 6.5: Non-conforming and irregular shaped plots

	Regulations	Remarks
Criteria for Assessment	<p>For Marginal deficiency than zoning requirements and parcels affected by acquisition for infrastructure (Refer Figure 6.4) :</p> <ul style="list-style-type: none"> 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. <p>• For irregular-shaped housing lots for detached houses (Refer Figure 6.5) :</p> <ul style="list-style-type: none"> The subject plot with the deficient plot width should have an average plot width of at least 8m; so as to ensure a meaningful building layout. 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. setback, 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 <p>• For irregular-shaped housing lots for detached houses in corner lots with long frontage (Refer Figure 6.6):</p> <ul style="list-style-type: none"> 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. <p>• Property Access for housing lots located away from access roads, or having inadequate access for vehicle use</p> <ul style="list-style-type: none"> 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. A property with inadequate proper access may not be subdivided. Maximum distance of the property without adequate vehicular access should be 30m from the city road or as per the National Fire Code Regulations. 	Subject to Cok One Stop Centre, on a case to case basis

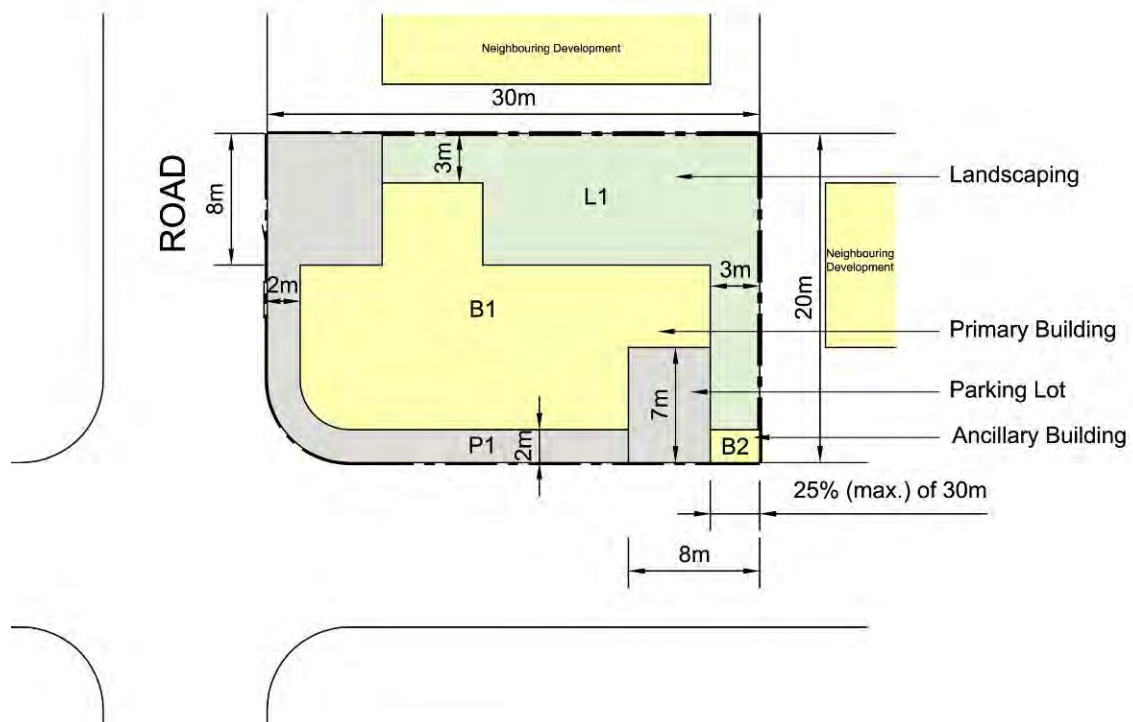
BEFORE

AFTER



Figure 6.4: 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



SITE PLAN

Figure 6.5: Irregular Corner Lots to have flexibility in setback

Source: Surbana

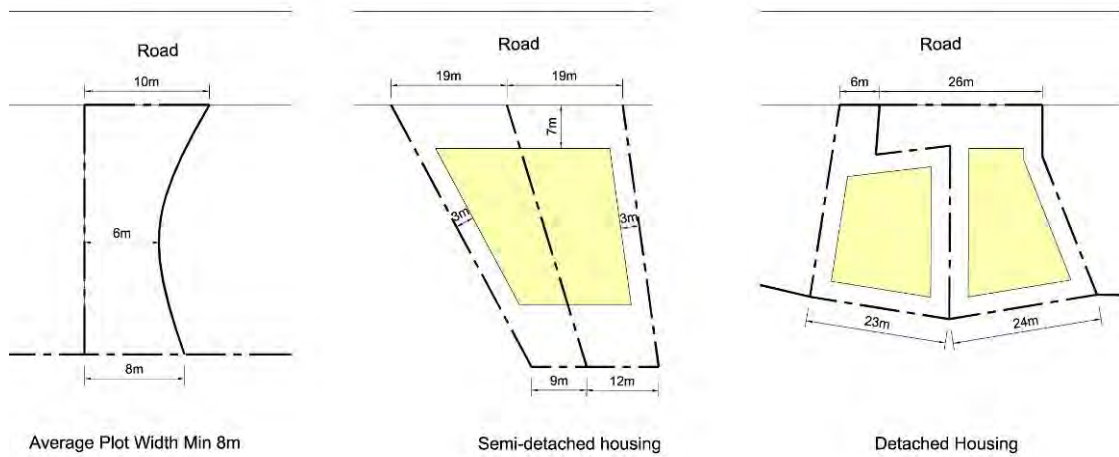


Figure 6.6: Irregular plots should have an average plot width of 8m
Source: Surbana

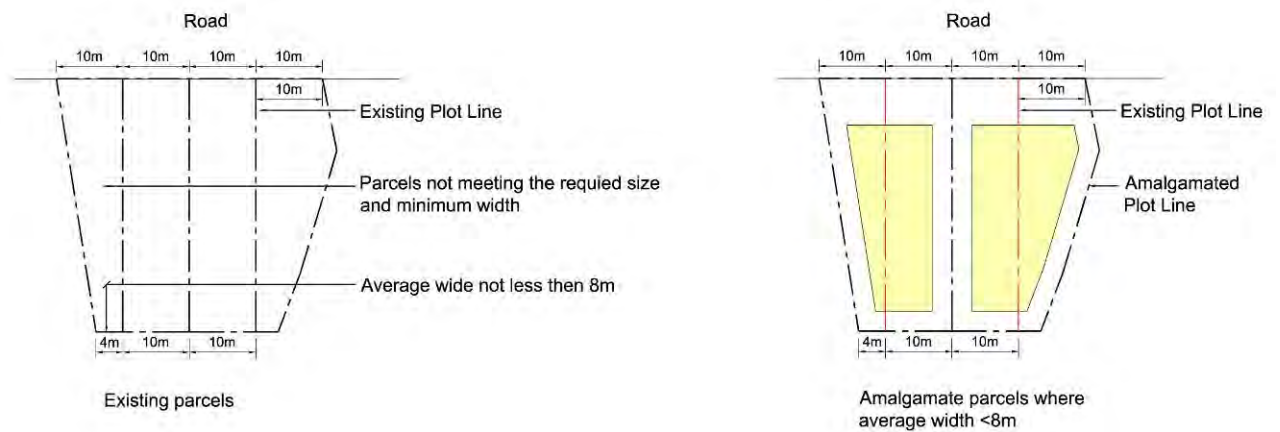


Figure 6.7: Irregular plots and lots not meeting the minimum allowable plot size can be amalgamated to meet the required minimum standards to allow development.
Source: Surbana

CHAPTER 7: URBAN DESIGN CONTROL PLAN

7.1 Introduction

The Zoning Plan and Regulations for the Gasabo District and the respective Zoning Plans are presented in the earlier chapters. Further to this, there is a need to establish a physical character of certain key areas (refer to Figure: 6.1) in the Gisimenti and Kimironko areas. Such plans seek to ensure the sense of place in the Regional Centre, and help creating a distinct gateway district with a unique identity.

7.1 Purpose

The main purpose of the urban design control plans for the key areas is to achieve the desired urban design characters of Gisimenti and Kimironko areas as a whole, the different characters of the key areas and also the desired ambience at the ground level.

The Key Urban Design tools identified are:

- *To achieve the UD characters:*
 - Definition and placement of Skyline, Landmarks, Gateways, Vistas and Building Edges
- *To enhance the public spaces and connectivity at ground level:*
 - Definition and placement of Pedestrian Connections, publicly assessable areas, outdoor refreshment areas and activity generating uses at ground level.

7.1 Types of Urban Design Control Plans.

These urban design requirements are to be observed in addition to the requirements specified in the zoning guidelines. If there is conflict between the two, the UD Control Plans will prevail.

The following are the different types of control plans introduced for the key areas.

Publicly Accessible Areas Plan:

Publicly accessible areas define the main pedestrian access, pedestrian strips or zones. Major portion of this area should be dedicated for pedestrian activities and should be sufficiently paved.

Zero Setback and Mandatory Building Edge Plan:

Mandatory buildings edges are stipulated along the open spaces and public plazas to define the open space character. Mandatory building edges, also defines the alignment of the covered pedestrian walkways which creates a continuous covered pedestrian walkways.

Vehicular Access and Pedestrian Crossing Plan:

In terms of vehicular accessibility and movement within the Urban Design Area, emphasis is laid on facilitating pedestrian comfort by clearly segregating vehicular and pedestrian access. Vehicular entry is provided along the main access roads. Pedestrian movement is maximised throughout by allowing uninterrupted movement along and within all parcels as well as through features including arcades, which enhance pedestrian experiences.

Building Use Plan:

While most of the parcels within the key areas have to follow the Zoning Regulations (refer to Chapter 5) to determine their land use, special parcels in key areas are required to follow special Urban Design Control. As per this Plan, the ground floor in commercial buildings adjacent to the green corridors and public plazas are designated to be used for activity generating uses like food and beverage outlets, retail uses etc. These retail activities will ensure the vibrancy of the public spaces



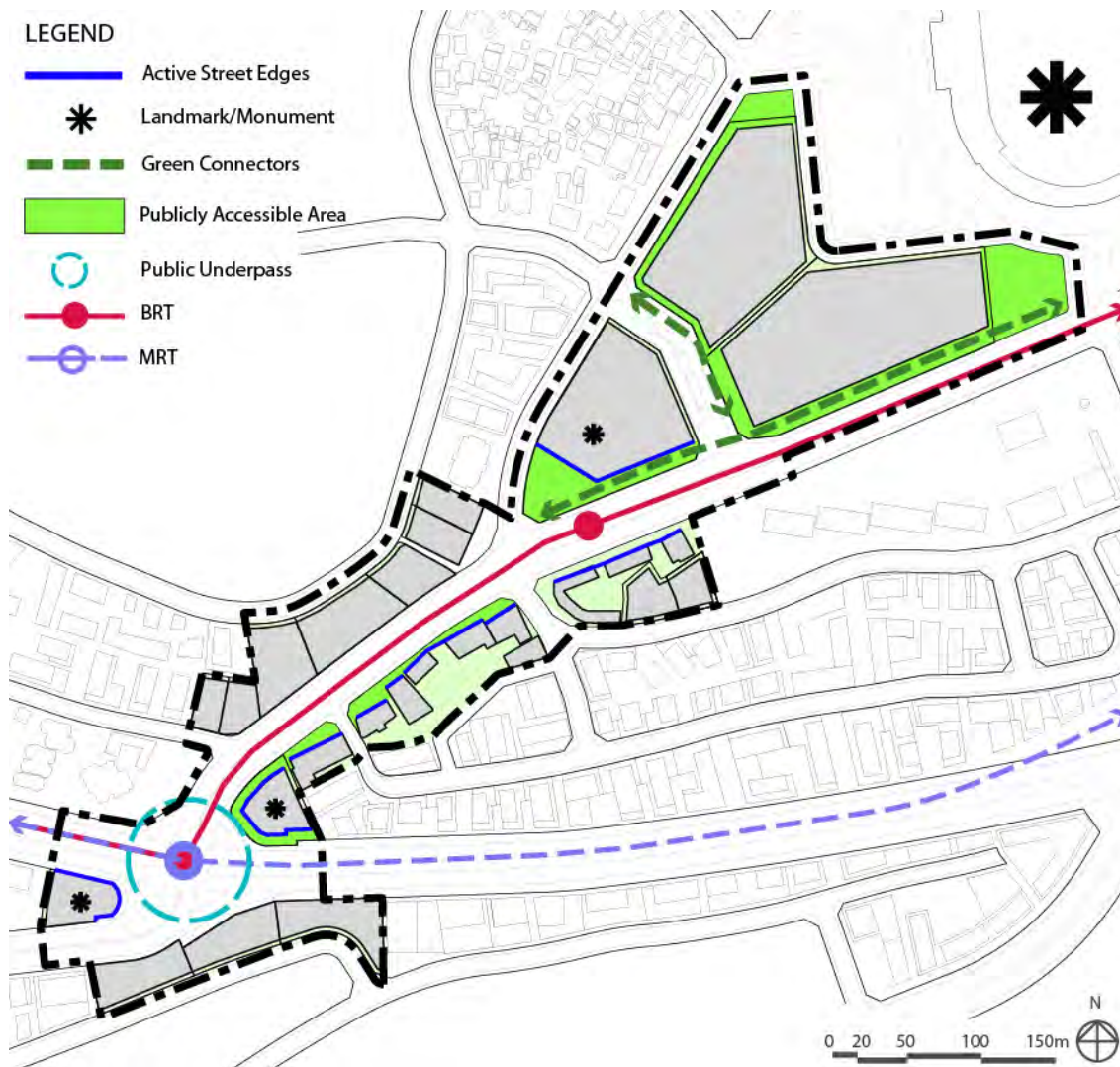
Figure 7.1: Kimironko Urban Design Control Proposed Key Nodes Boundary Plan.

Source: Surbana

UD Control for Gisementi Gateway Node:

UD objectives of the Gisementi Gateway Node at Kimironko are to create a:

- Gateway to a vibrant commercial destination; and
- Strong sense of arrival through landmarks and marker buildings.

**Iconic Gateway for the new Edu-tainment District for Gasabo:**

Create an Iconic Gateway structure earmarking the entry point to the new Edu-tainment District for Gasabo.

Landmarks:

Create strategic landmarks around BRT and MRT stations to mark the sense of arrival to the Urban Design area.

Building Edge and Use:

Ensure all the buildings along the major arterial road to have a mandatory building edge. Activity generating uses at the ground level and outdoor refreshment area along the open spaces ensures vibrancy and creates a linear commercial promenade.

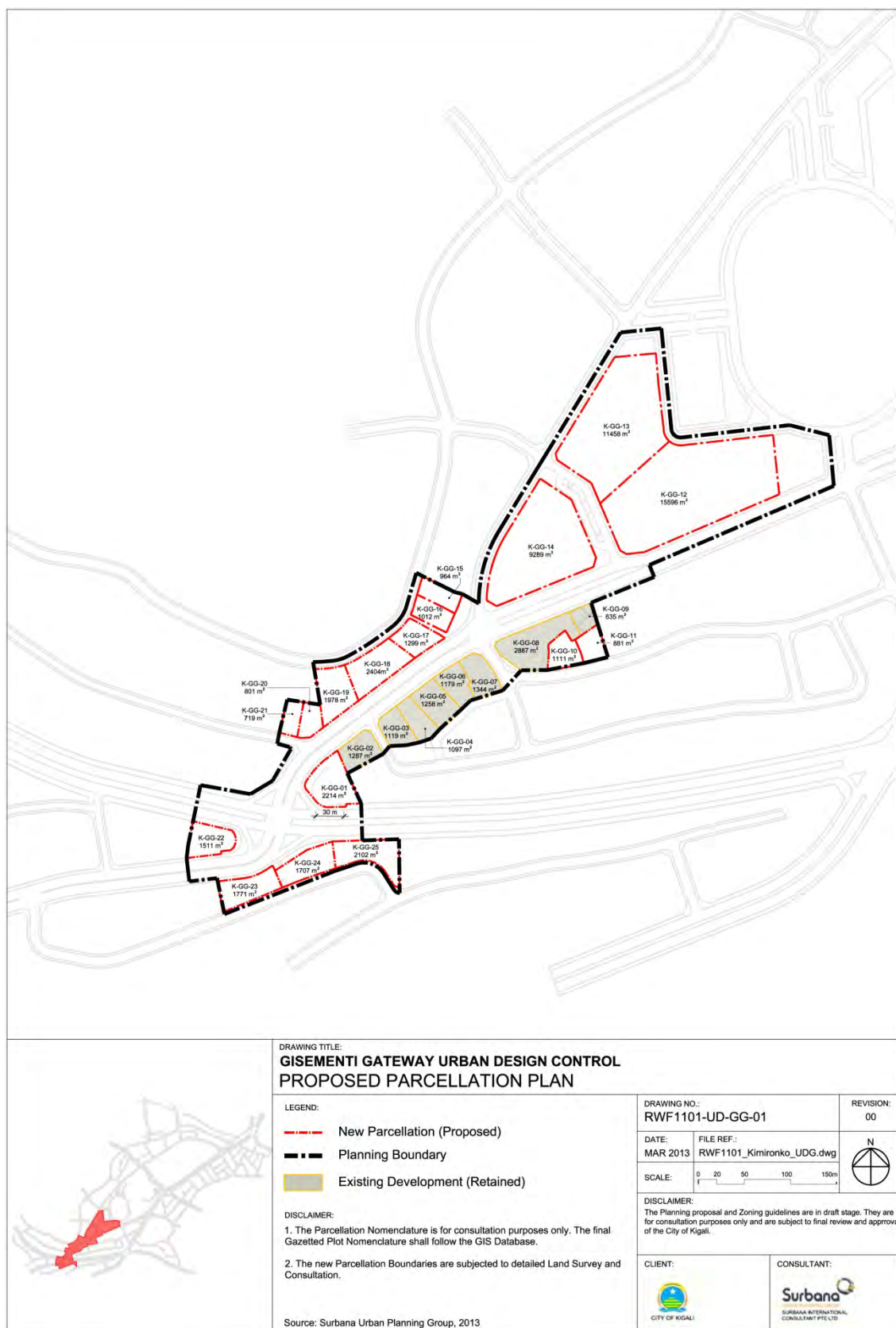


Figure 7.2: Gisementi Gateway Node Urban Design Control Proposed Parcellation Plan.

Source: Surbana

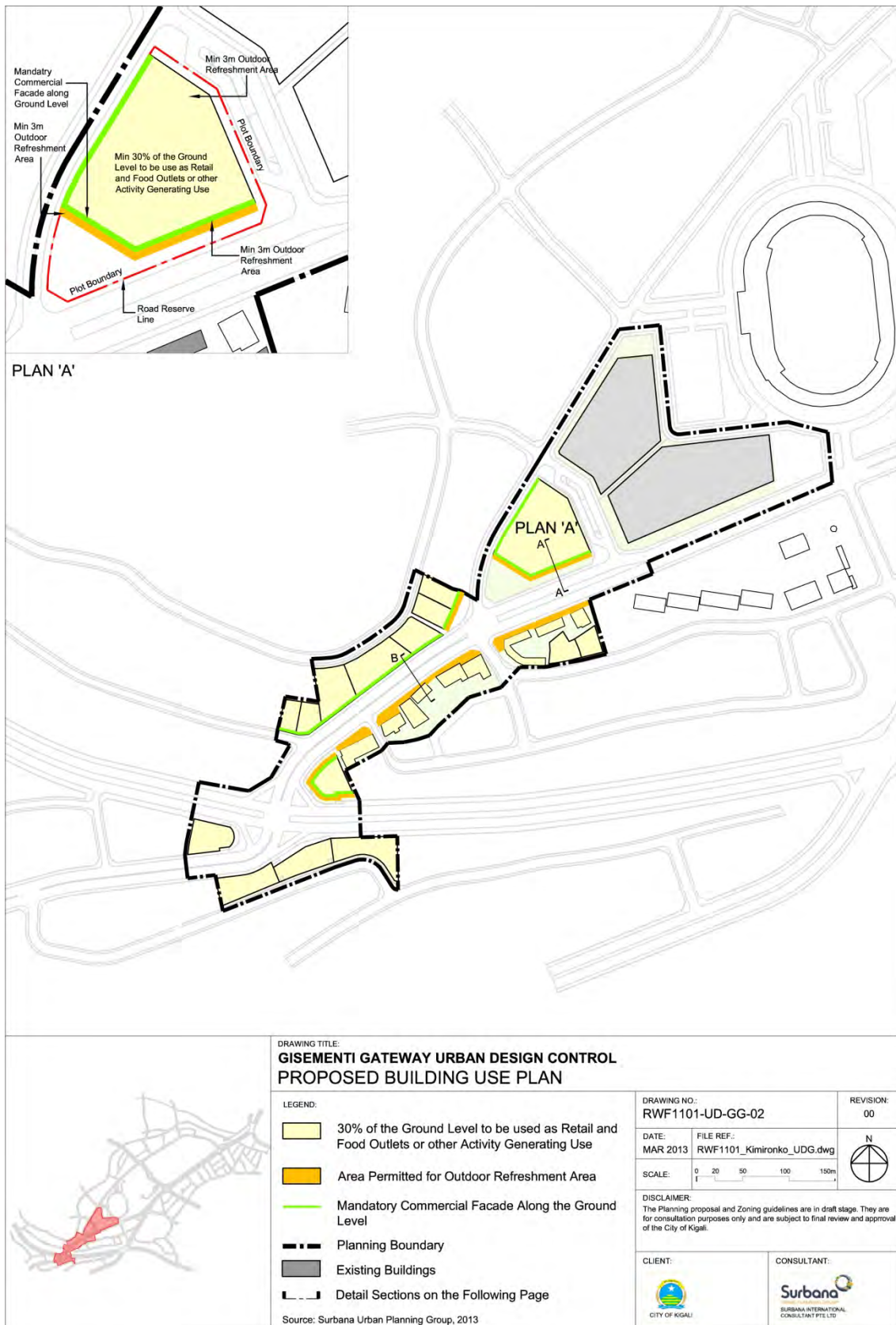


Figure 7.3: Gisementi Gateway Node Urban Design Control Proposed Building Use Plan.
Source: Surbana

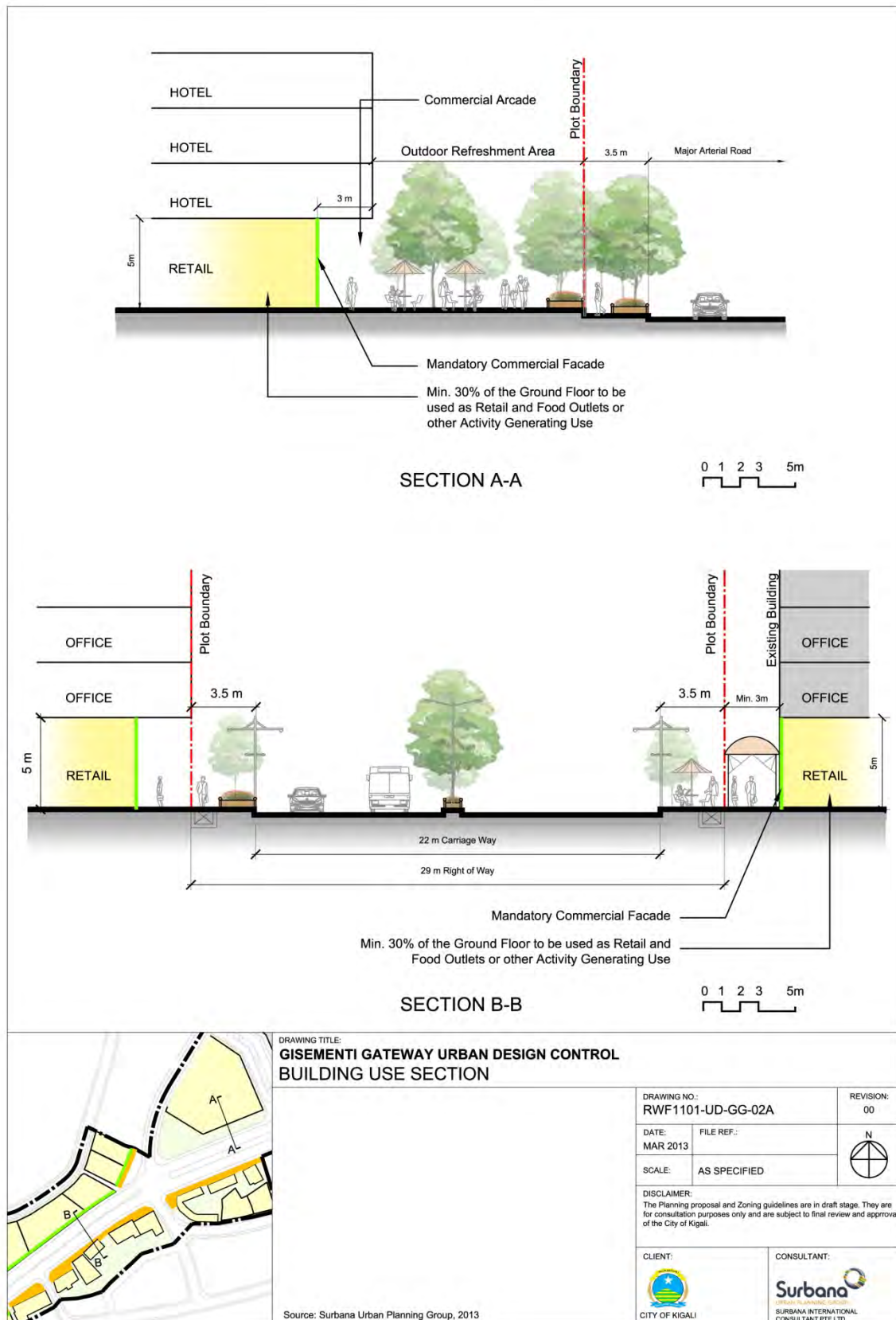


Figure 7.4: Gisementi Gateway Node Urban Design Control Proposed Building Use Sections.
Source: Surbana

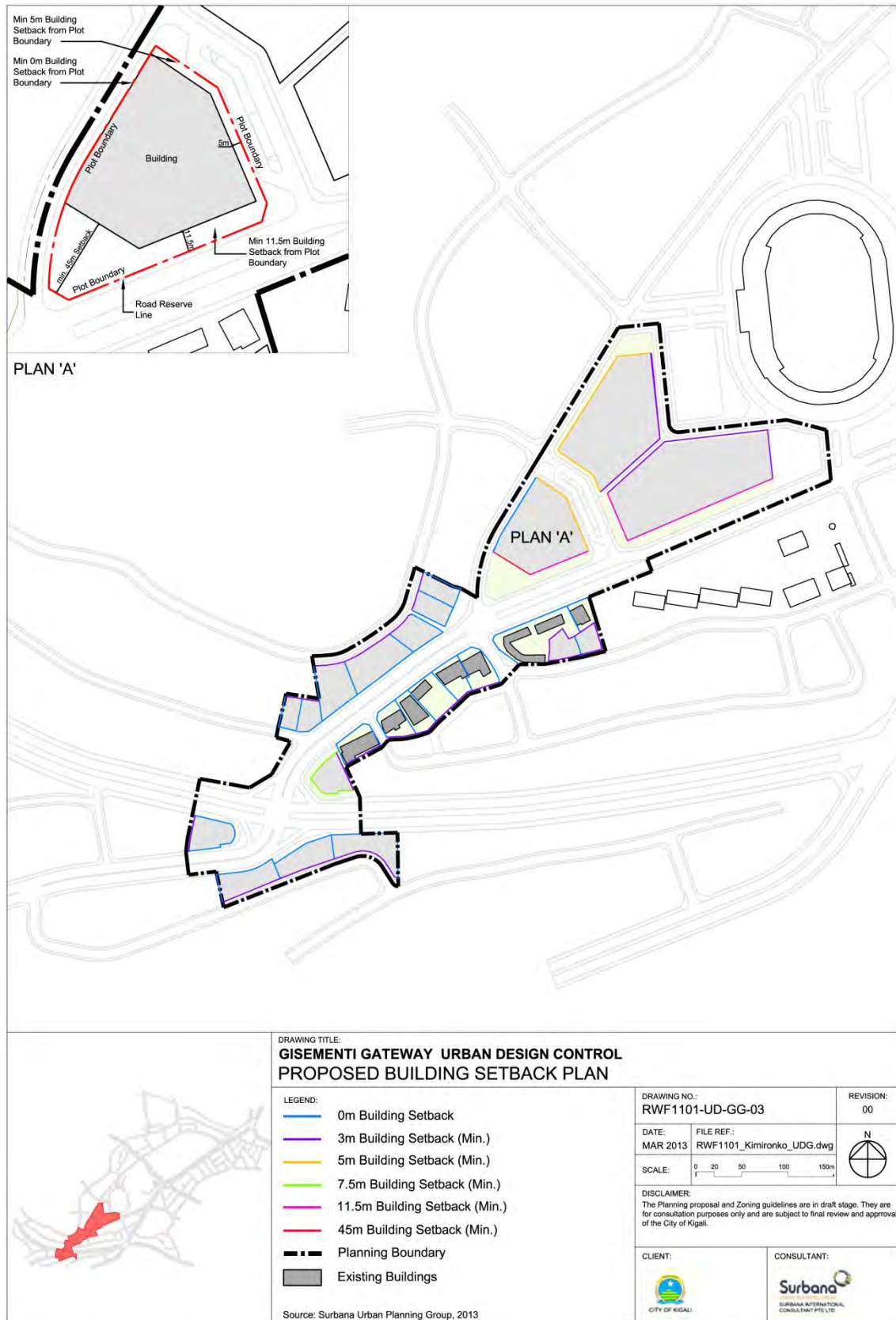


Figure 7.5: Gisementi Gateway Node Urban Design Control Proposed Building Setback Plan.
Source: Surbana

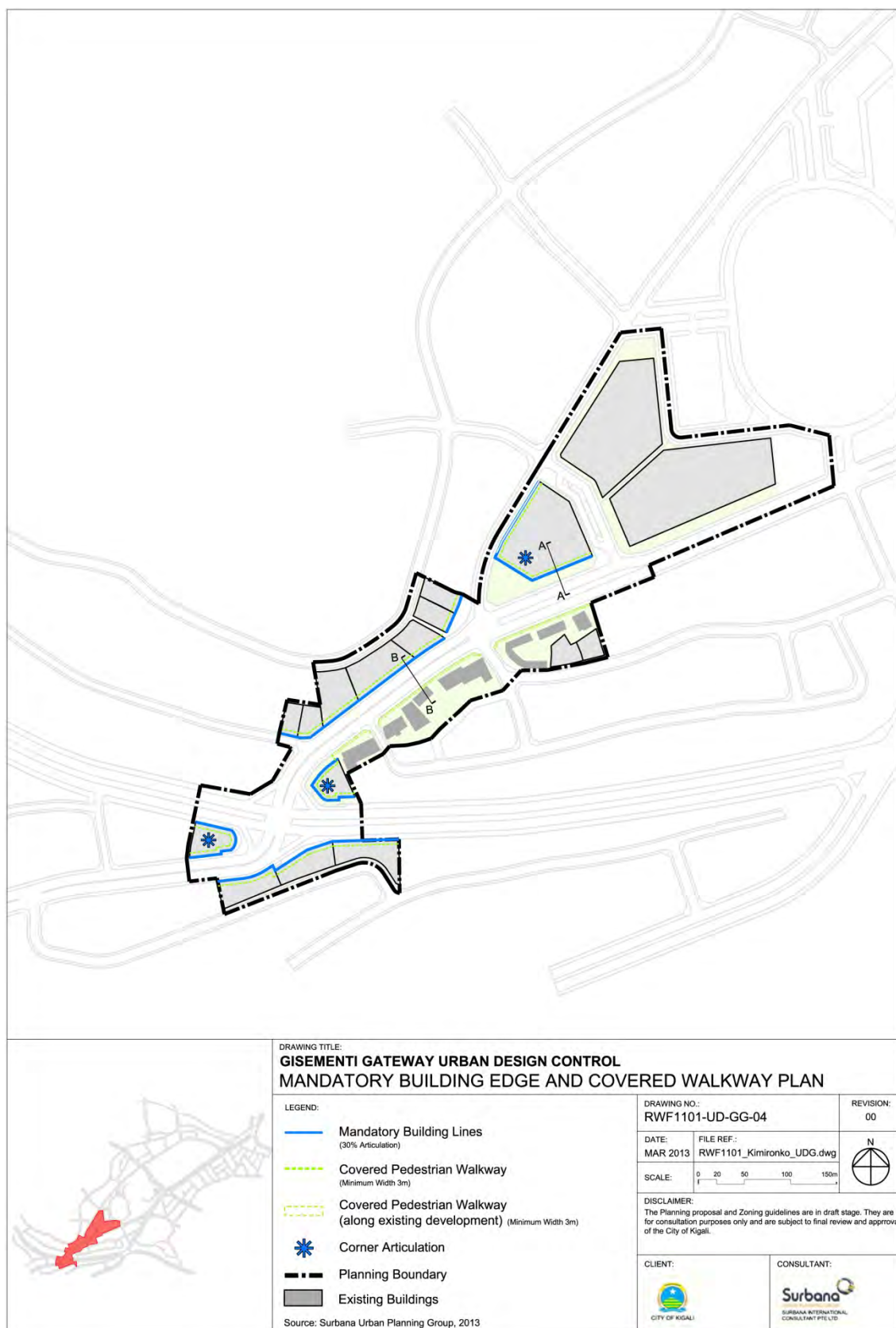


Figure 7.6: Gisementi Gateway Node Urban Design Control Proposed Mandatory Building Edge and Covered Walkway Plan.
 Source: Surbana

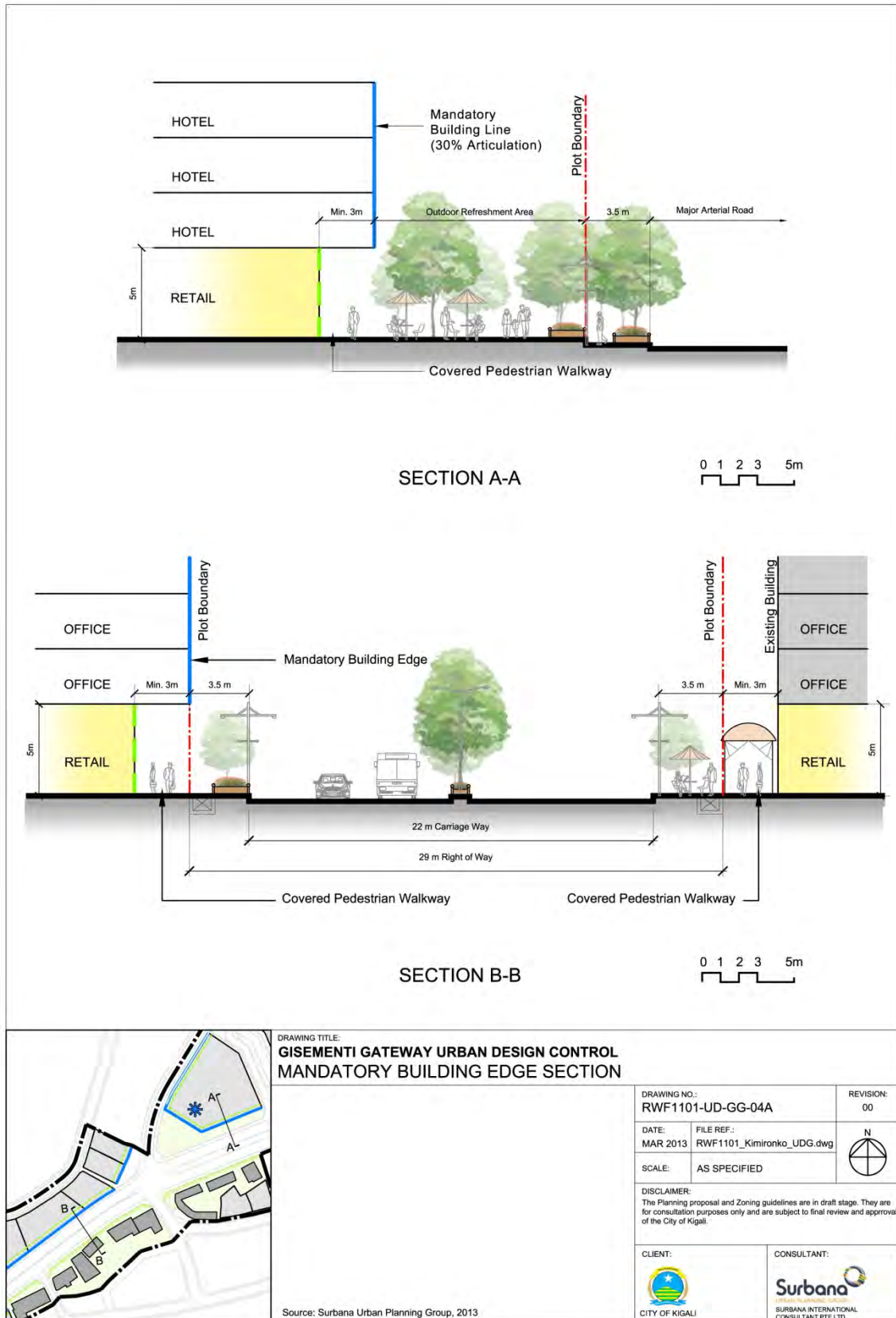


Figure 7.7: Gisementi Gateway Node Urban Design Control Proposed Mandatory Building Edge and Covered Walkway Sections.

Source: Surbana

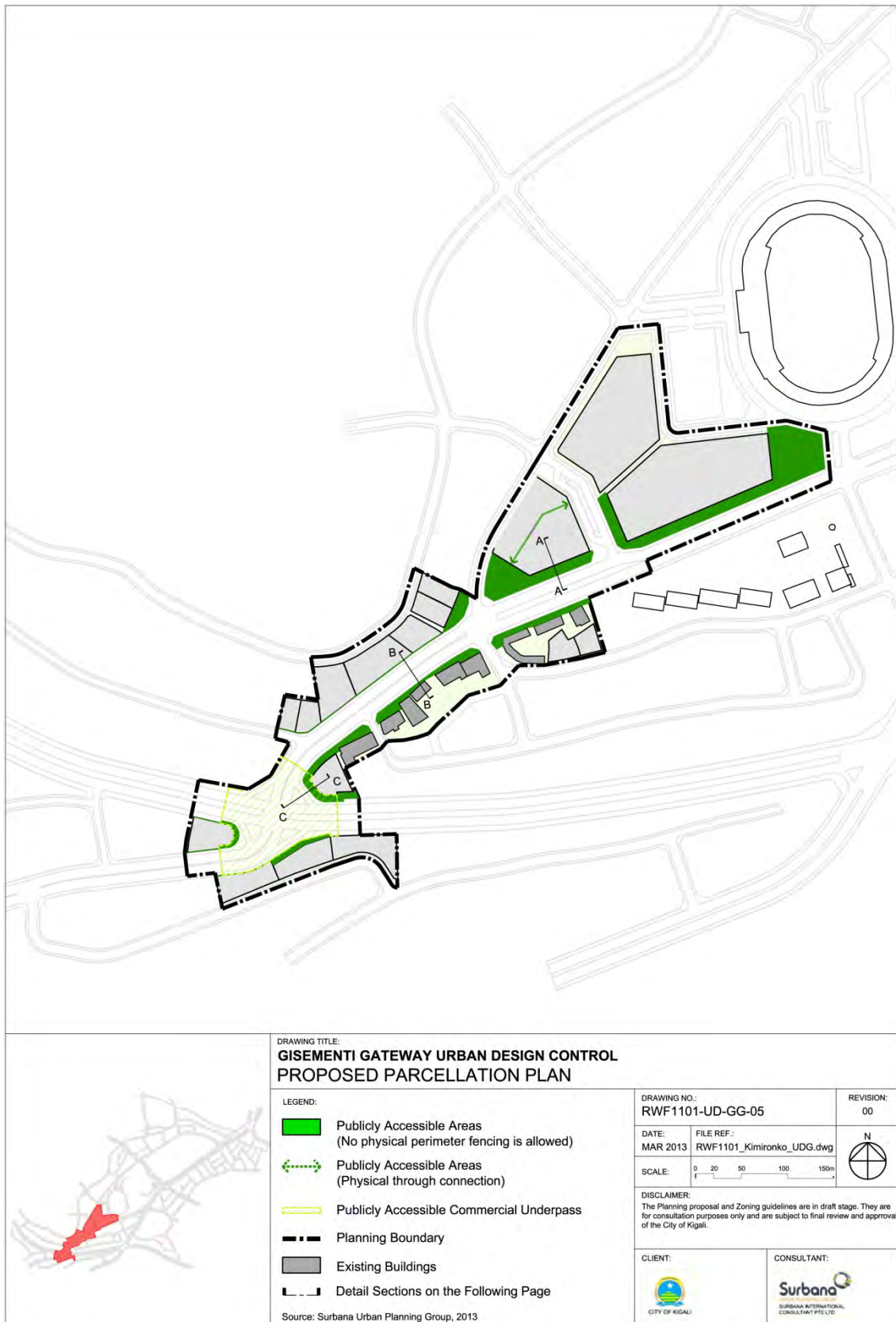


Figure 7.8: Gisementi Gateway Node Urban Design Control Proposed Public Access Plan.
Source: Surbana

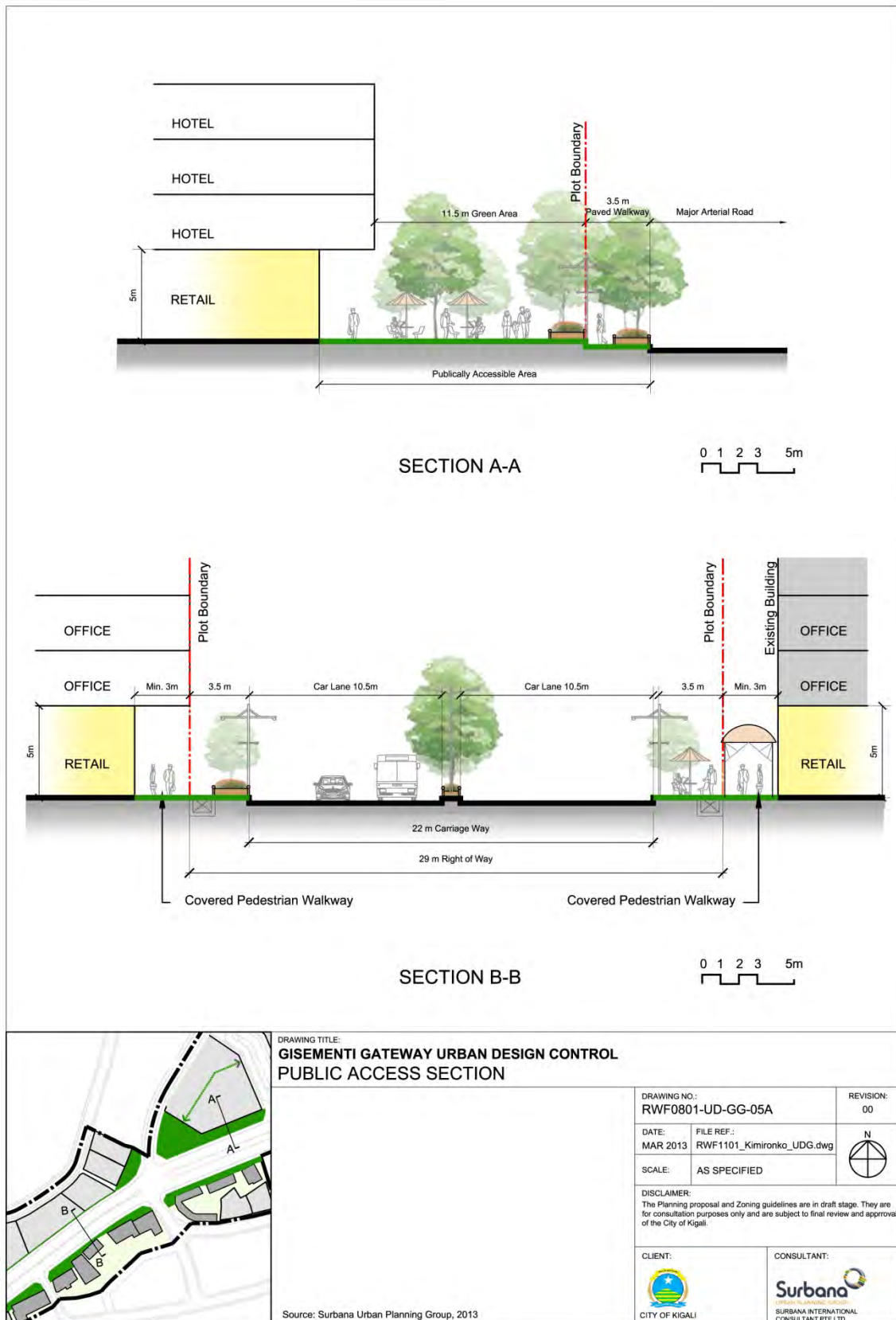


Figure 7.9: Gisementi Gateway Node Urban Design Control Proposed Public Access Sections.
 Source: Surbana

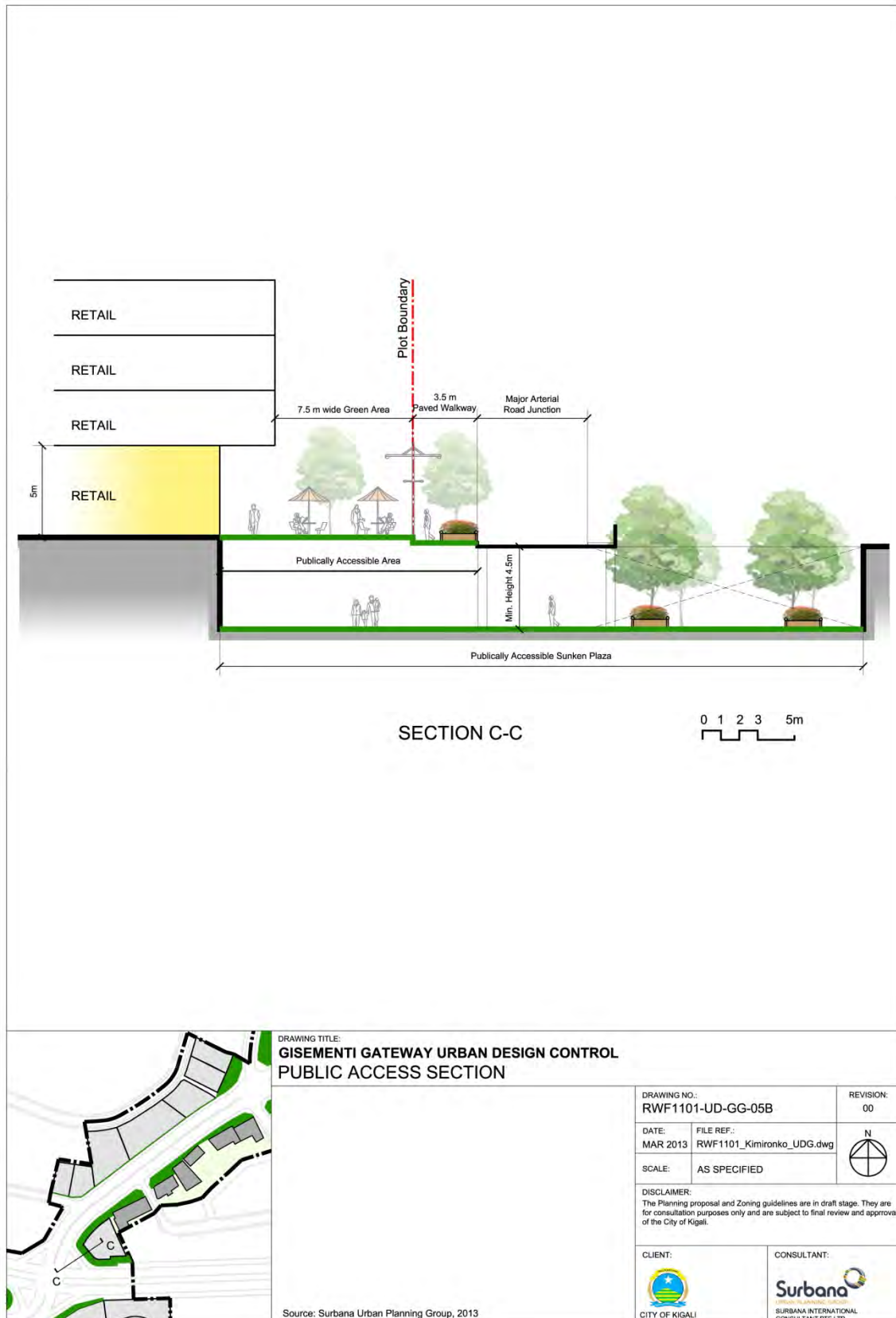


Figure 7.10: Gisementi Gateway Node Urban Design Control Proposed Public Access Section.
 Source: Surbana

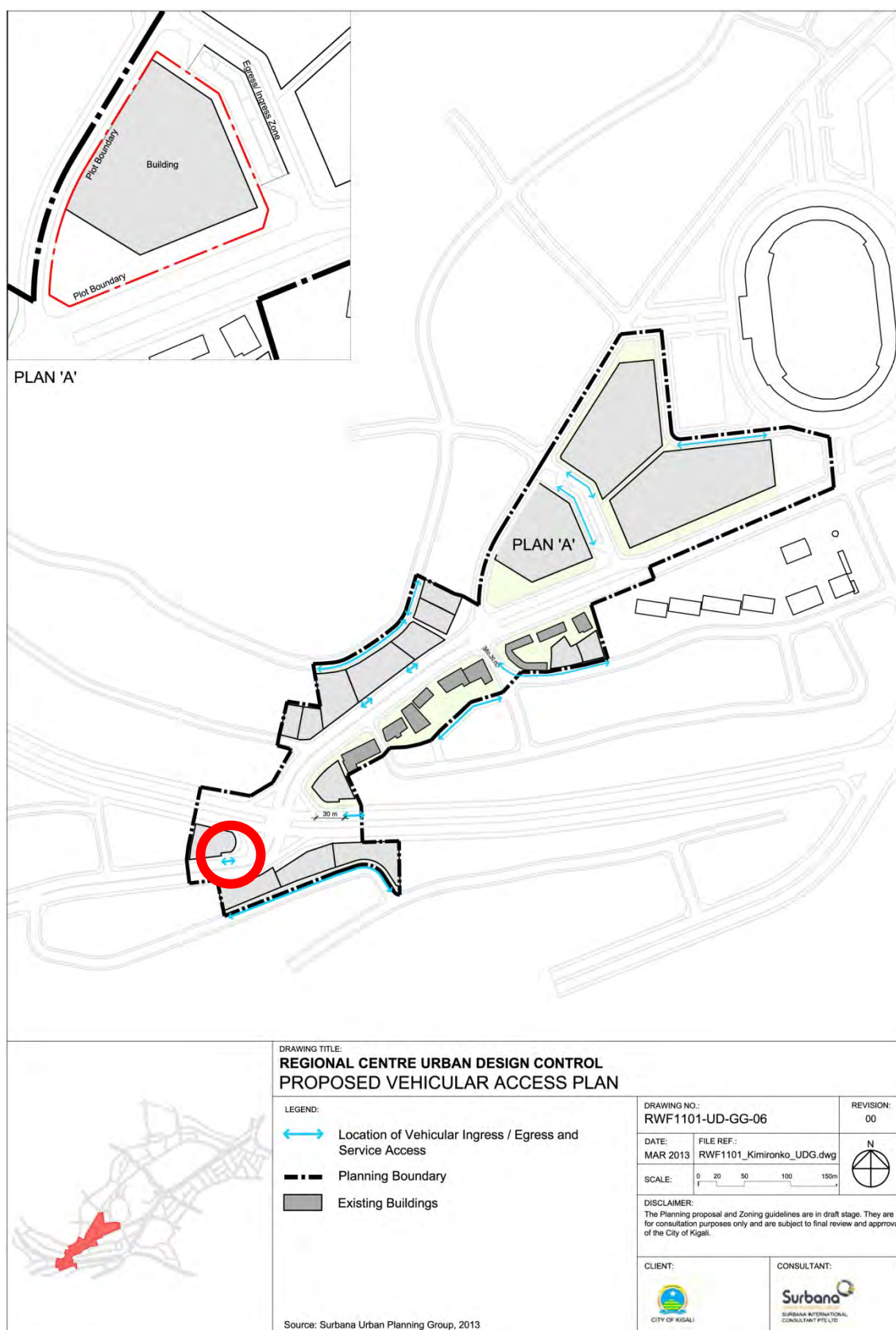


Figure 7.11: Gisementi Gateway Node Urban Design Control Proposed Vehicular Access Plan.
Source: Surbana

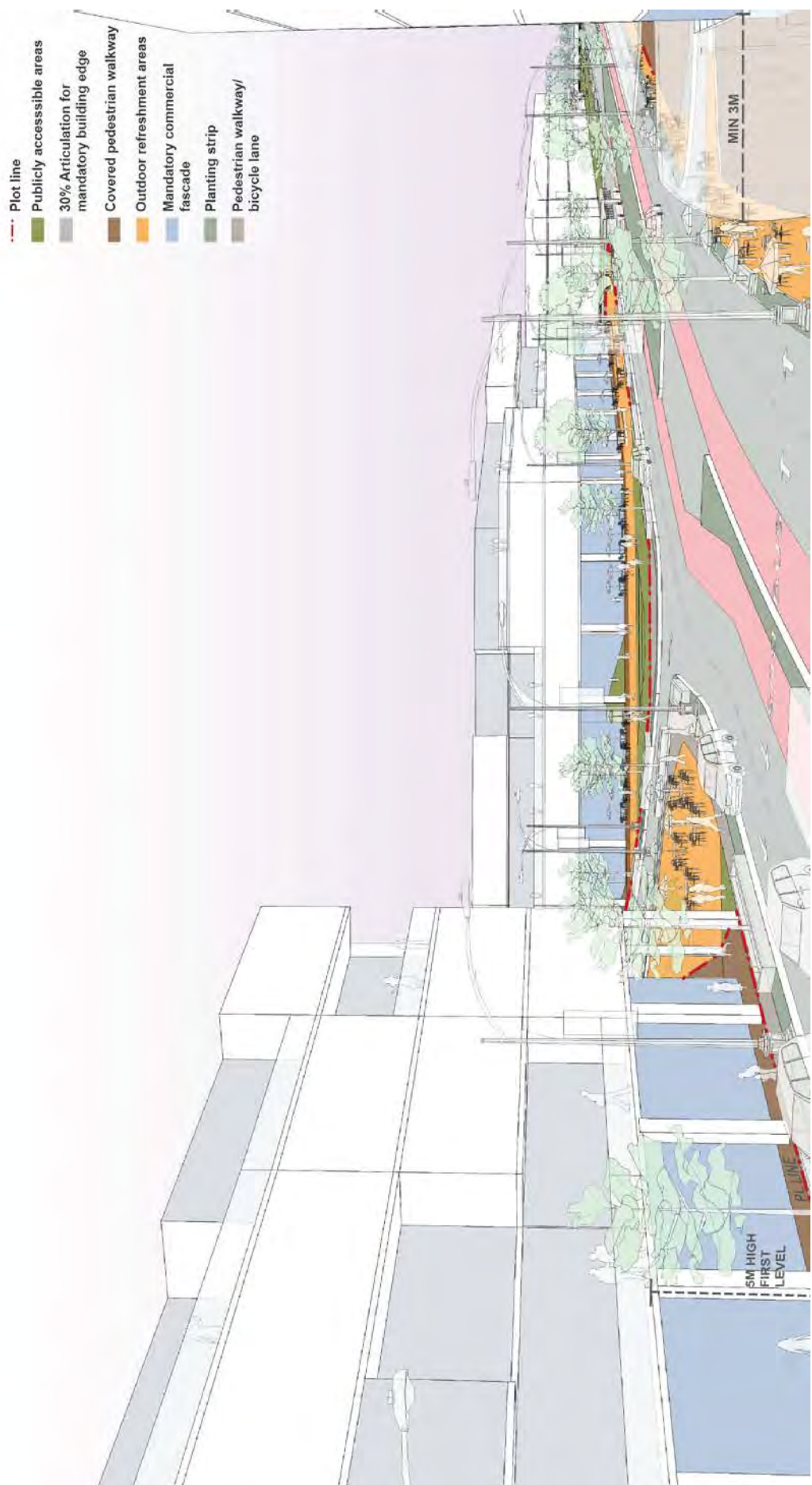


Figure 7.12: Gisementi Gateway Node Urban Design Control- Illustration. Source: Surban

UD Control for Amahoro Civic Node:

UD objectives of the Amahoro Civic Node at Kimironko are to create a:

- A new development node has been introduced at the confluence of the Sports and Education facilities;
- Attractive and vibrant commercial activities along the main road; and
- Create a Civic Square as the main anchor for the Kimironko Urban Design area.

**Civic Square:**

Establish a civic plaza as the anchor for the development receiving pedestrians from the interchange.

Building Edge and Use:

Ensure all the buildings abutting the major arterial road have a mandatory building edge with activity generating uses at the ground level and outdoor refreshment area along the open spaces to ensure vibrancy.

Pedestrian Connections:

Ensure seamless pedestrian connectivity along the main commercial street and the proposed MRT-BRT interchange.

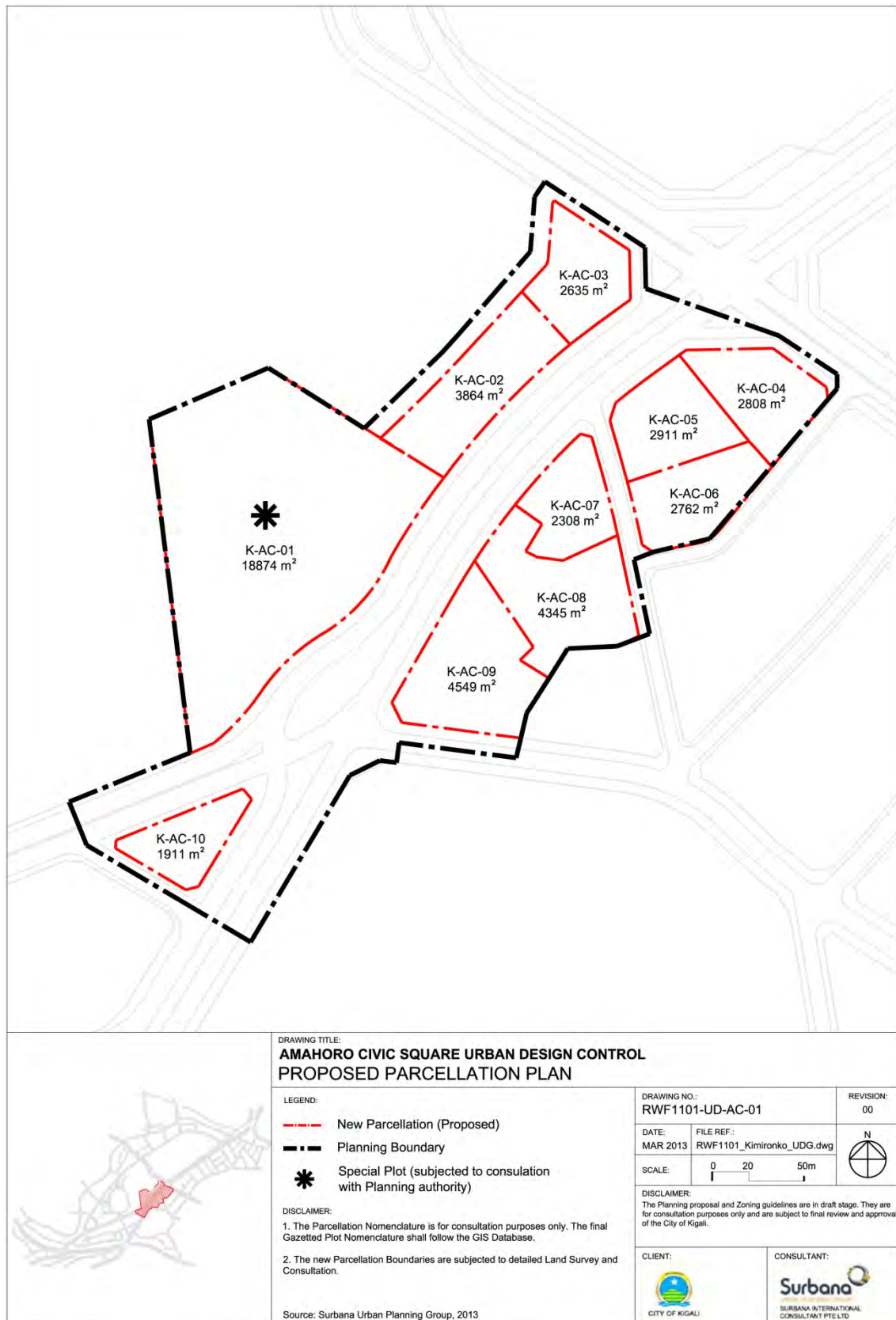


Figure 7.13: Amahoro Civic Node Urban Design Control Proposed Parcellation Plan.

Source: Surbana

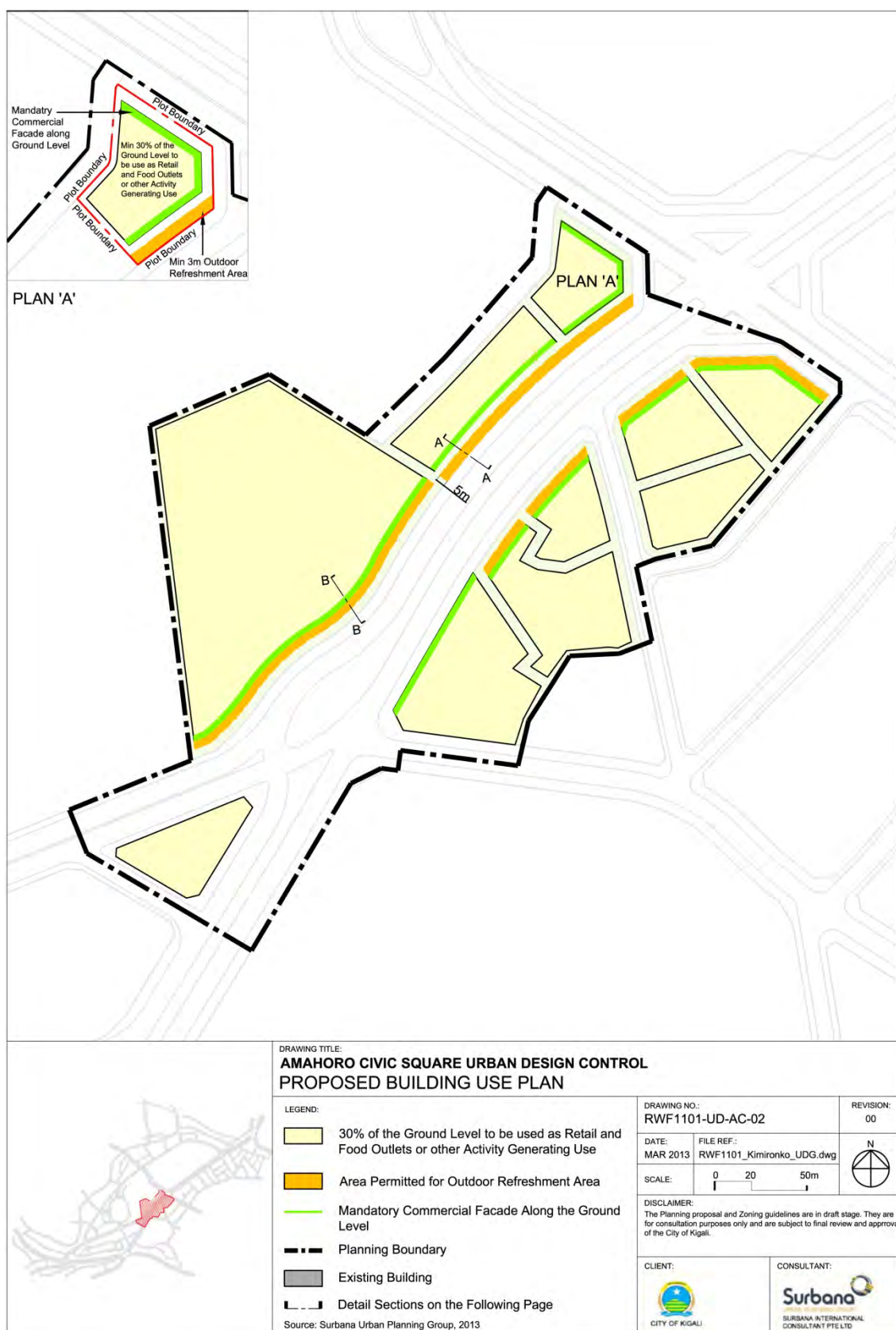


Figure 7.14: Amahoro Civic Node Urban Design Control Proposed Building Use Plan.

Source: Surbana

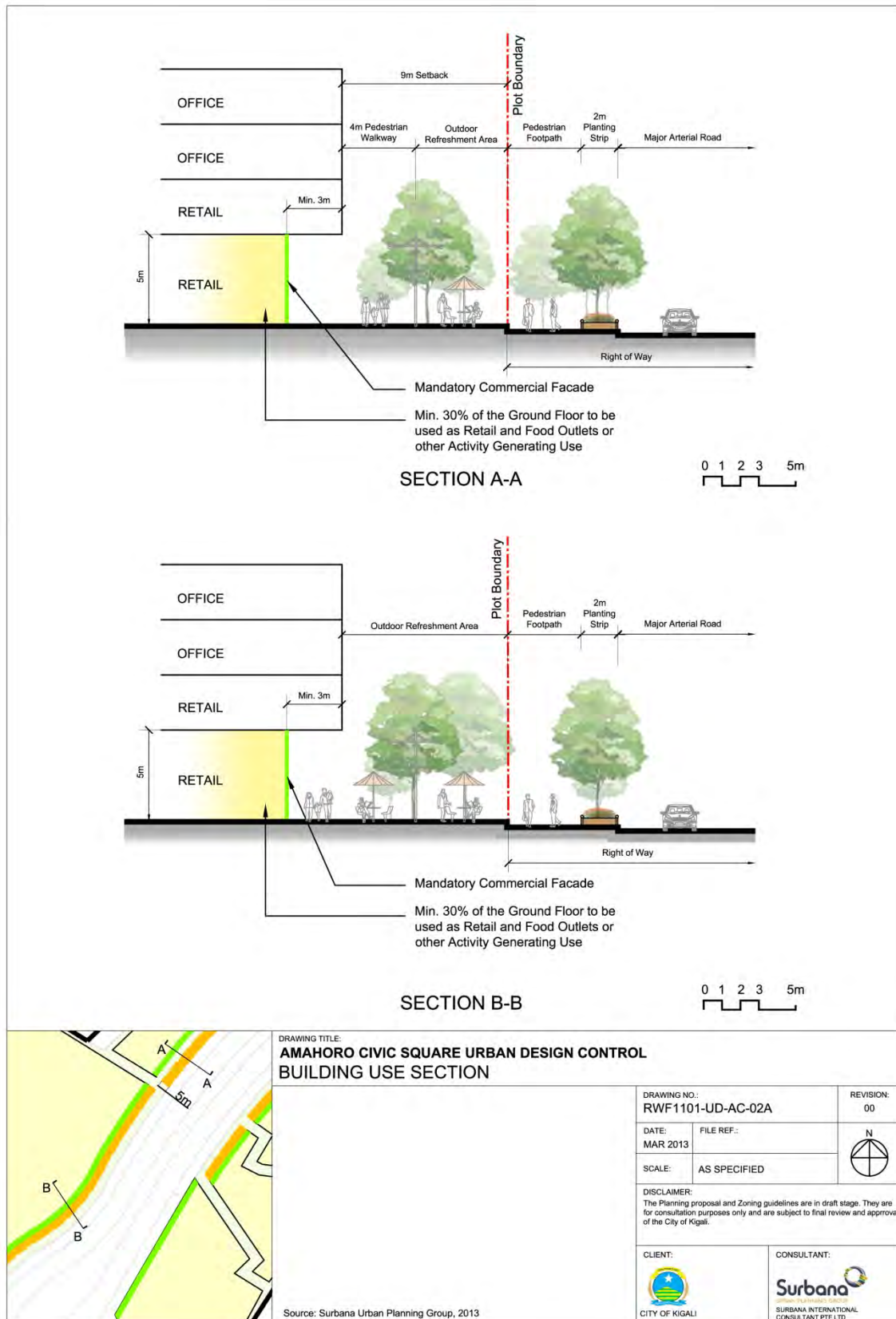


Figure 7.15: Amahoro Civic Node Urban Design Control Proposed Building Use Sections.
Source: Surbana

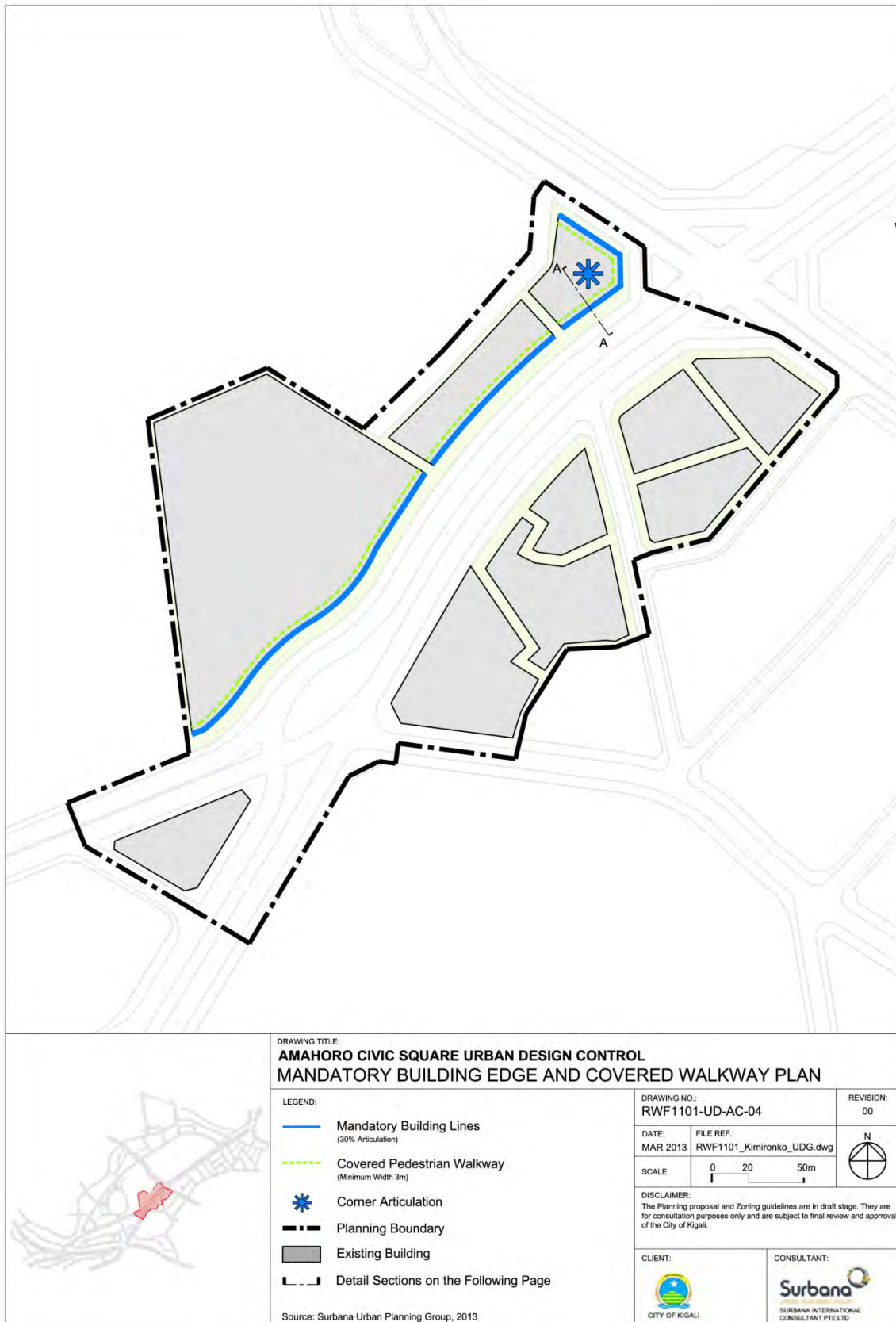


Figure 7.17: Amahoro Civic Node Urban Design Control Proposed Mandatory Building Edge and Covered Walkway Plan.

Source: Surbana

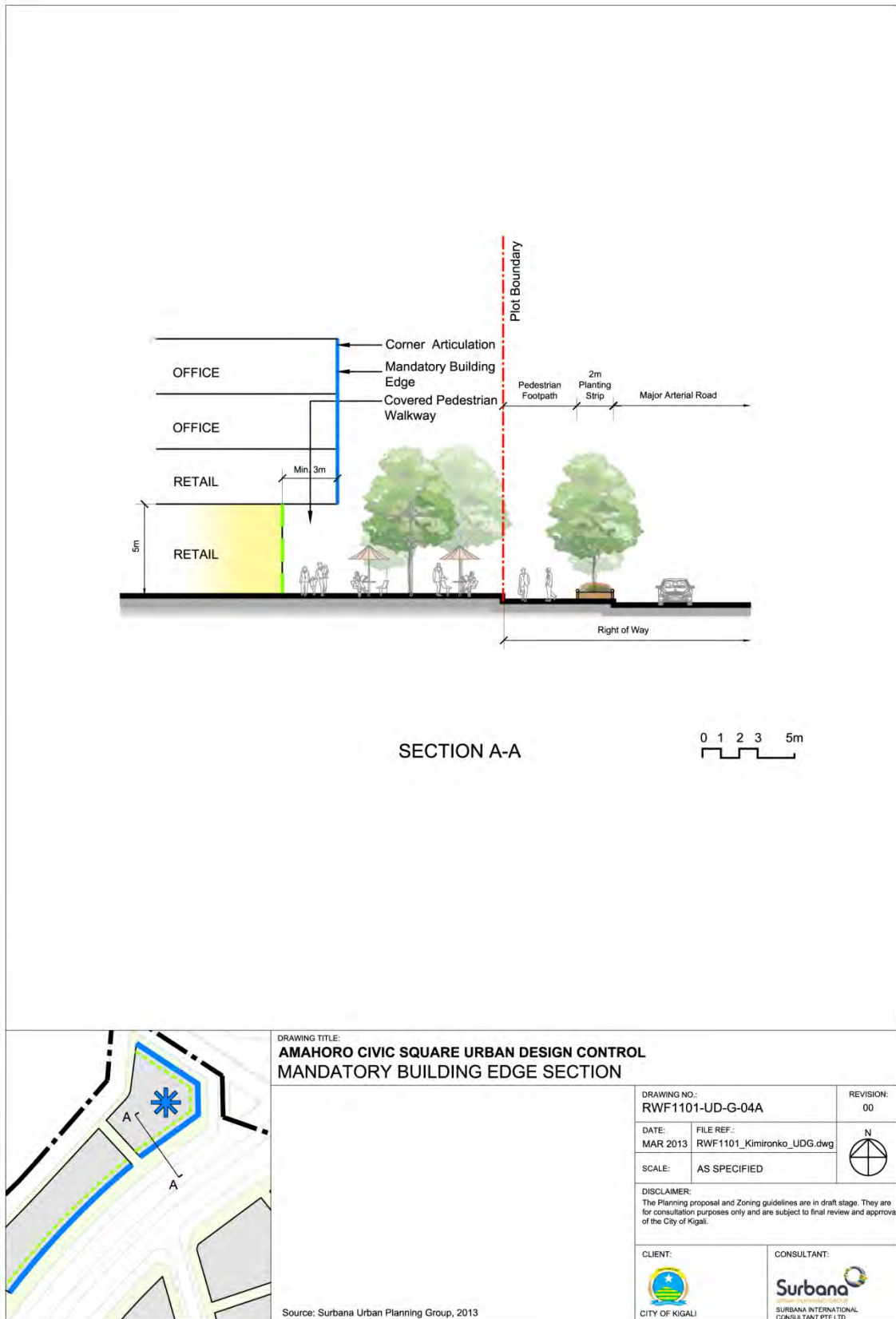


Figure 7.18: Amahoro Civic Node Urban Design Control Proposed Mandatory Building Edge and Covered Walkway Section.

Source: Surbana

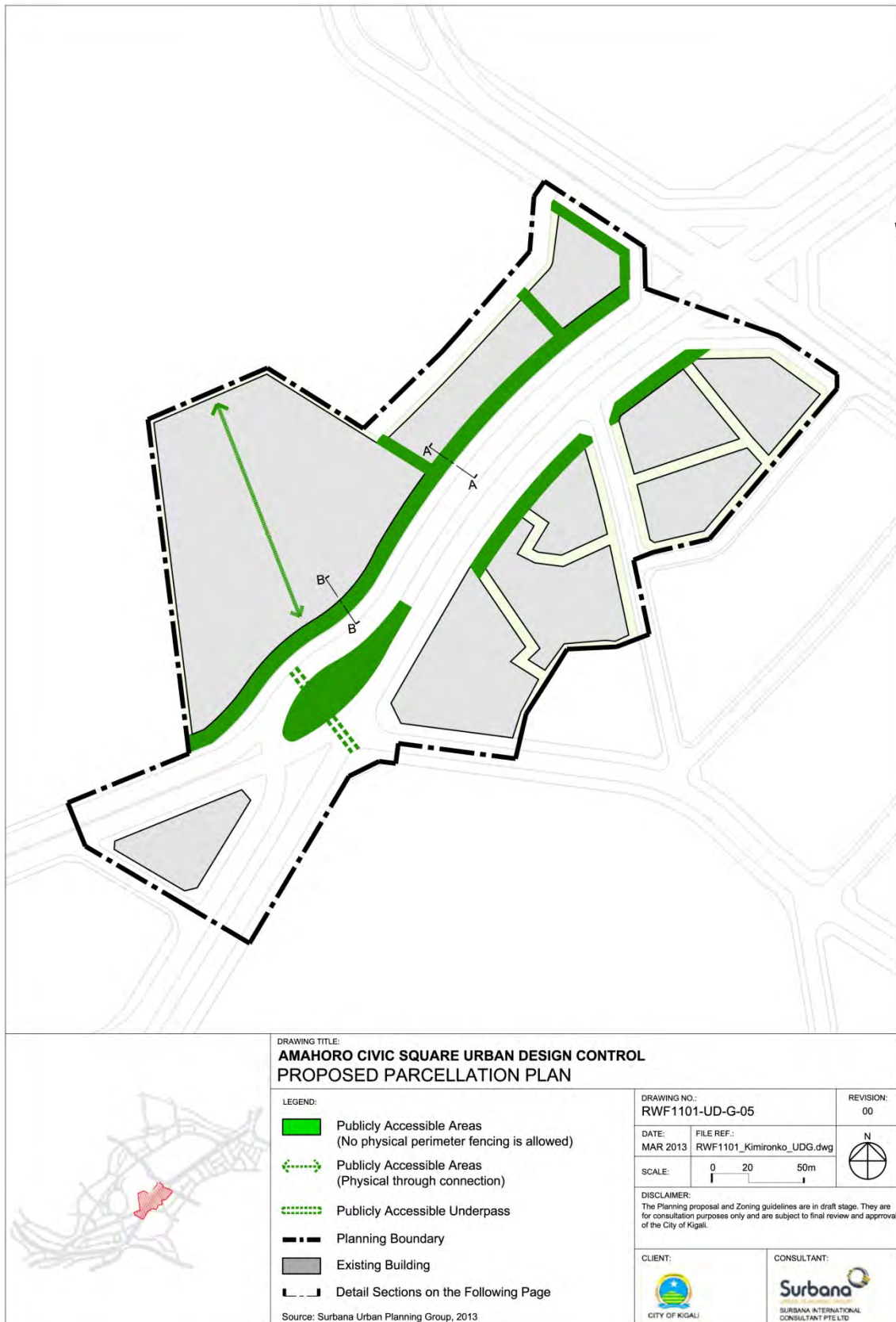


Figure 7.19: Amahoro Civic Node Urban Design Control Proposed Public Access Plan.

Source: Surbana

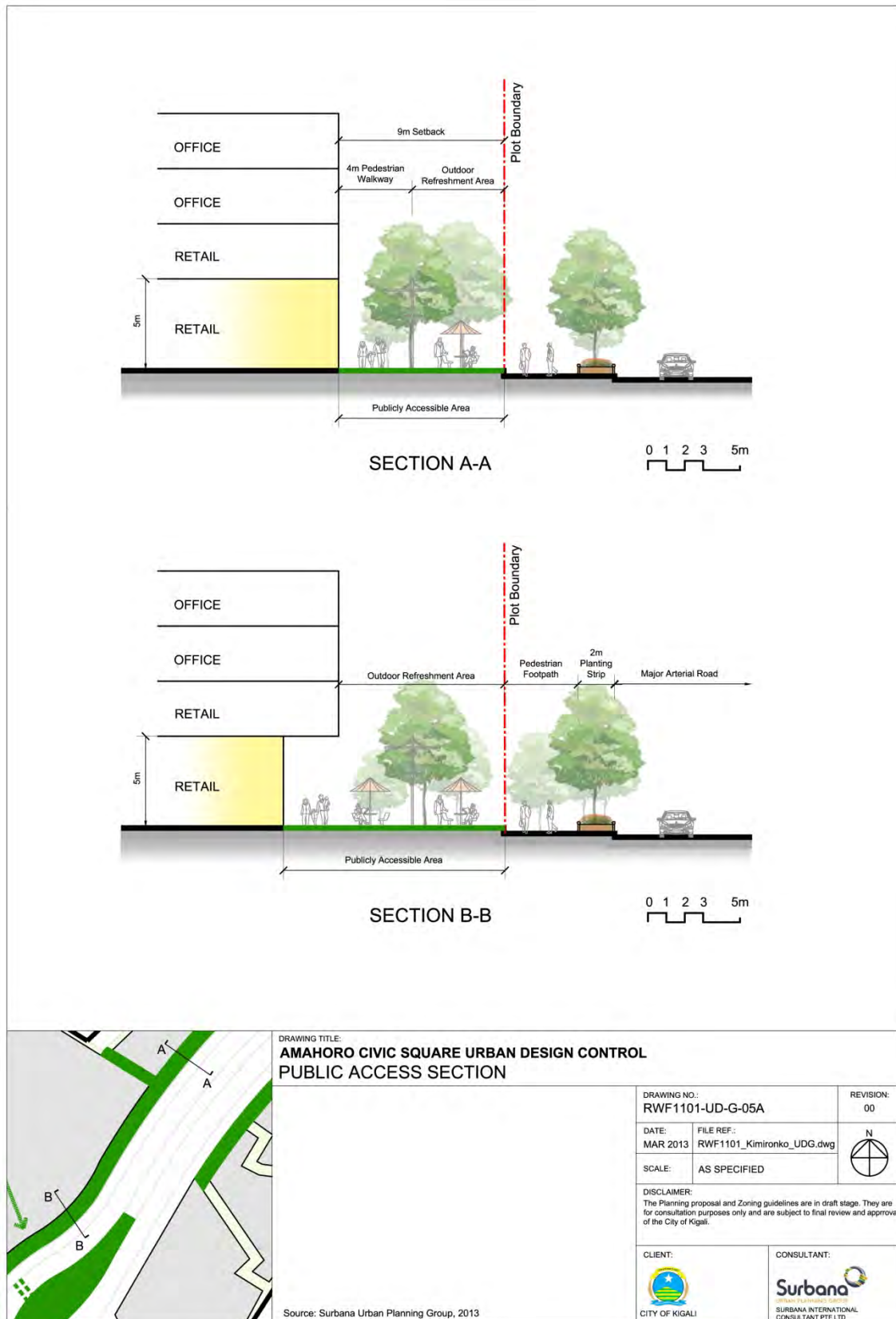


Figure 7.20: Amahoro Civic Node Urban Design Control Proposed Public Access Sections.
Source: Surbana

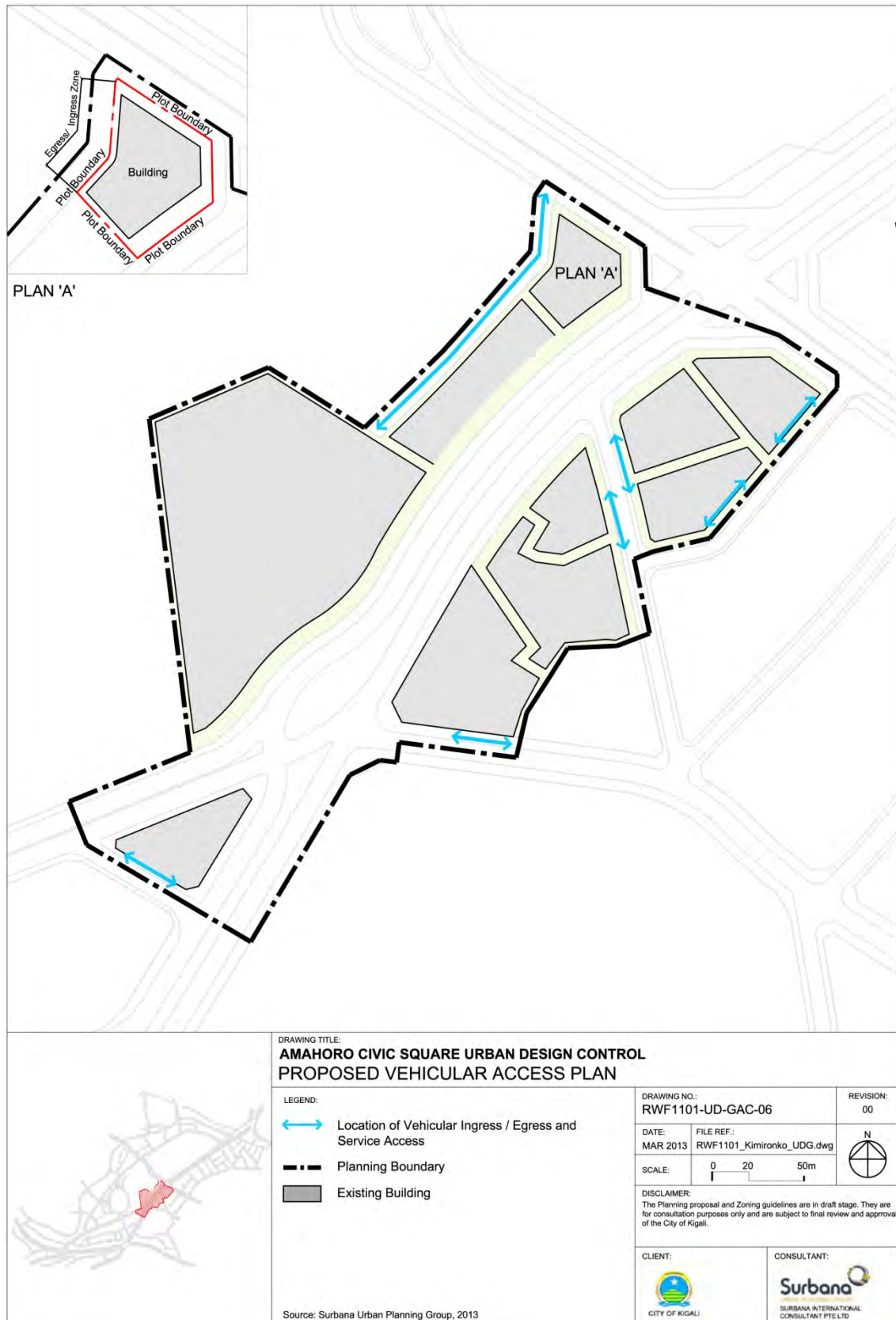


Figure 7.21: Amahoro Civic Node Urban Design Control Proposed Vehicular Access Plan.

Source: Surbana

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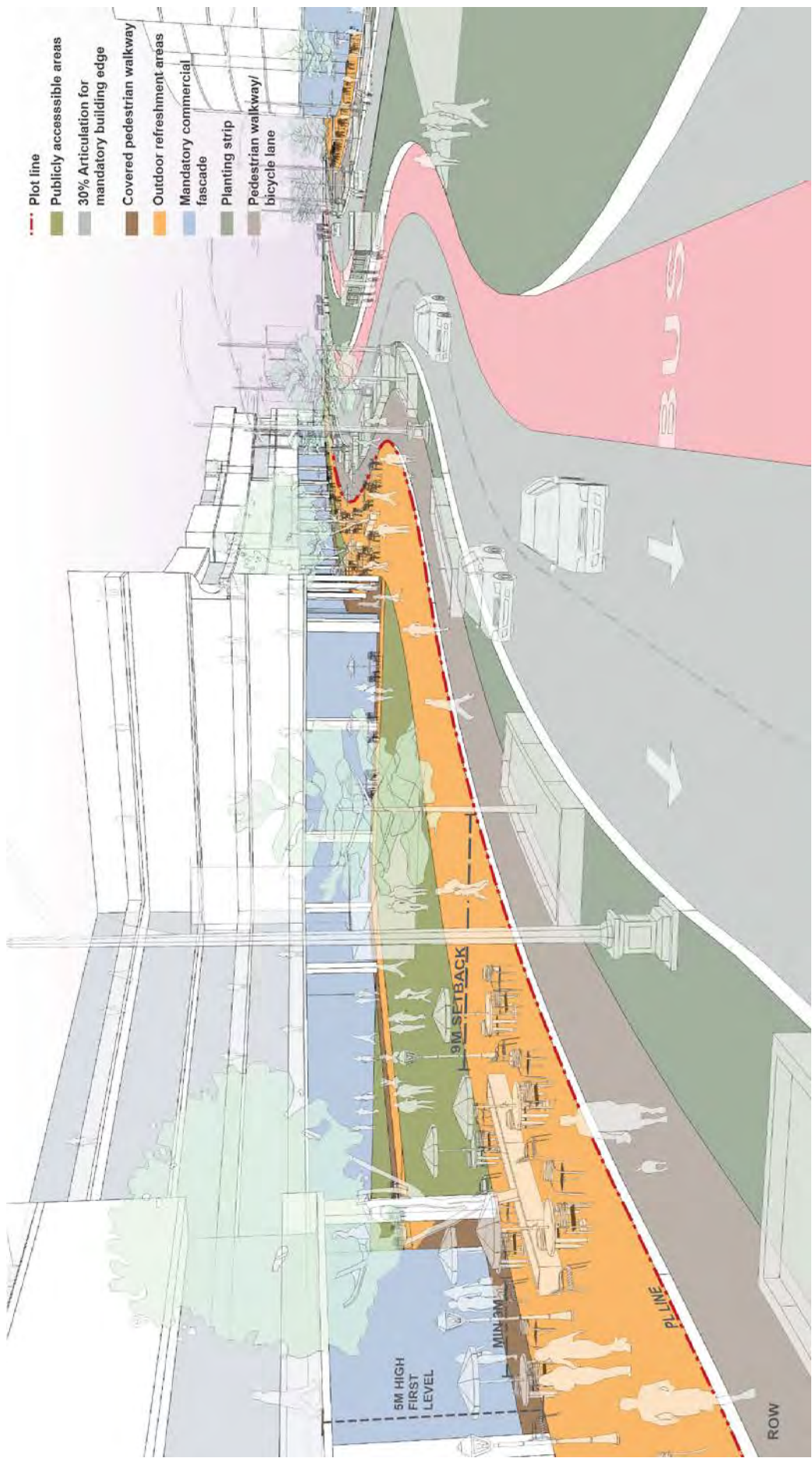


Figure 7.22: Amahoro Civic Node Urban Design Illustration. Source: Surbana

UD Control for Kimironko Market Node:

UD objectives of the Kimironko Market Node at Kimironko are to create a:

- Transport interchange close to a vibrant informal market place; and
- Maintain the informal character of Kimironko Market.

**Building Edge and Use:**

Ensure all the buildings abutting the major arterial road and Kimironko Market to have a mandatory building edge with activity generating uses at the ground level and outdoor refreshment area along the open spaces to ensure vibrancy.

Pedestrian Connections:

Ensure seamless pedestrian connectivity between the transport interchange and the vibrant Kimironko Market.

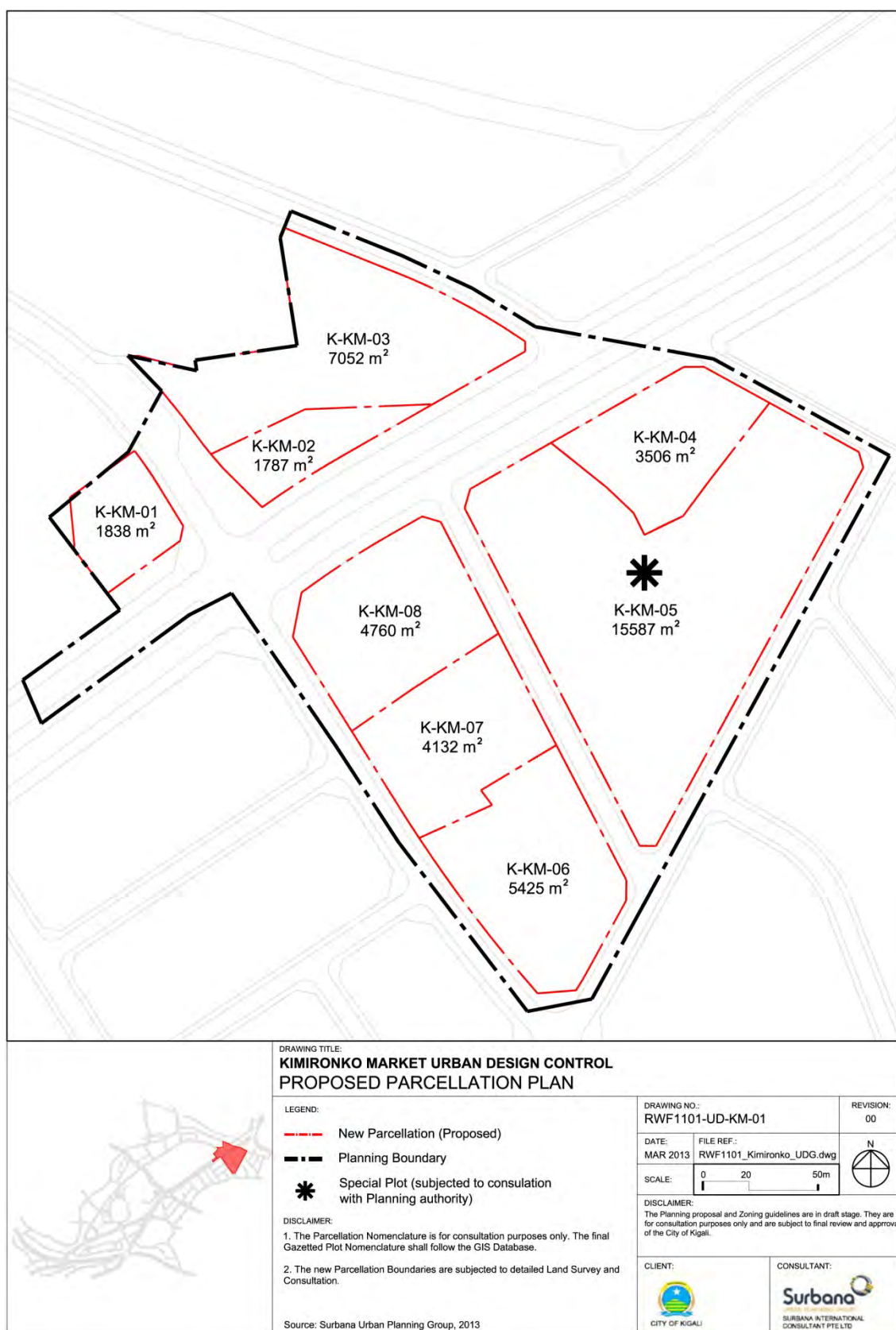


Figure 7.23: Kimironko Market Node Urban Design Control Proposed Parcellation Plan.

Source: Surbana



Figure 7.24: Kimironko Market Node Urban Design Control Proposed Building Use Plan.

Source: Surbana

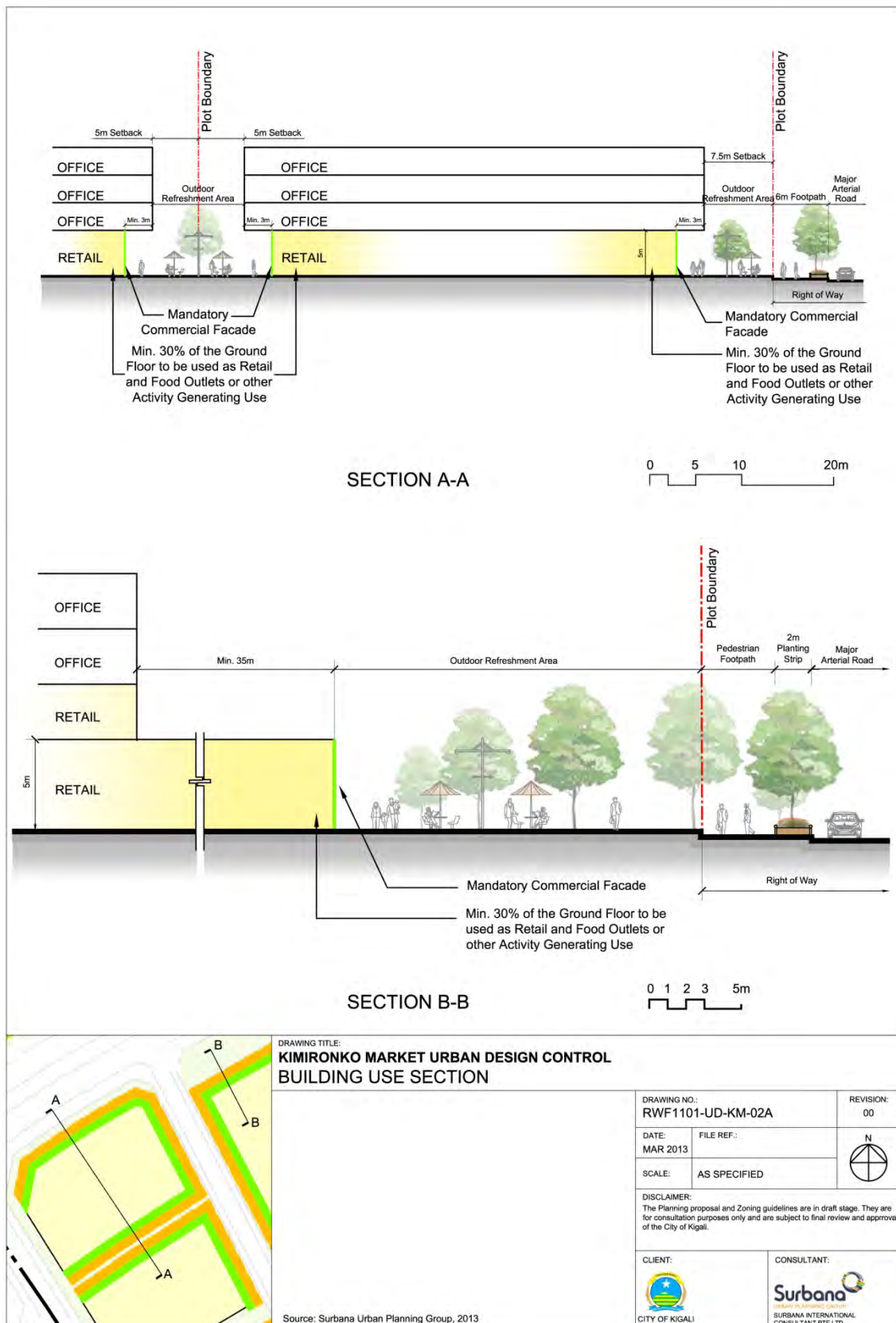


Figure 7.25: Kimironko Market Node Urban Design Control Proposed Building Use Sections.
Source: Surbana

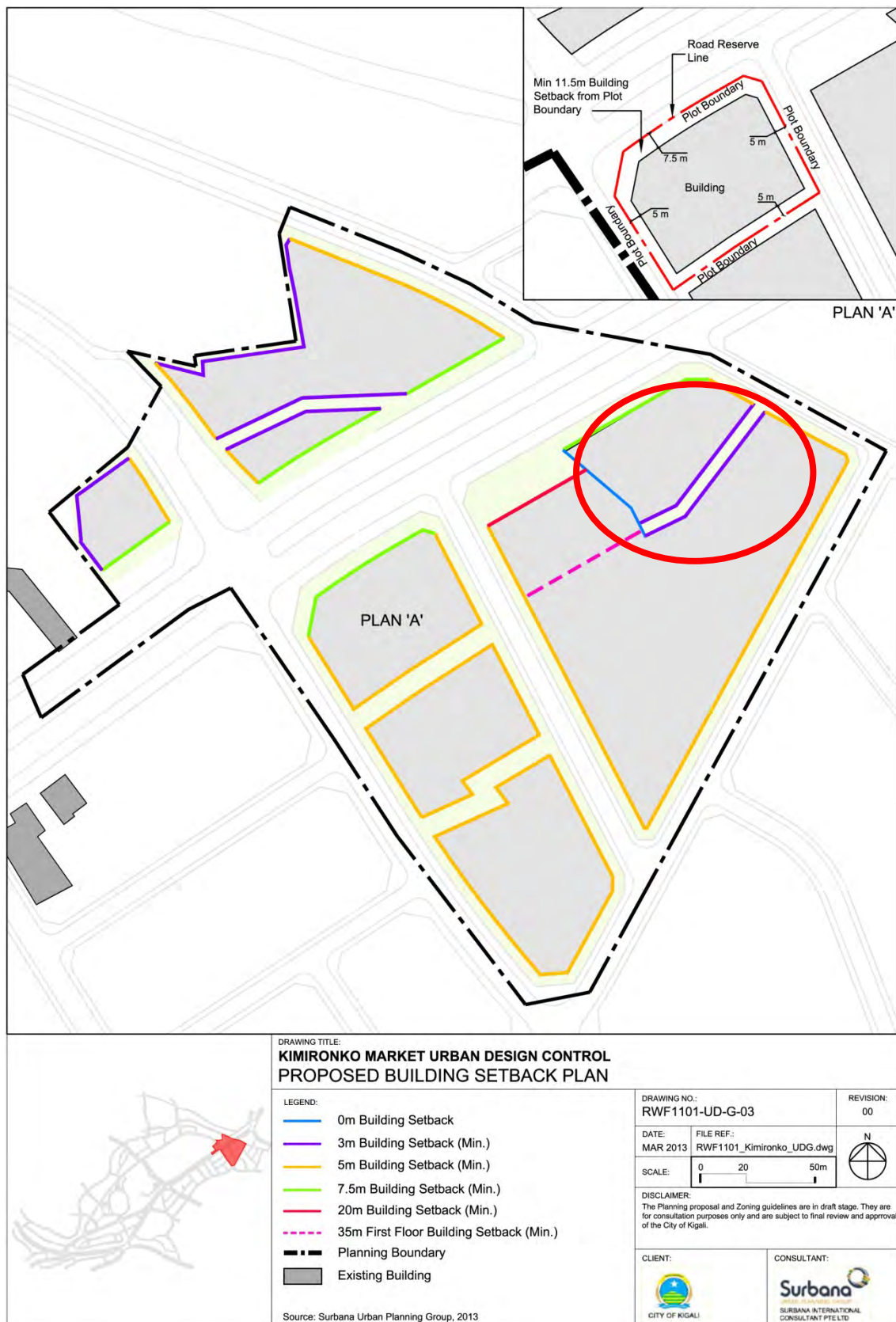


Figure 7.26: Kimironko Market Node Urban Design Control Proposed Building Setback Plan.
Source: Surbana



Figure 7.27: Kimironko Market Node Urban Design Control Proposed Mandatory Building Edge and Covered Walkway Plan.

Source: Surbana

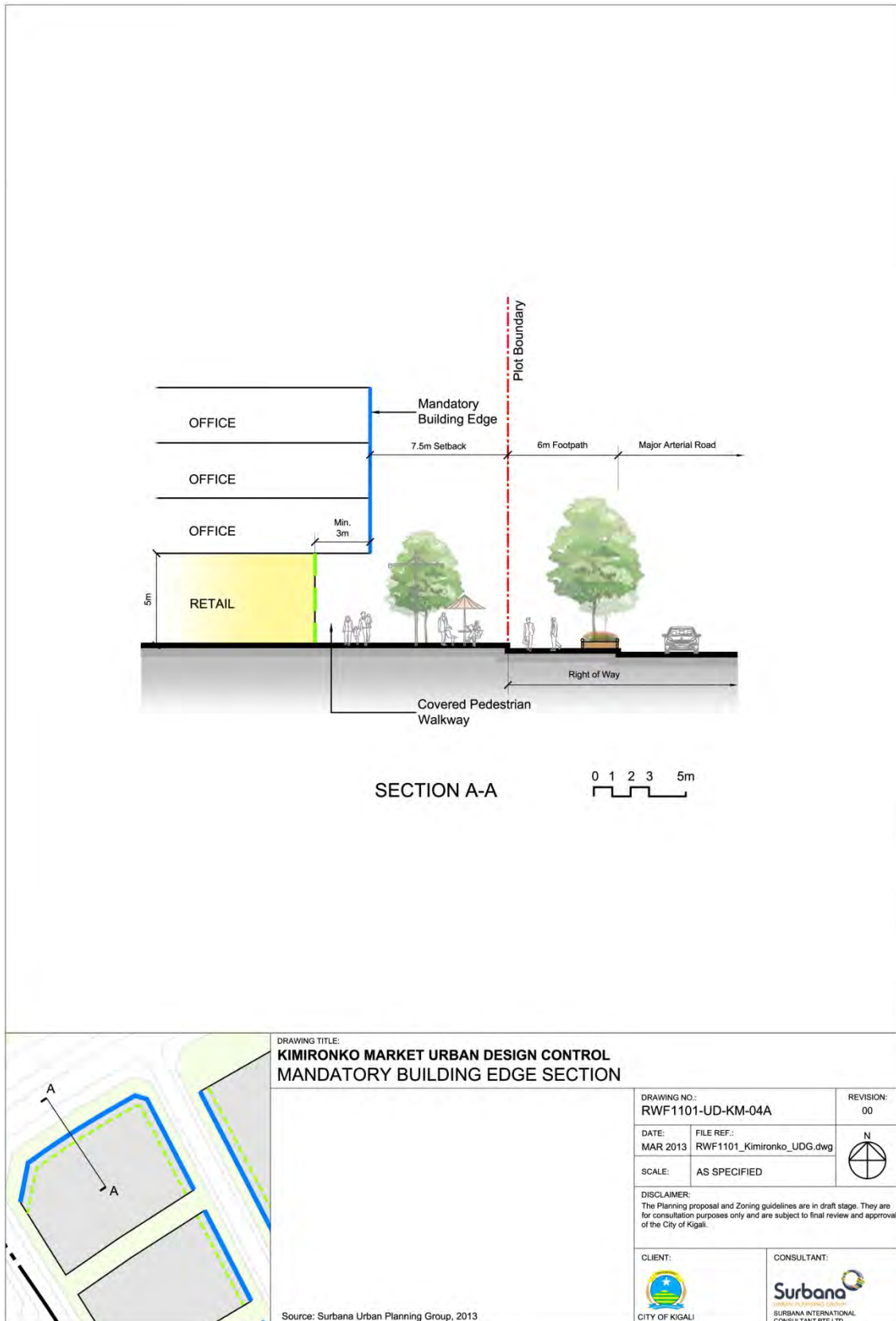


Figure 7.28: Kimironko Market Node Urban Design Control Proposed Mandatory Building Edge and Covered Walkway Section.

Source: Surbana



Figure 7.29: Kimironko Market Node Urban Design Control Proposed Public Access Plan.
 Source: Surbana

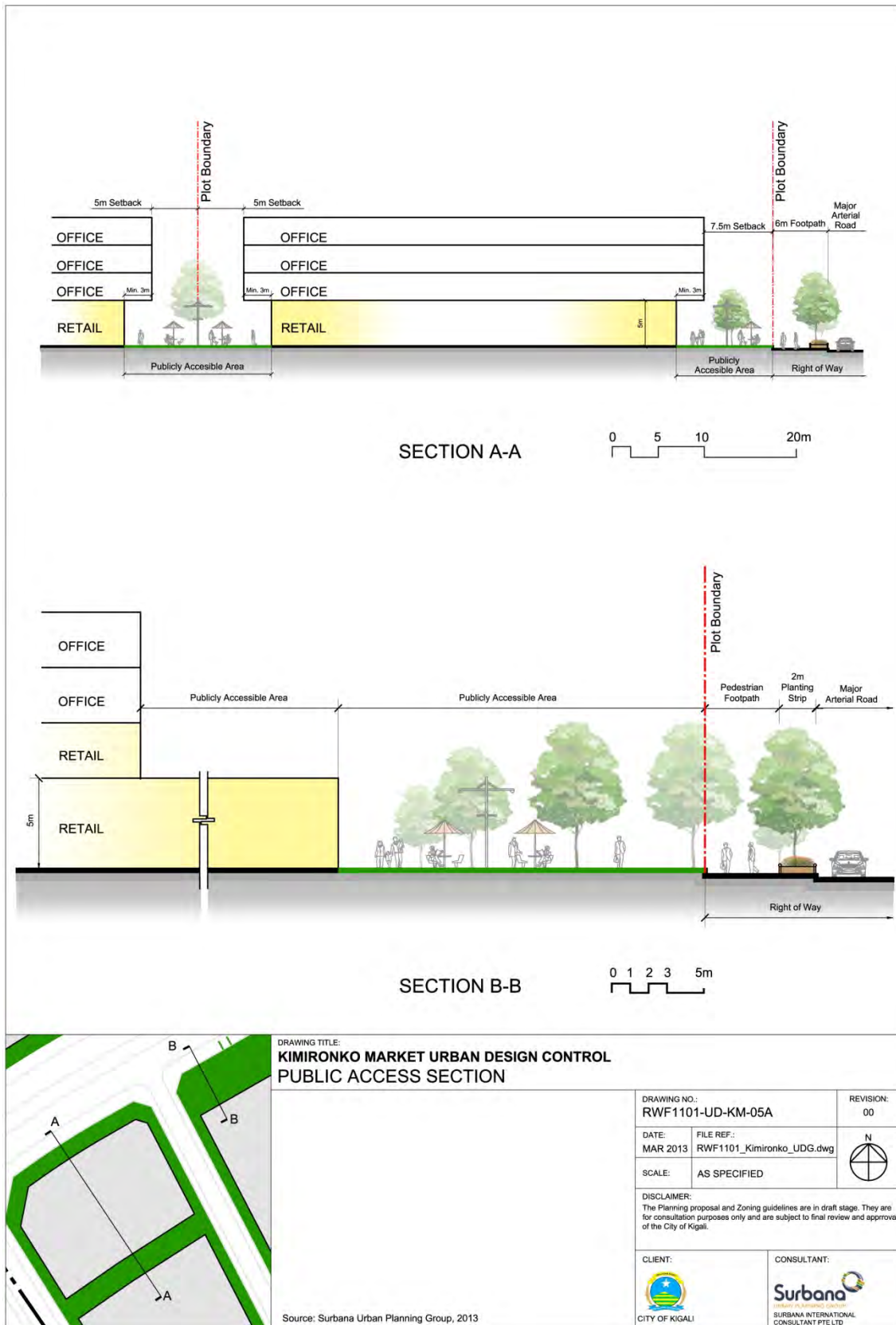


Figure 7.30: Kimironko Market Node Urban Design Control Proposed Public Access Sections.
Source: Surbana

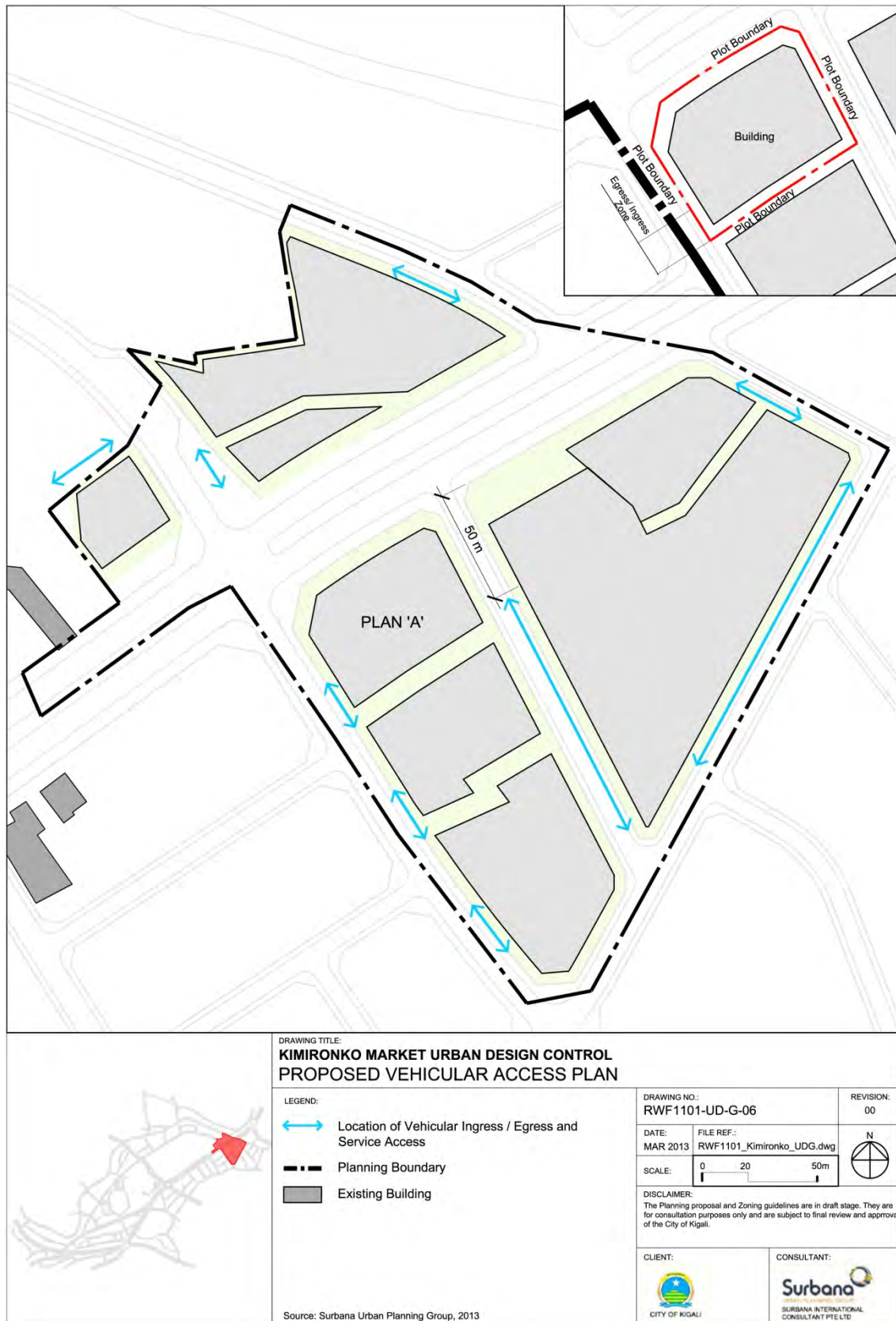


Figure 7.31: Kimironko Market Node Urban Design Control Proposed Vehicular Access Plan.
Source: Surbana

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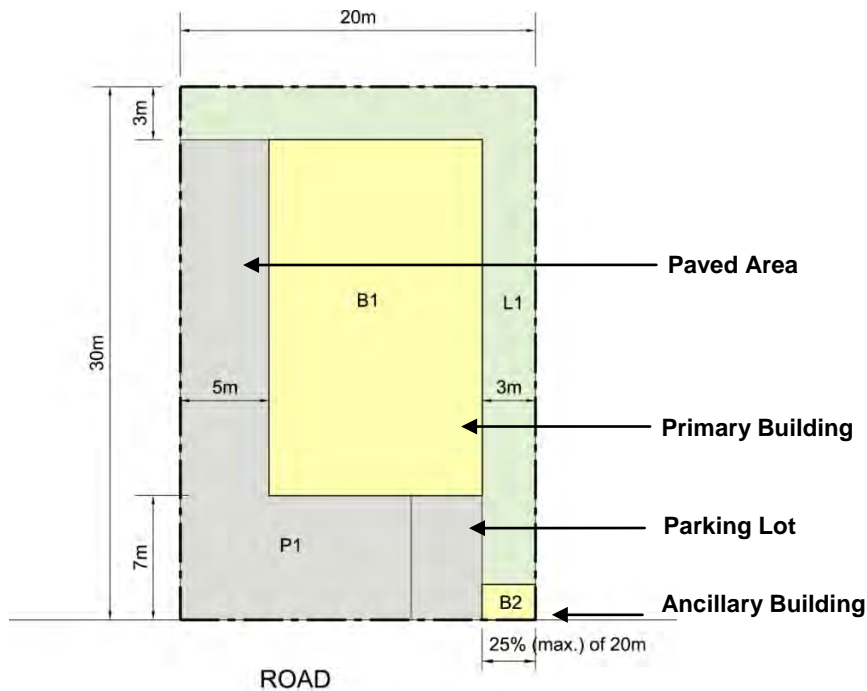


Figure 7.32: Kimironko Market Node Urban Design Illustration Source: Surbana

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APPENDIX 1 ZONING SIMULATION

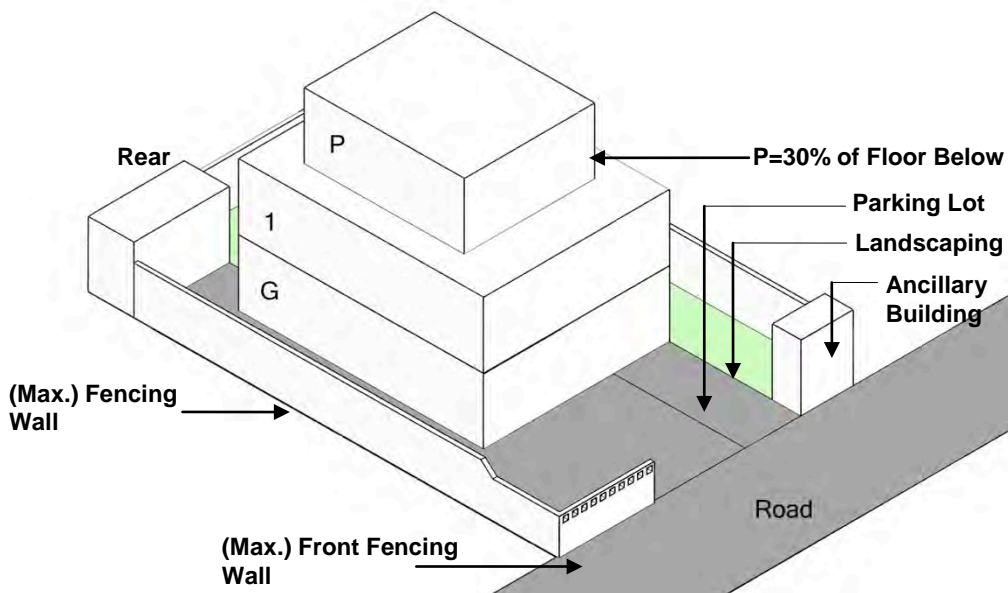
A1.1 SINGLE FAMILY RESIDENTIAL DISTRICT (R1)



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1 – Landscaped Area



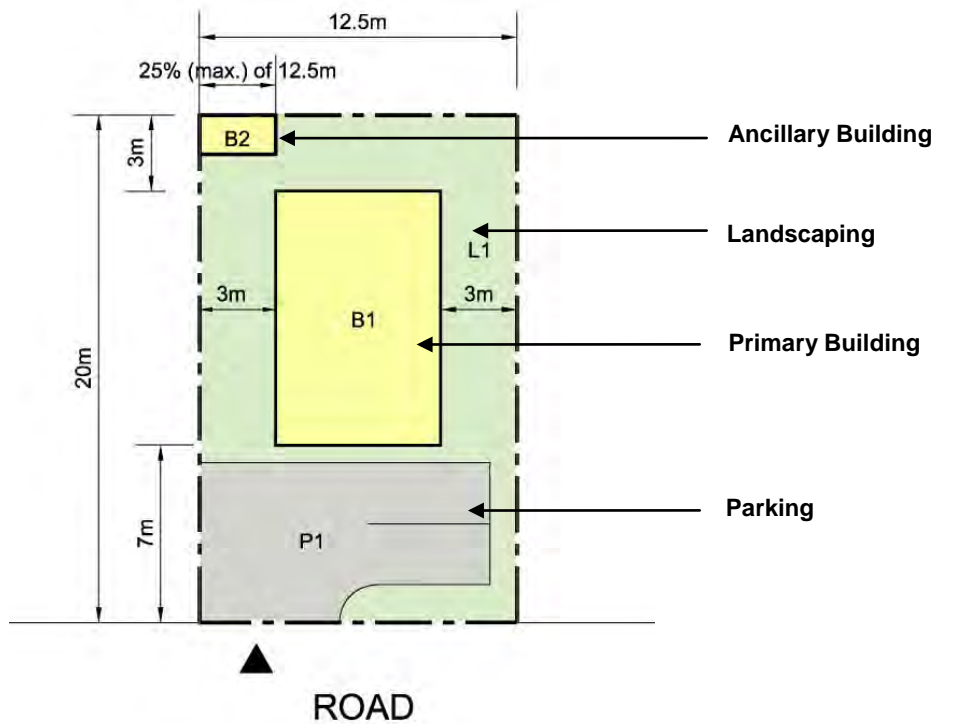
ISOMETRIC VIEW

(Not to scale)

Figure A1.1: Illustration of Single Family Residential District (R1)

Source: Surbana

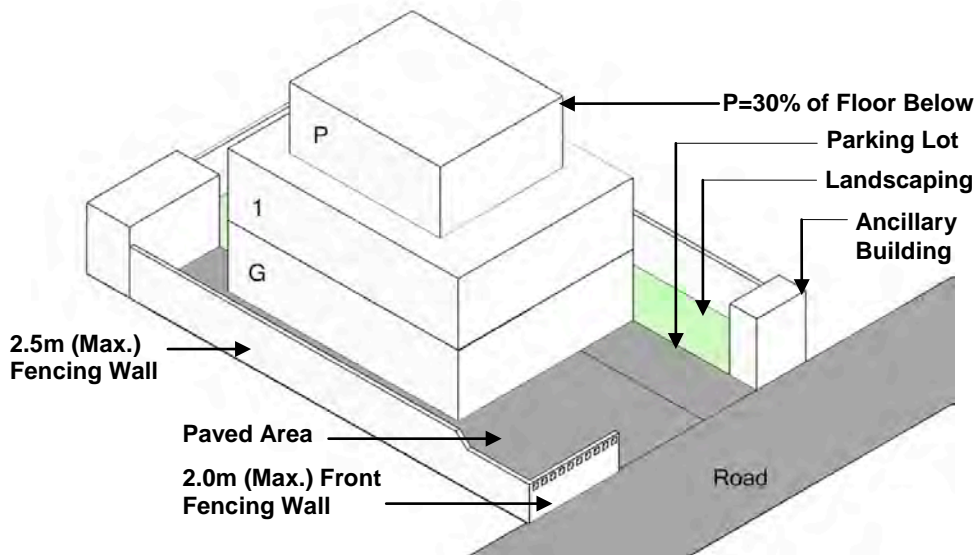
A1.2 MIXED SINGLE FAMILY RESIDENTIAL DISTRICT (R1A)



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1 – Landscaped Area



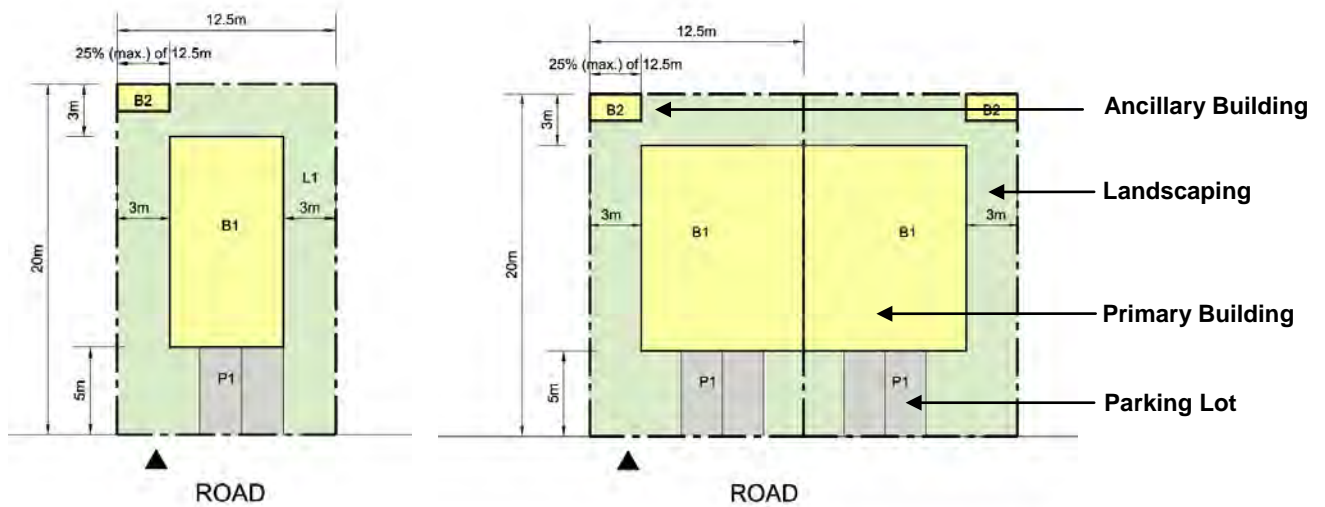
ISOMETRIC VIEW

(Not to scale)

Figure A1.2: Illustration of Single Family Residential District (R1A)

Source: Surbana

A1.3 MIXED SINGLE FAMILY RESIDENTIAL DISTRICT (R1B)



PLAN

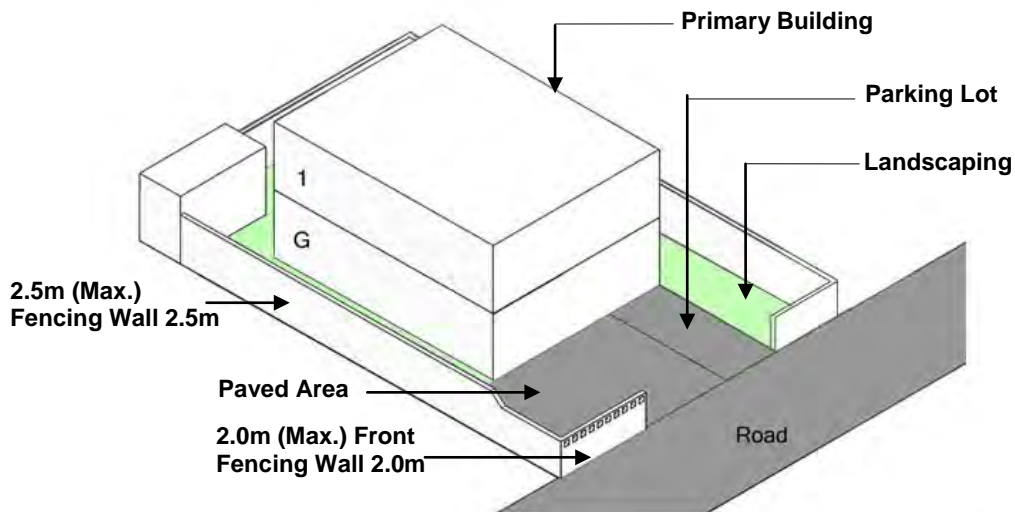
(Not to scale)

B1 – Primary Building

B2 – Ancillary Building

P1 – Hard Paved Area

L1 – Landscaped Area



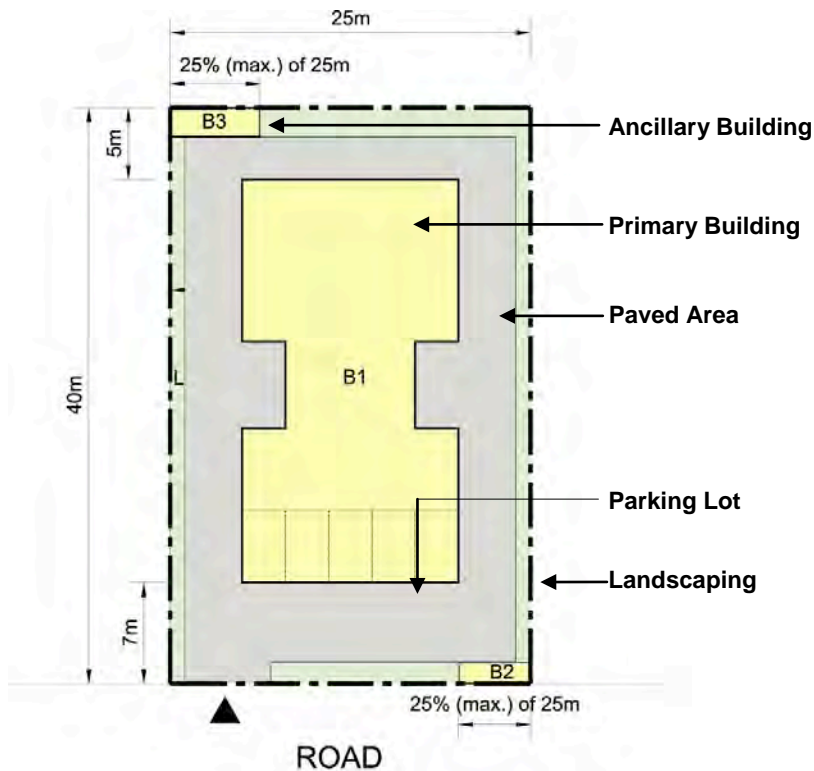
ISOMETRIC VIEW

(Not to scale)

Figure A1.3: Illustration of Single Family Residential District (R1B)

Source: Surbana

A1.4 LOW RISE RESIDENTIAL DISTRICT (R2) - 1000SQM



PLAN

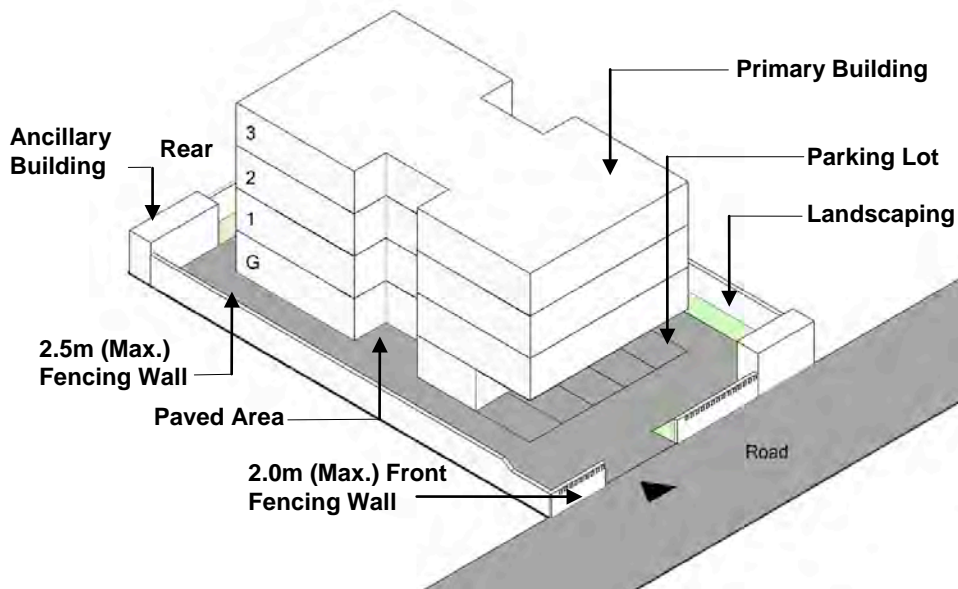
(Not to scale)

B1 – Primary Building

B2, B3 – Ancillary Building

P1 – Hard Paved Area

L1, L2 – Landscaped Area



ISOMETRIC VIEW

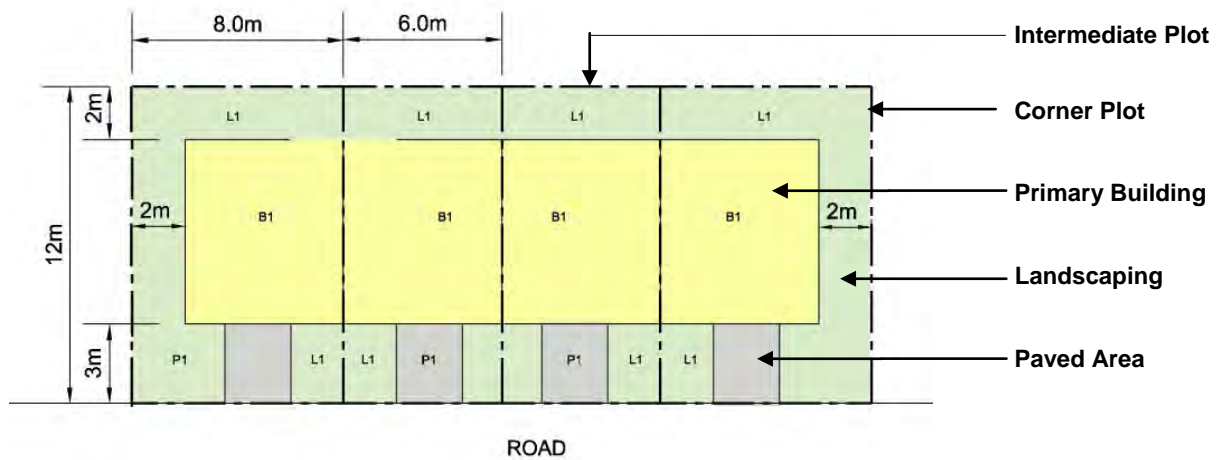
(Not to scale)

Figure A1.4: Illustration of Low Rise Residential District (R2)

Source: Surbana

A1.5 LOW RISE RESIDENTIAL DISTRICT (R2) – 90 SQM

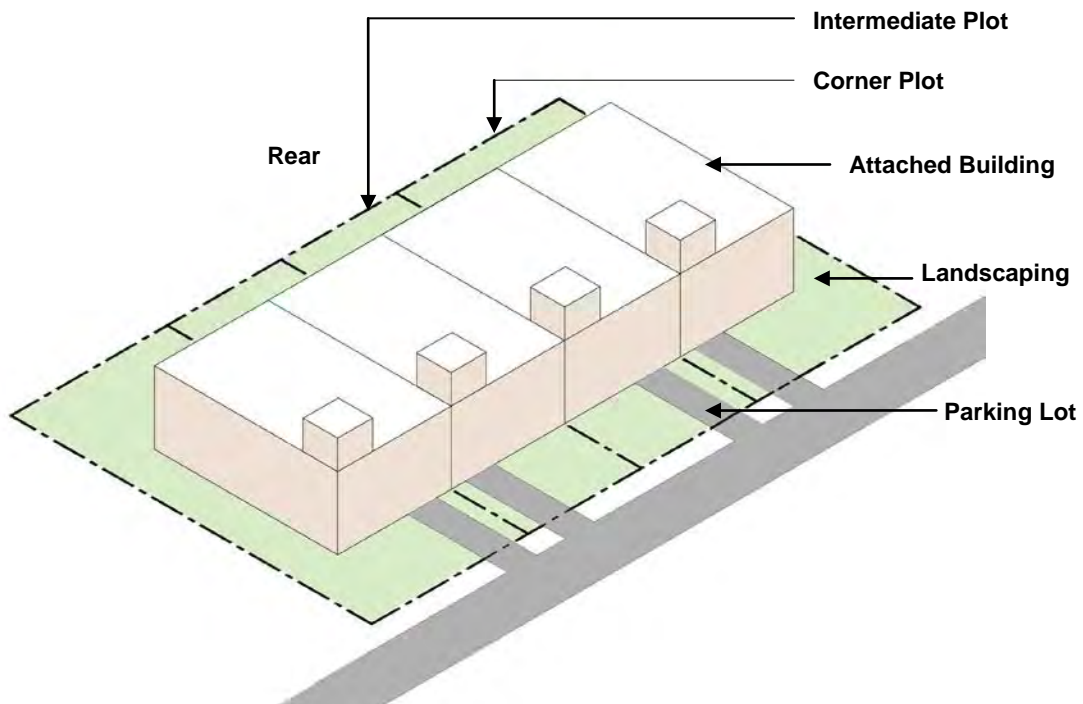
ATTACHED DEVELOPMENT:



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1 – Landscaped Area



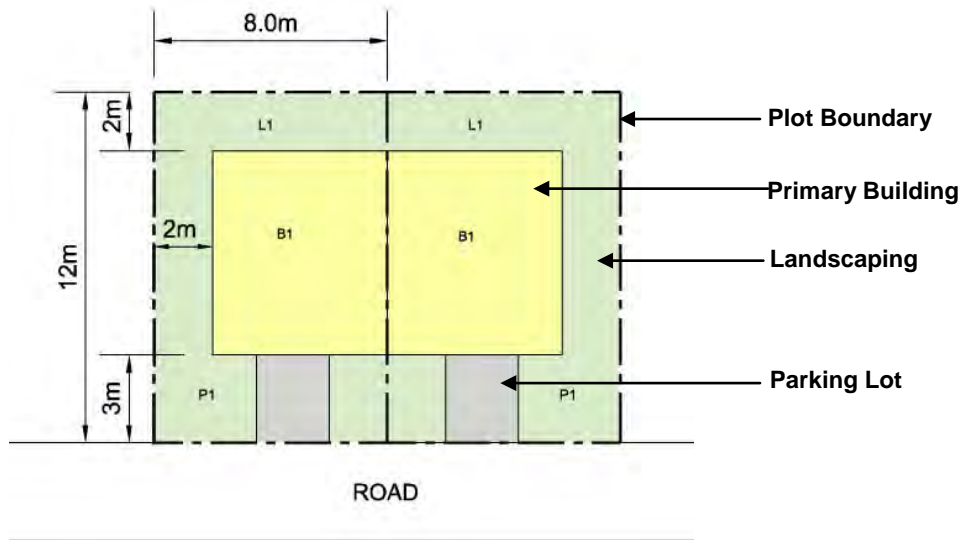
ISOMETRIC VIEW

(Not to scale)

Figure A1.5: Illustration of Low Rise Residential District – Attached (R2)

Source: Surbana

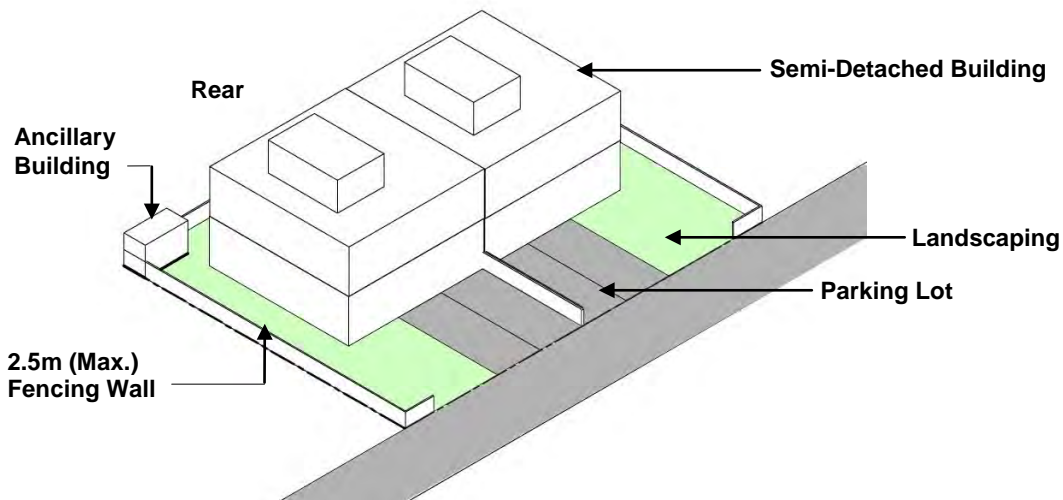
SEMI DETACHED DEVELOPMENT:



PLAN
(Not to scale)

B1 – Primary Building
B2, B3 – Ancillary Building

P1 – Hard Paved Area
L1, L2 – Landscaped Area



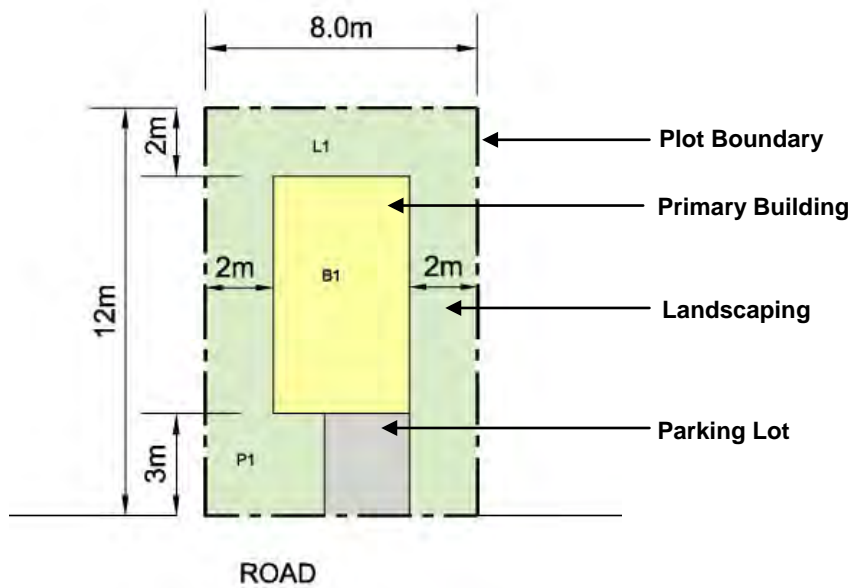
ISOMETRIC VIEW

(Not to scale)

Figure A1.6: Illustration of Low Rise Residential District – Semi-detached (R2)

Source: Surbana

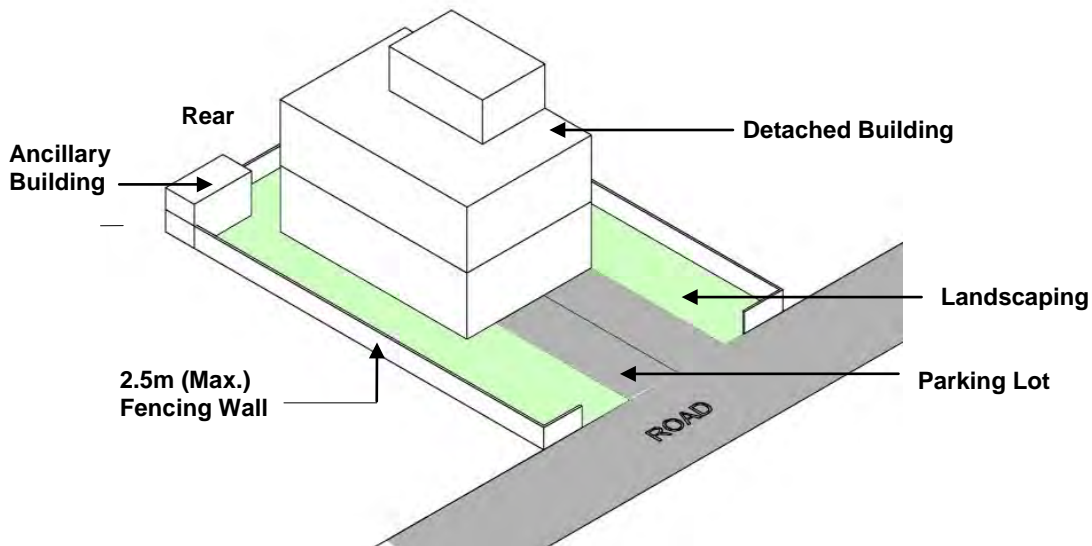
DETACHED DEVELOPMENT



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1 – Landscaped Area



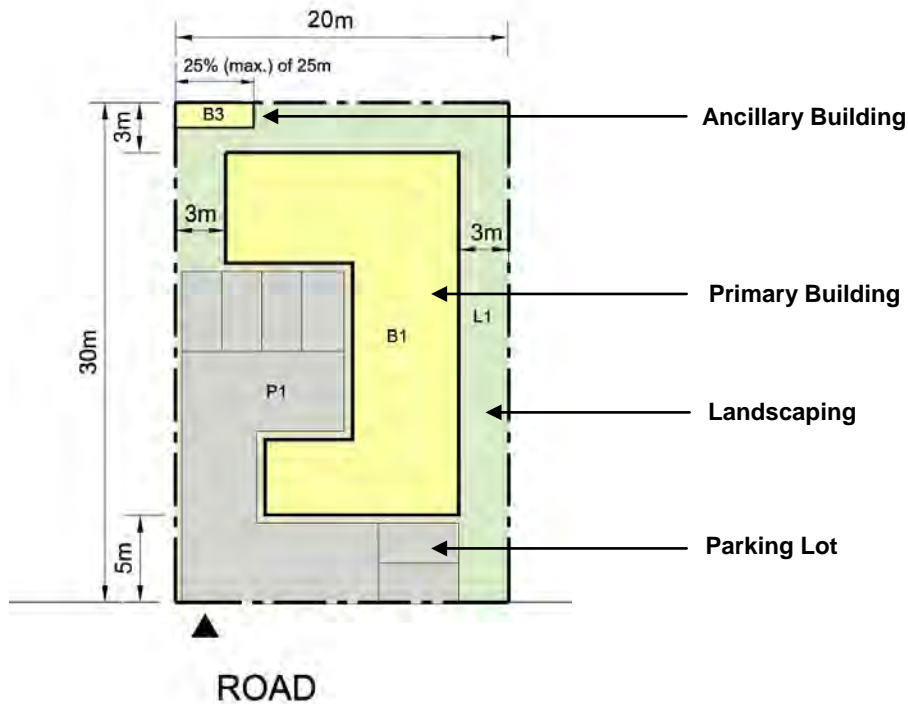
ISOMETRIC VIEW

(Not to scale)

Figure A1.7: Illustration of Low Rise Residential District - Detached (R2)

Source: Surbana

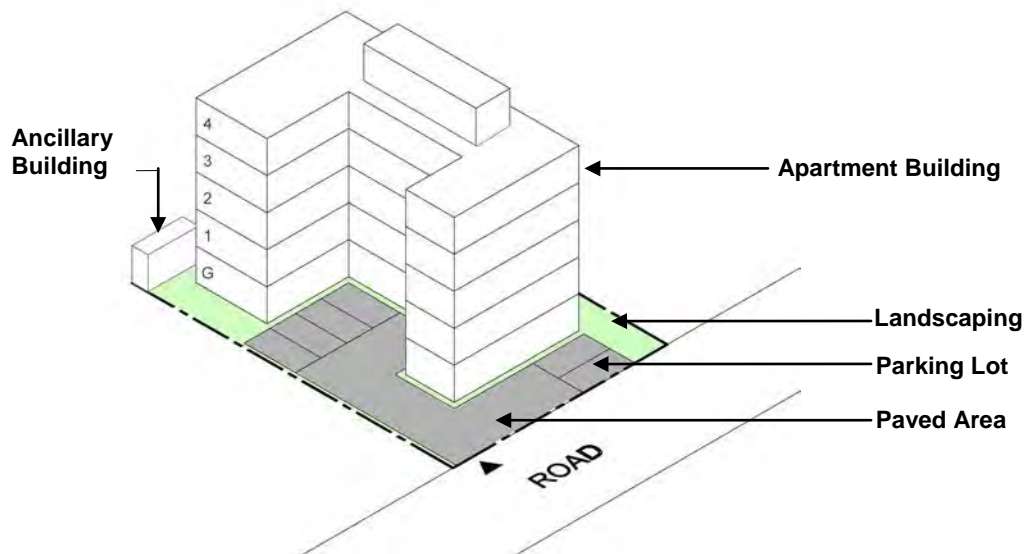
A1.6 LOW RISE RESIDENTIAL DISTRICT (R2A, R2) DEMONSTRATING APARTMENT DEVELOPMENTS



PLAN
(Not to scale)

B1 – Primary Building
B2, B3 – Ancillary Building

P1 – Hard Paved Area
L1, L2 – Landscaped Area



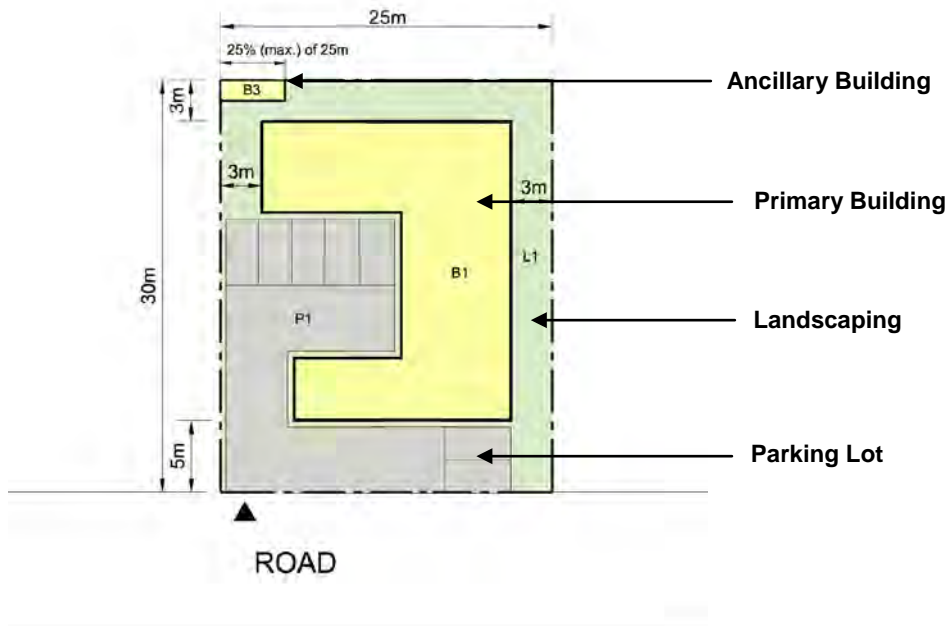
ISOMETRIC VIEW

(Not to scale)

Figure A1.8: Illustration of Low Rise Residential District - Apartment (R2)

Source: Surbana

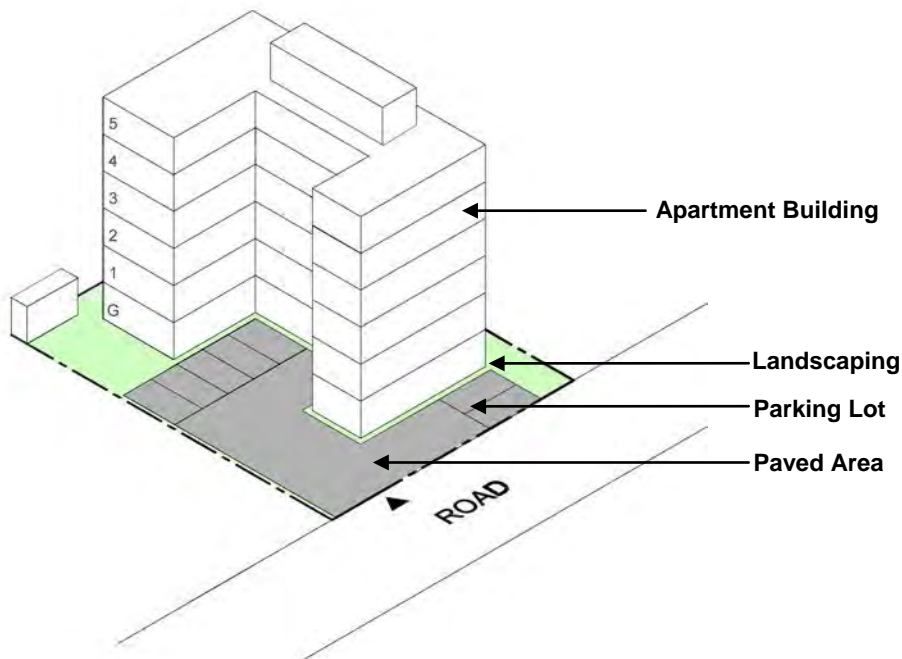
A1.7 MEDIUM RISE RESIDENTIAL DISTRICT (R3)



PLAN
(Not to scale)

B1 – Primary Building
B2, B3 – Ancillary Building

P1 – Hard Paved Area
L1, L2 – Landscaped Area

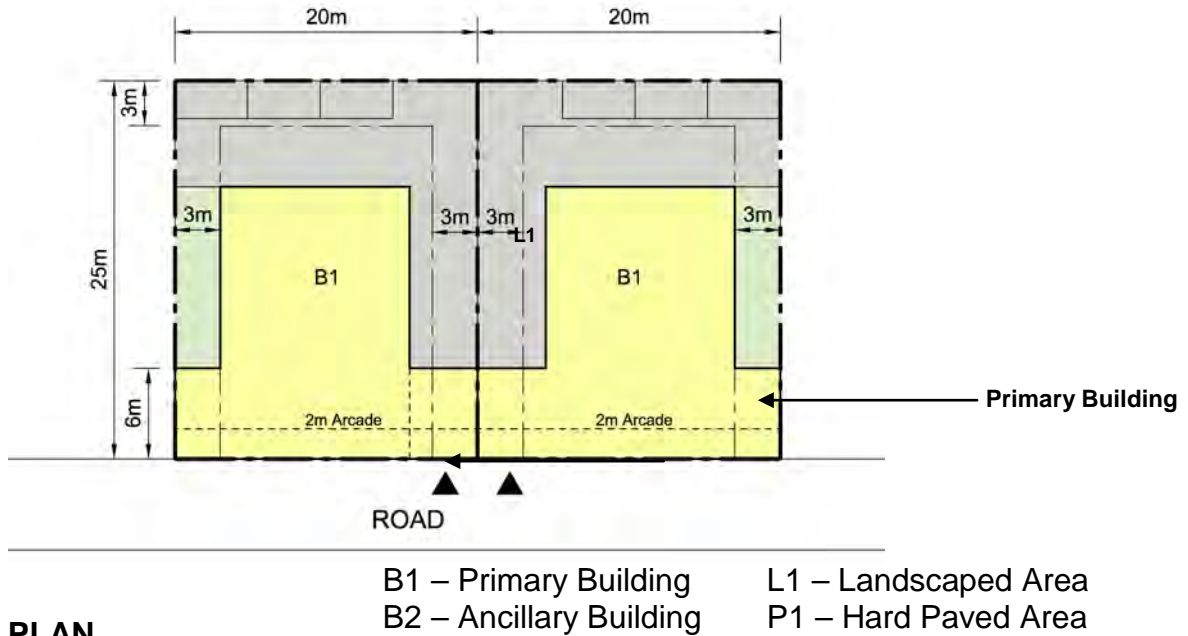


ISOMETRIC VIEW (Not to scale)

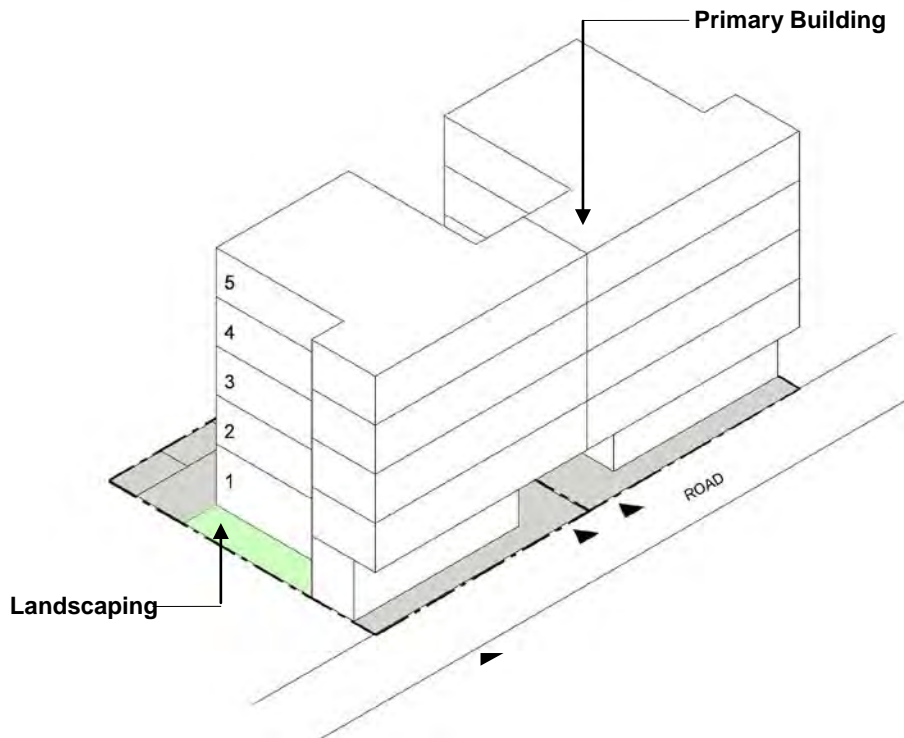
Figure A1.9: Illustration of Medium Rise Residential District (R3)

Source: Surbana

A1.8 MIXED USE COMMERCIAL DISTRICT (C1)



PLAN
(Not to scale)

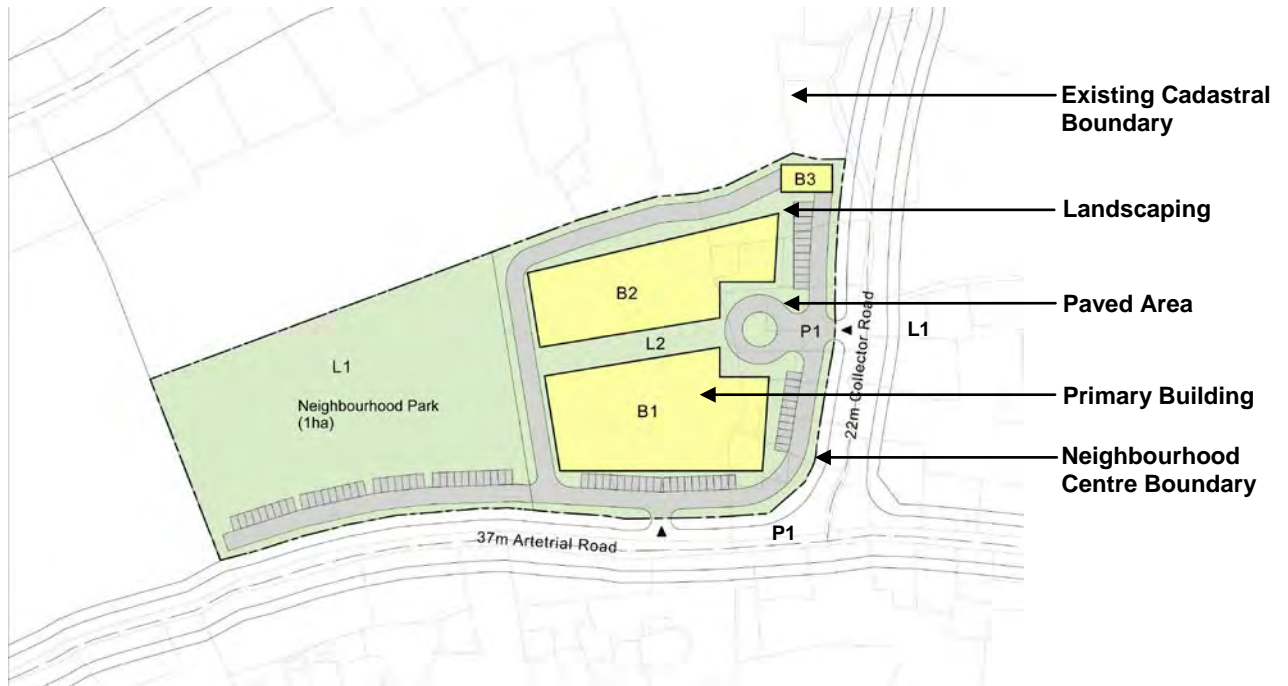


ISOMETRIC VIEW
(Not to scale)

Figure A1.10: Illustration of Mixed Use Commercial District (C1)

Source: Surbana

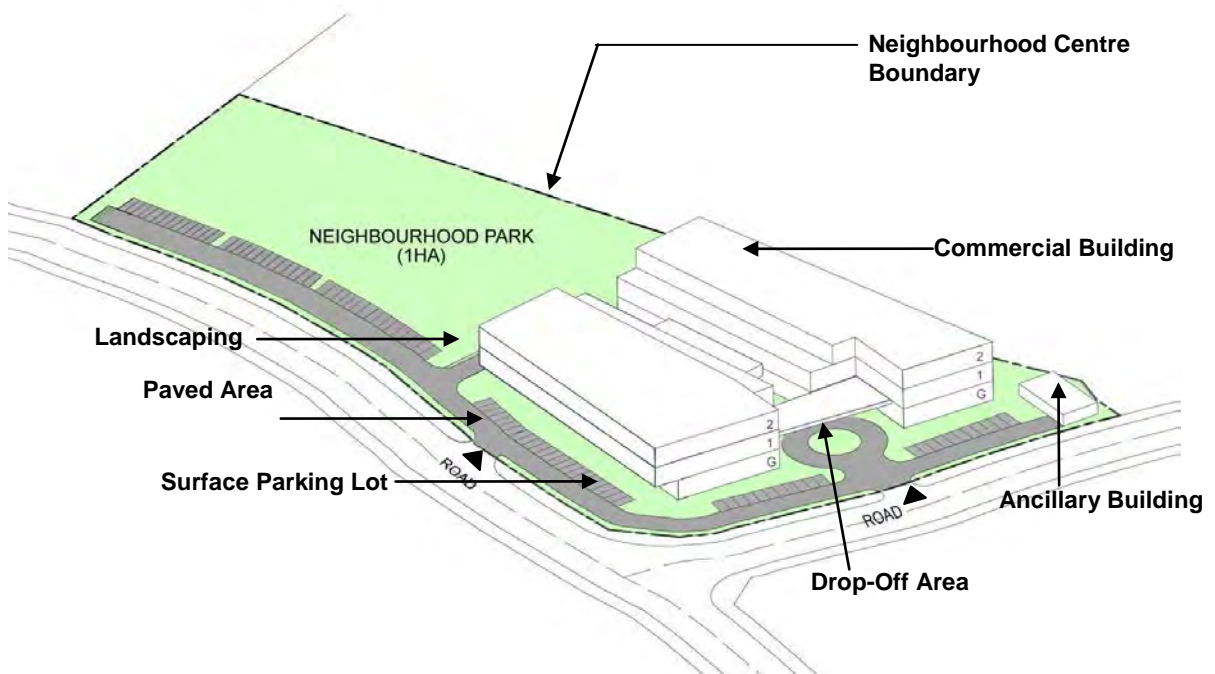
A1.9 NEIGHBOURHOOD COMMERCIAL DISTRICT (C2)



Option 1 LAYOUT PLAN
(Not to scale)

B1&B2 – Primary Building
B3 – Ancillary Building

L1&L2 – Landscaped Area
P1 – Hard Paved Area



ISOMETRIC VIEW
(Not to scale)

Figure A1.11: Illustration of Neighborhood Commercial District - Option 1 (C2)

Source: Surbana



Option 2 LAYOUT PLAN
(Not to scale)

B1&B2 – Primary Building
B3 – Ancillary Building

L1&L2 – Landscaped Area
P1 – Hard Paved Area

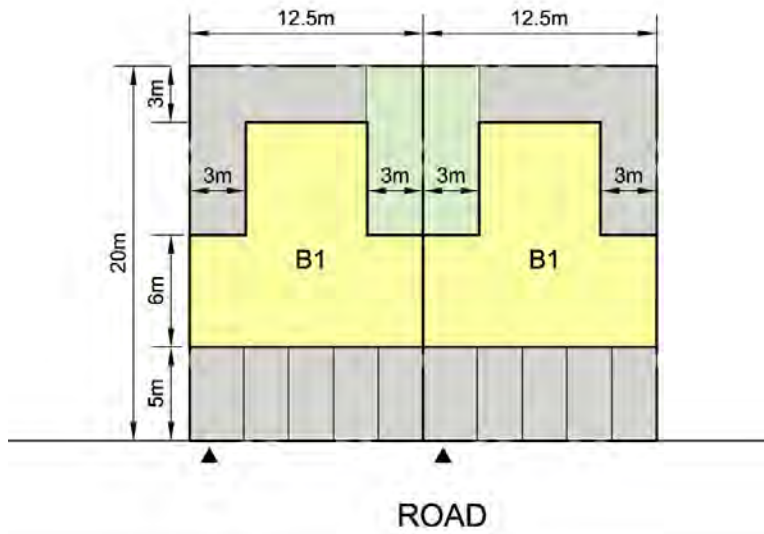


ISOMETRIC VIEW

(Not to scale)

Figure A1.12: Illustration of Neighborhood Commercial District - Option 2 (C2)

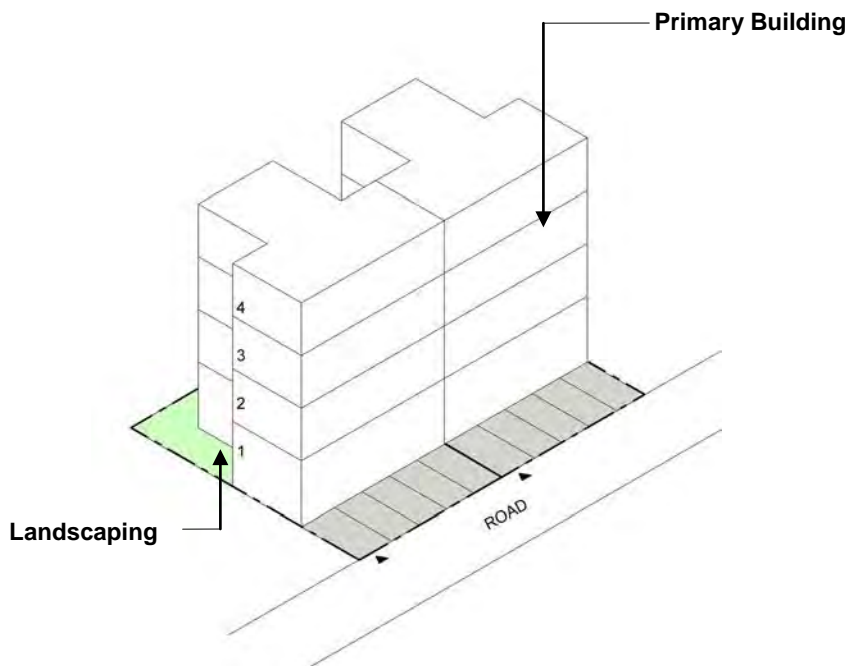
Source: Surbana



B1&B2 – Primary Building
B3 – Ancillary Building

L1&L2 – Landscaped Area
P1 – Hard Paved Area

Option 3 LAYOUT PLAN (Not to scale)



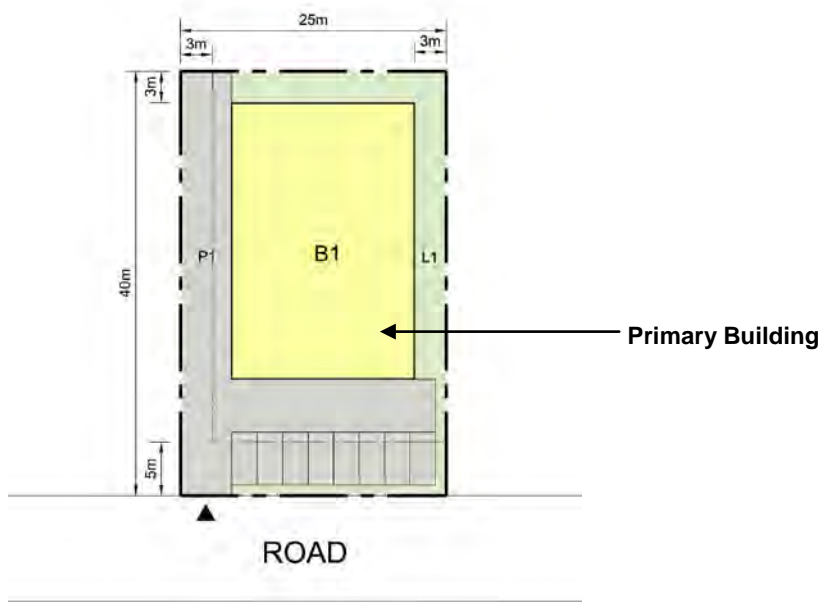
ISOMETRIC VIEW

(Not to scale)

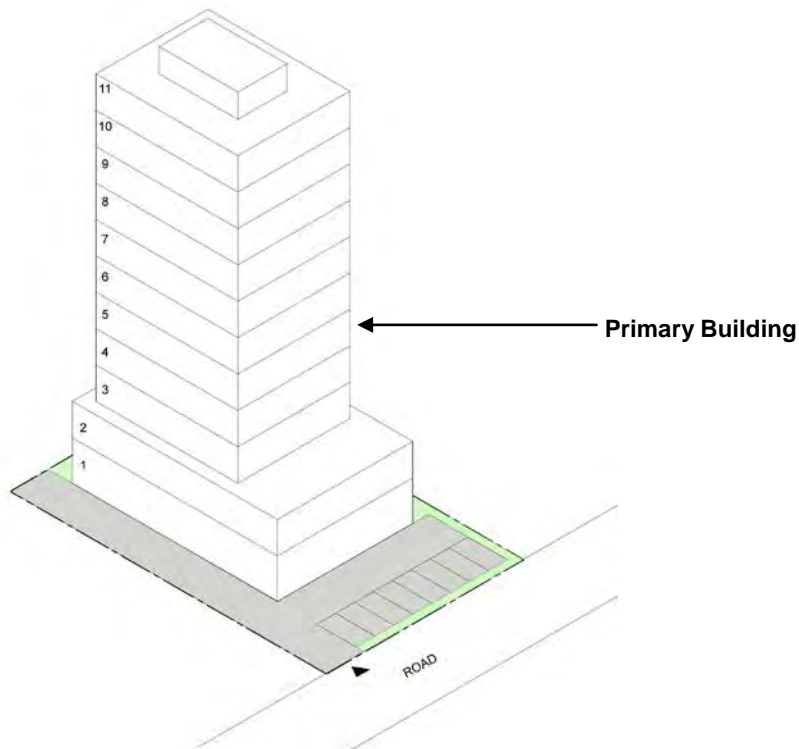
Figure A1.13: Illustration of Neighborhood Commercial District - Option 2 (C2)

Source: Surbana

A1.10 CITY LEVEL COMMERCIAL DISTRICT (C3)



PLAN B1 – Primary Building L1 – Landscaped Area
(Not to scale) B2 – Ancillary Building P1 – Hard Paved



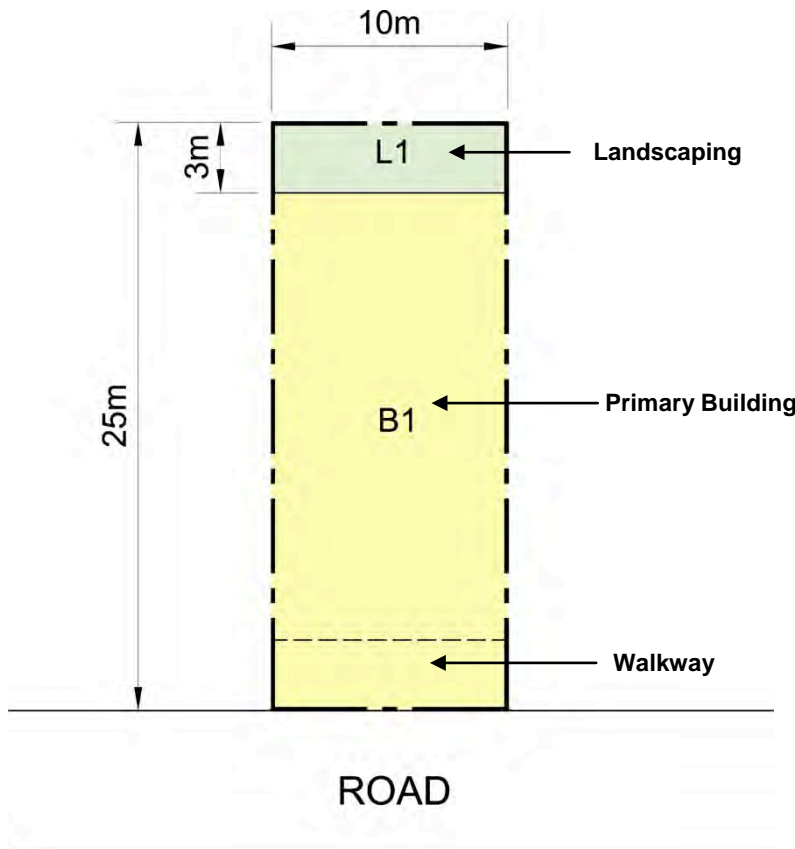
ISOMETRIC VIEW

(Not to scale)

Figure A1.14: Illustration of City Level Commercial District (C3)

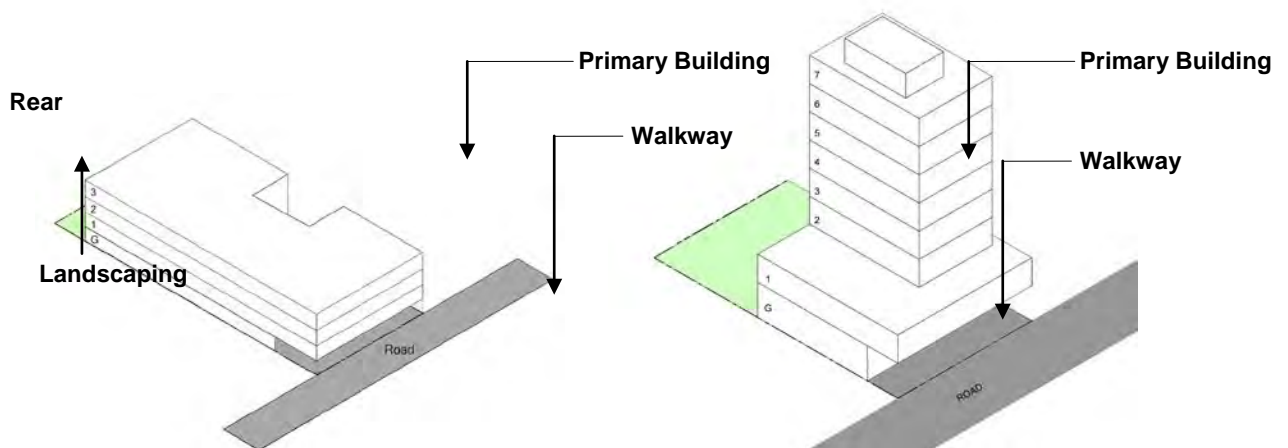
Source: Surbana

A1.11 CITY LEVEL COMMERCIAL DISTRICT (C3A, C3B)



PLAN
(Not to scale)

B1 – Primary Building
L1 – Landscaped Area



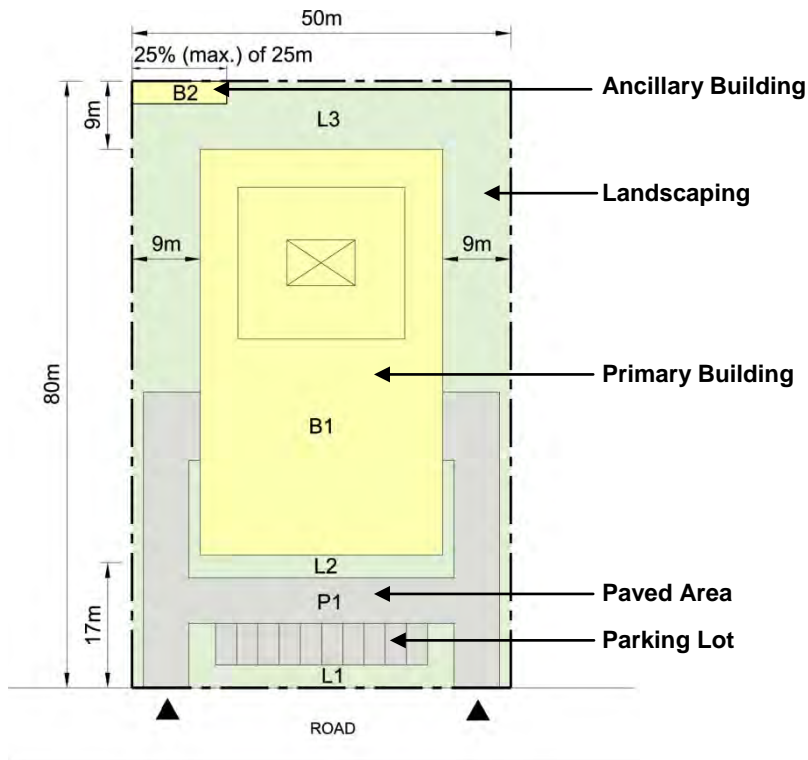
ISOMETRIC VIEW

(Not to scale)

Figure A1.15: Illustration of City Level
Commercial District (C3A,C3B)

Source: Surbana

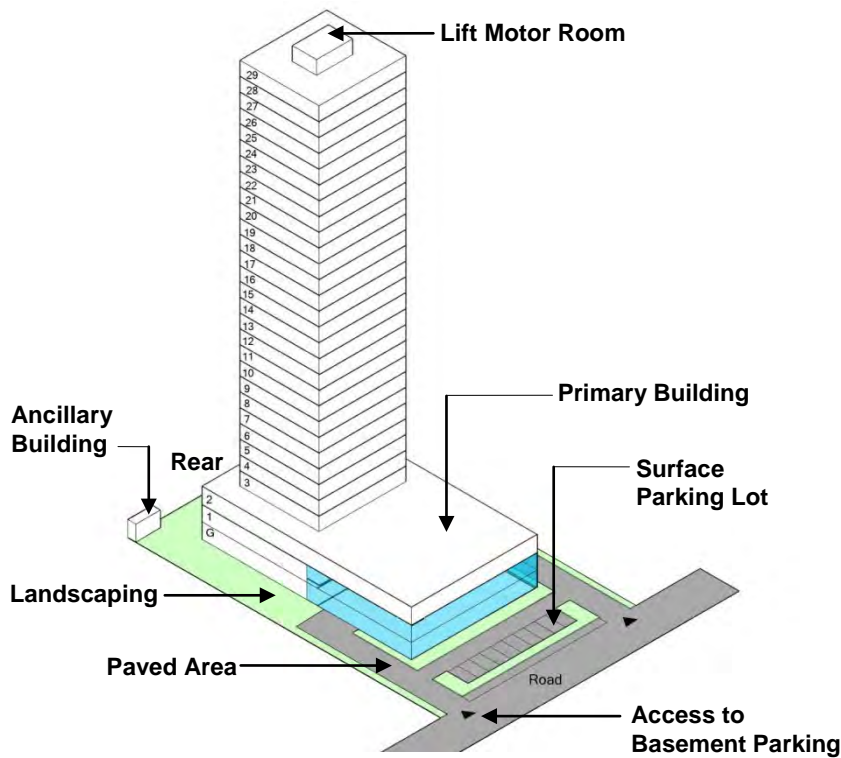
A1.12 REGIONAL LEVEL COMMERCIAL DISTRICT (C4)



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1, L2, L3 –

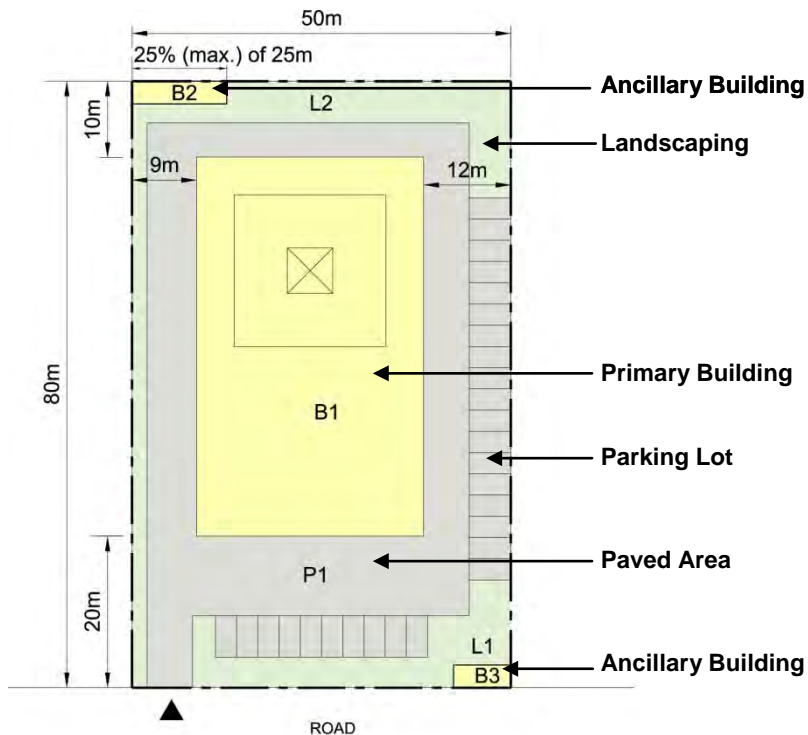


ISOMETRIC VIEW (Not to scale)

Figure A1.16: Illustration of Regional Level Commercial District (C4)

Source: Surbana

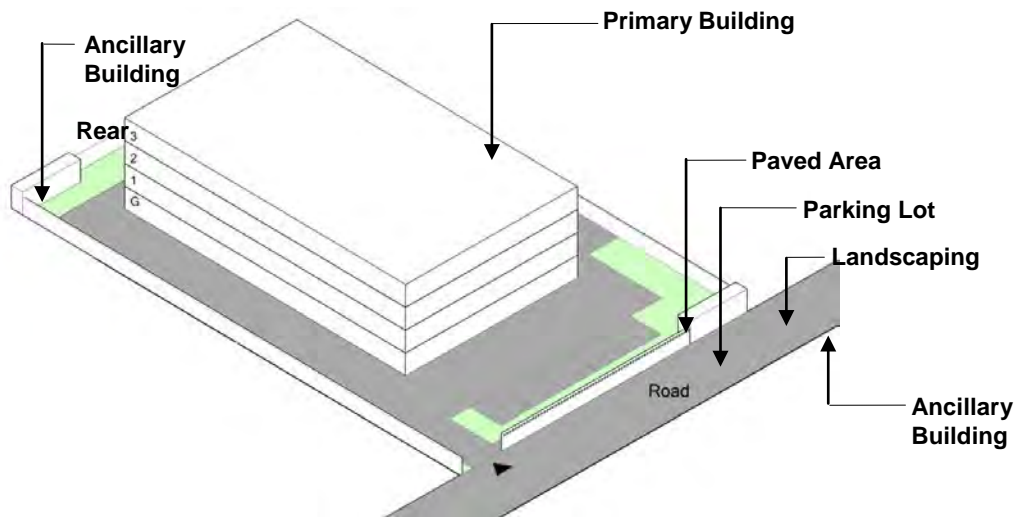
A1.13 RETAIL WAREHOUSE DISTRICT (C5)



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1, L2 – Landscaped



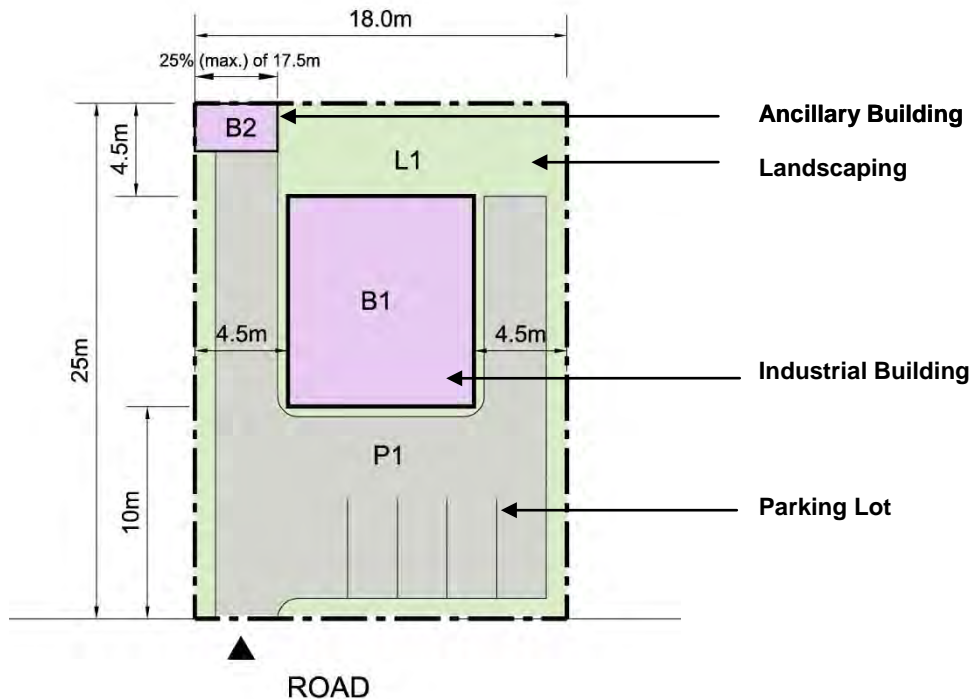
ISOMETRIC VIEW

(Not to scale)

Figure A1.17: Illustration of Retail Warehouse District (C5)

Source: Surbana

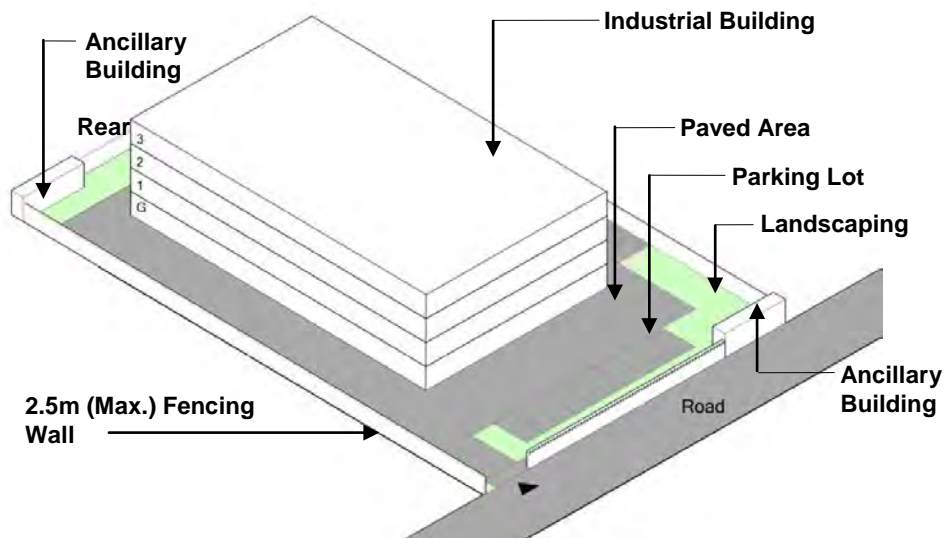
A1.14 LIGHT INDUSTRIAL DISTRICT (I1) - DETACHED



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1, L2 – Landscaped

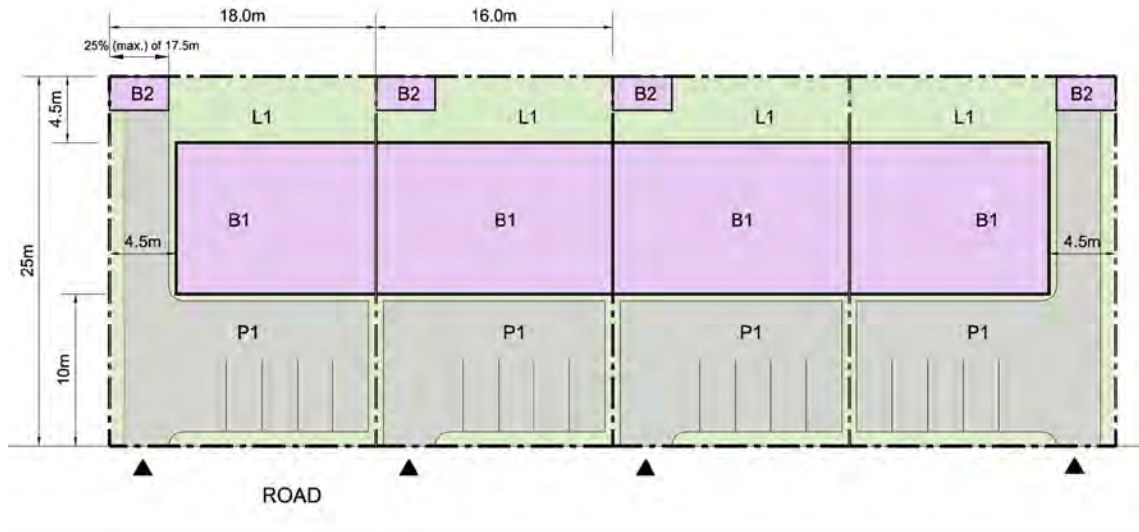


ISOMETRIC VIEW
(Not to scale)

Figure A1.18: Illustration of Light Industrial (I1) –Detached

Source: Surbana

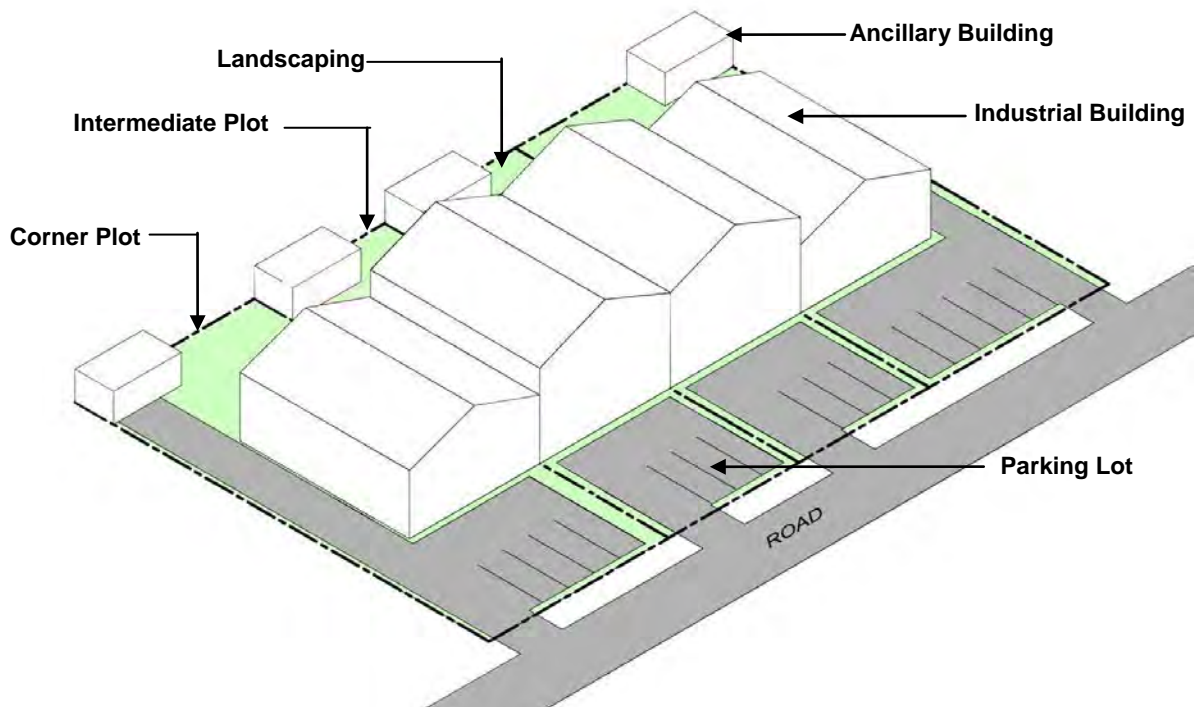
A1.15 LIGHT INDUSTRIAL DISTRICT (I1) – ATTACHED



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1, L2 – Landscaped



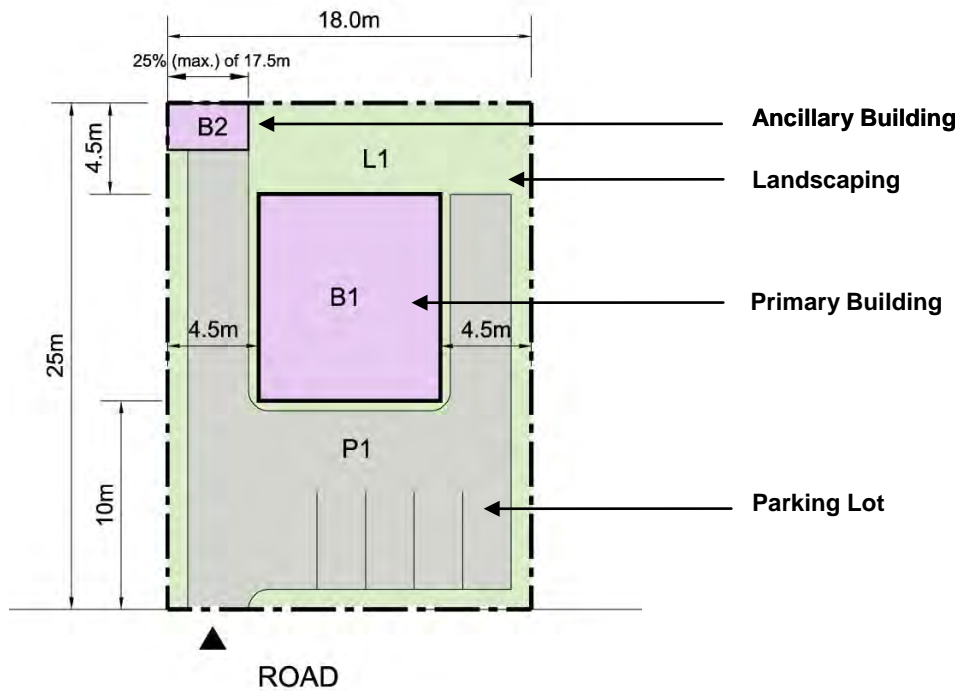
ISOMETRIC VIEW

(Not to scale)

Figure A1.19: Illustration of Light Industrial (I1) -Attached

Source: Surbana

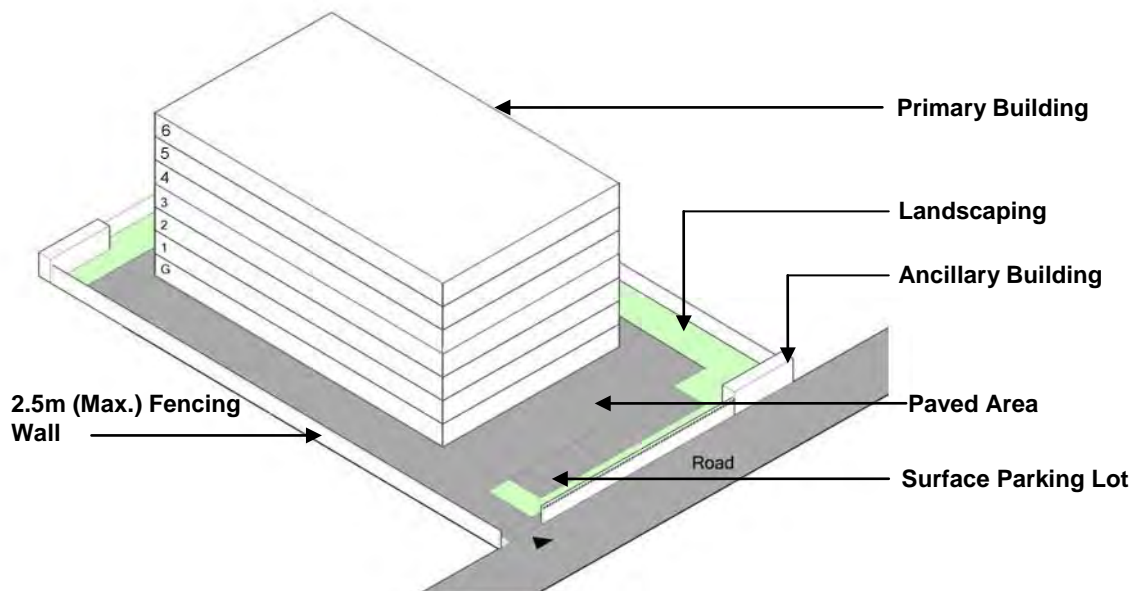
A1.16 LIGHT INDUSTRIAL DISTRICT (I1) – FLATTED FACTORY



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1, L2 – Landscaped



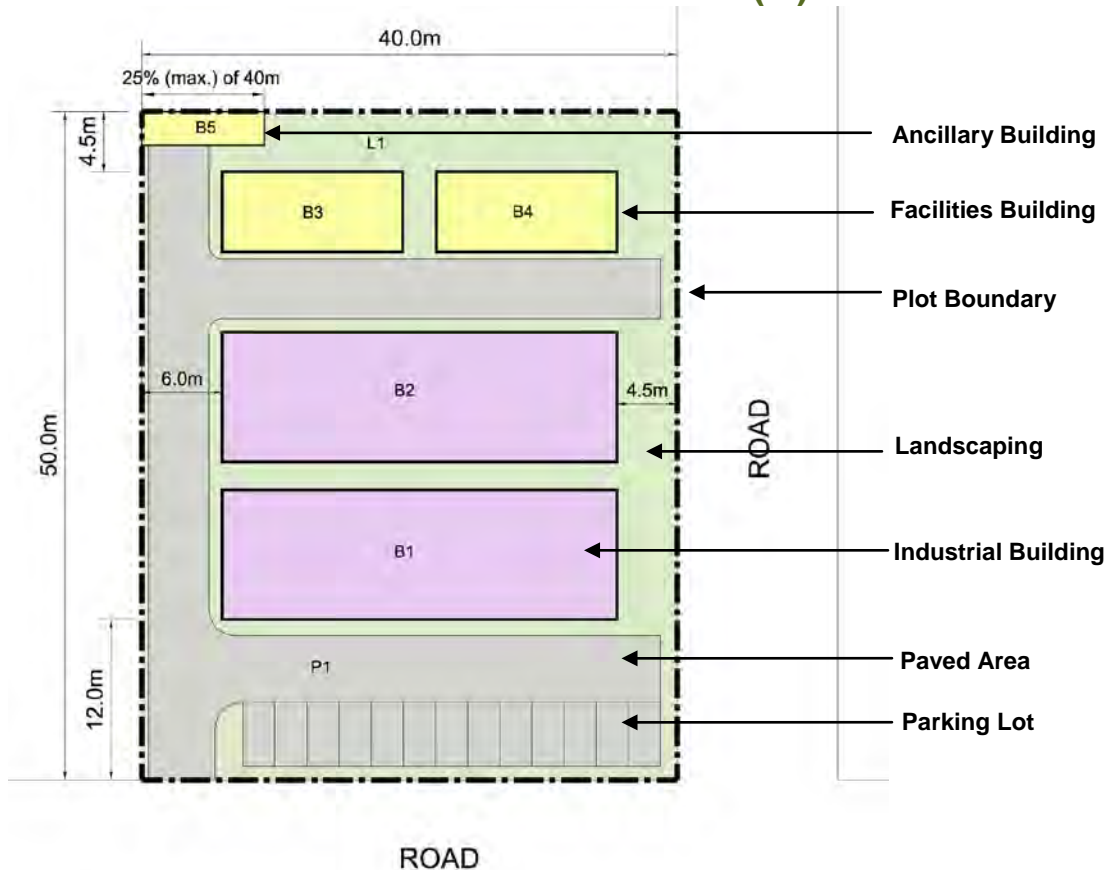
ISOMETRIC VIEW

(Not to scale)

Figure A1.20: Illustration of Light Industrial (I1) –Flatted Factory

Source: Surbana

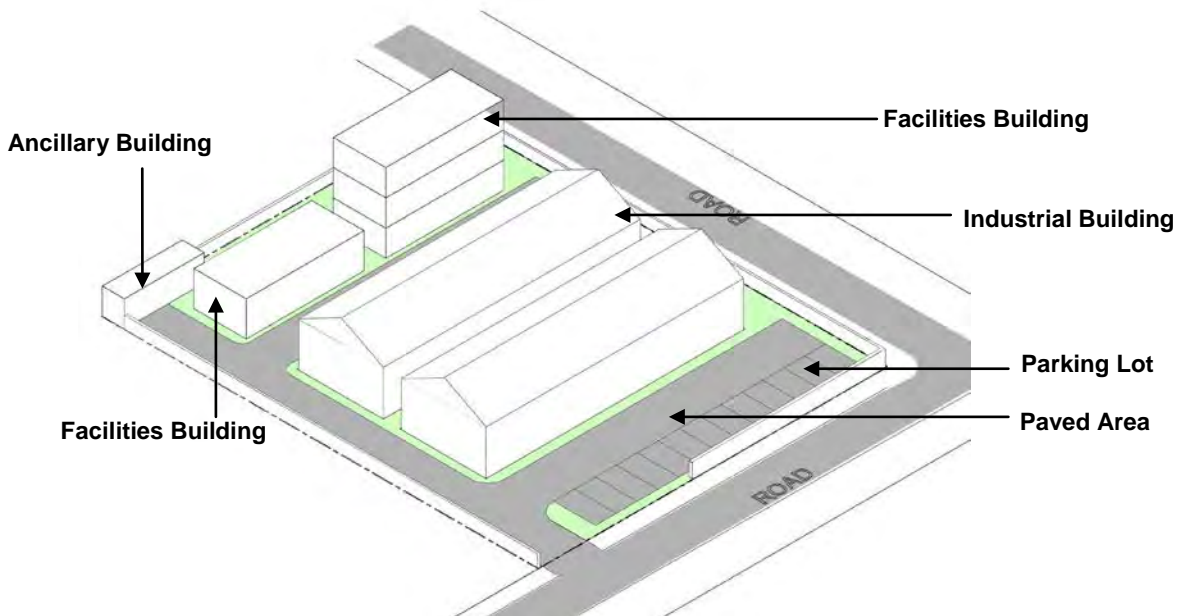
A1.17 GENERAL INDUSTRIAL DISTRICT (I2)



PLAN
(Not to scale)

B1 – Primary Building
B2 – Ancillary Building

P1 – Hard Paved Area
L1, L2 – Landscaped



ISOMETRIC VIEW

(Not to scale)

Figure A1.21: Illustration of General Industrial (I2)

Source: Surbana

APPENDIX 2 CALCULATION METHODOLOGIES AND OTHER ILLUSTRATIONS

A2.1 METHOD OF CALCULATING BUILDING COVERAGE

Building Coverage = Building foot print of the principle building + Building foot prints of the ancillary building / Total lot area

Building Coverage = B1 +B2 +B3 / Total lot area

Where B1 is the primary building;
B2 and B3 are the ancillary buildings.

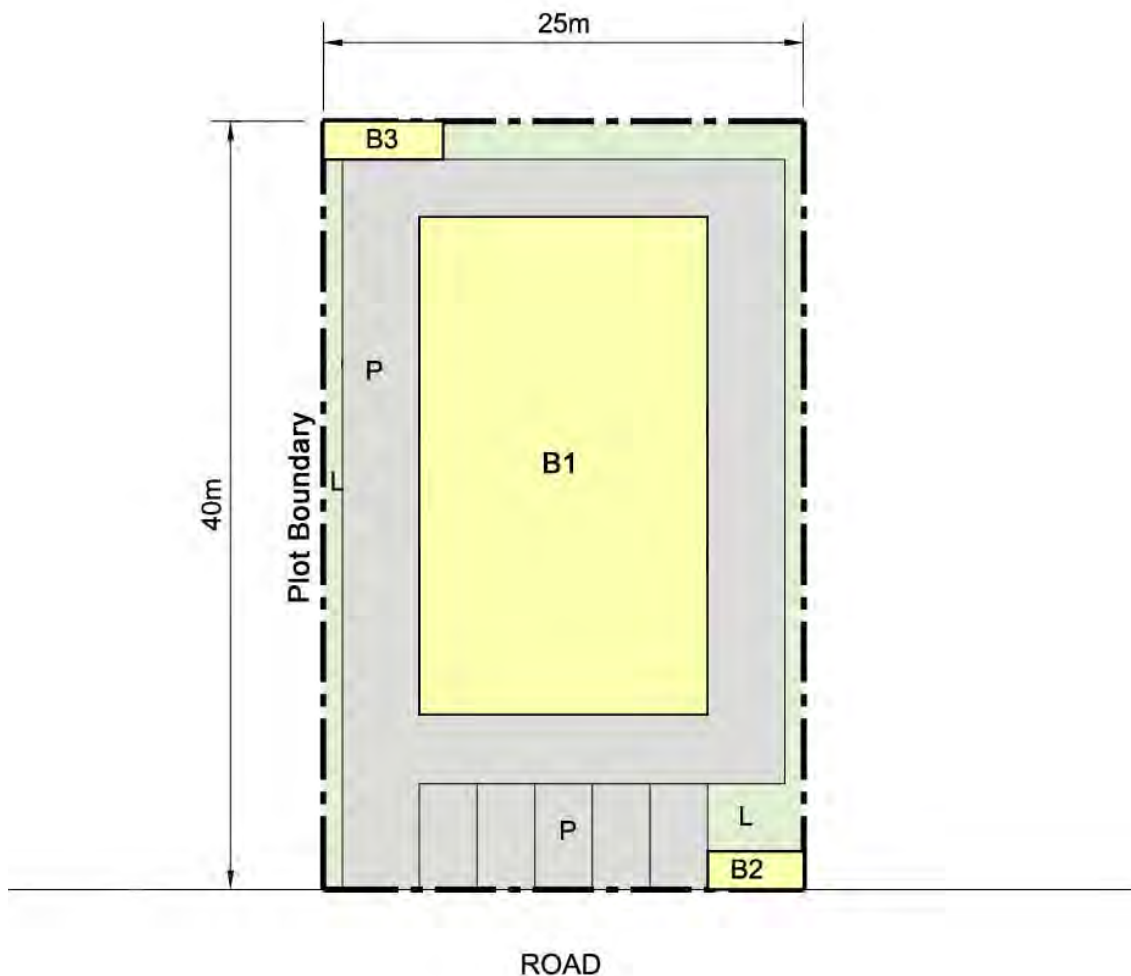


Figure A2.22: Building Coverage.
Source: Surbana

A2.2 METHOD OF CALCULATING LANDSCAPE COVERAGE

Landscape Coverage = $\frac{\text{Total site area} - \text{Building foot print of the principle building} - \text{Building foot prints of the ancillary building} - \text{Hard paved areas}}{\text{Total lot area}}$

Landscape Coverage = $\frac{\text{Total site area} - B1 - B2 - B3 - P}{\text{Total lot area}}$

Where B1 is the primary building;
 B2 and B3 are the ancillary buildings;
 P is the hard paved areas.

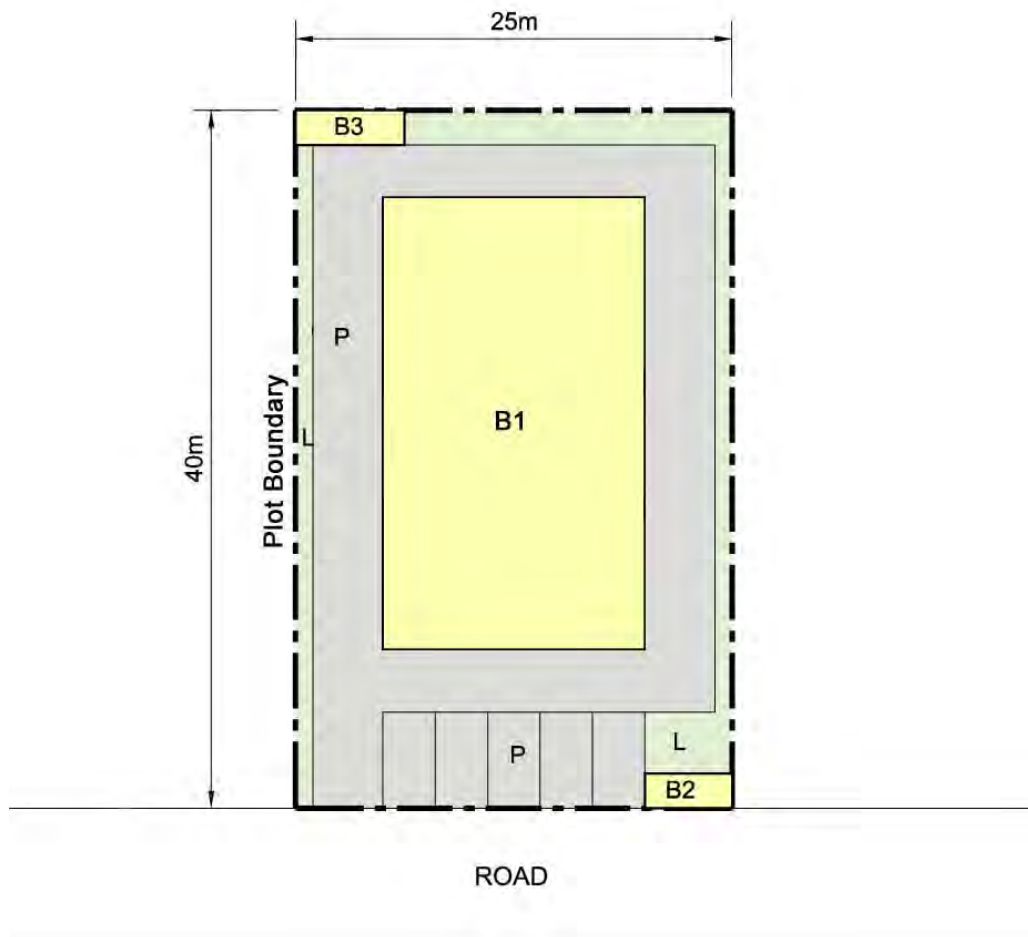


Figure A2.1: Landscape Coverage.
 Source: Surbana

A2.3 METHOD OF CALCULATING LOT COVERAGE

Lot Coverage = Building foot print of the principle building + Building foot prints of the ancillary building + Hard paved areas + Circulation areas / Total lot area

Lot Coverage = B1 + B2 + B3 + P / Total lot area

Where B1 is the primary building;
 B2 and B3 are the ancillary buildings;
 P is the hard paved area.

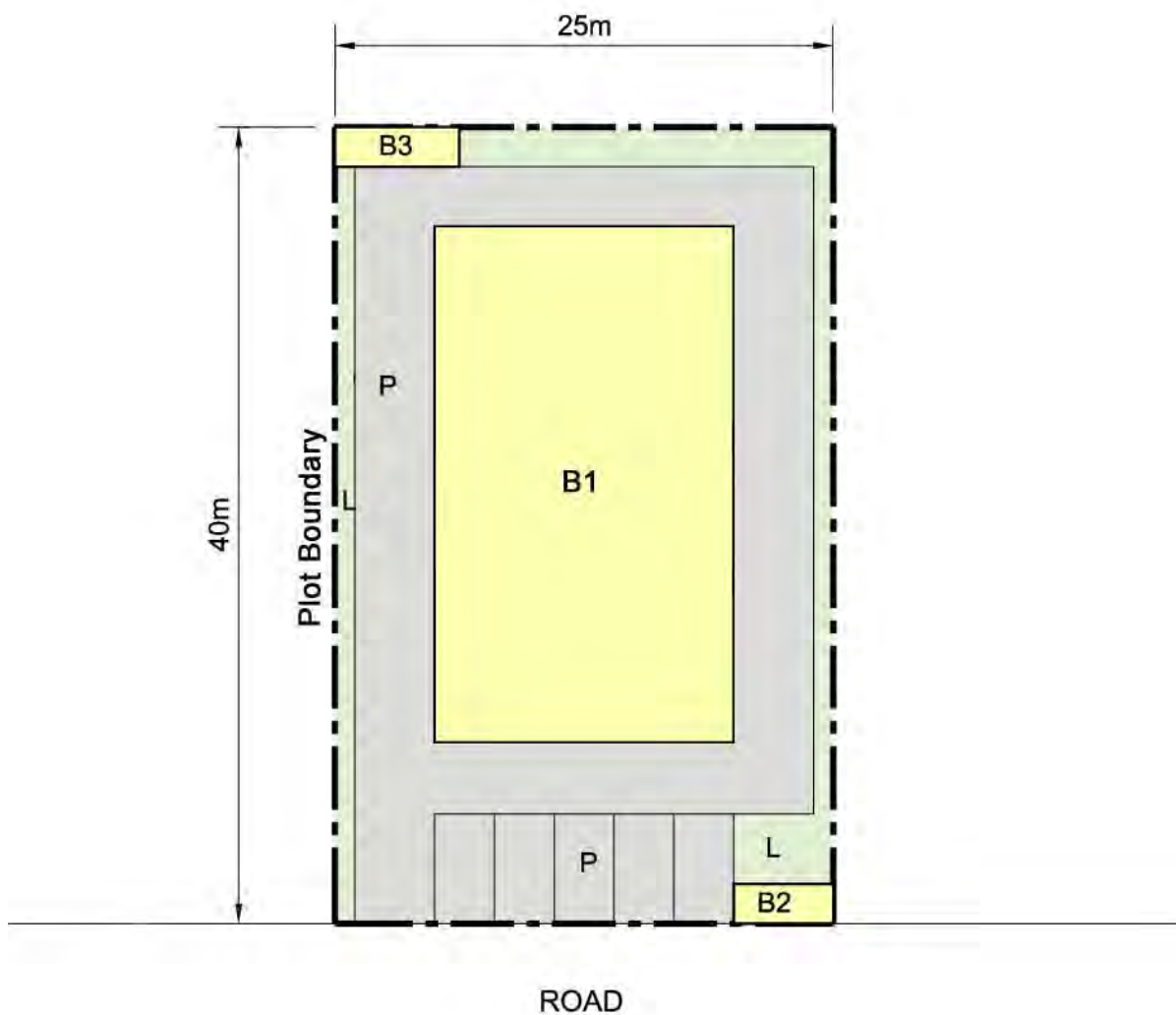


Figure A2.2: Lot Coverage.
 Source: Surbana

A2.4 BASEMENT SETBACK ILLUSTRATION

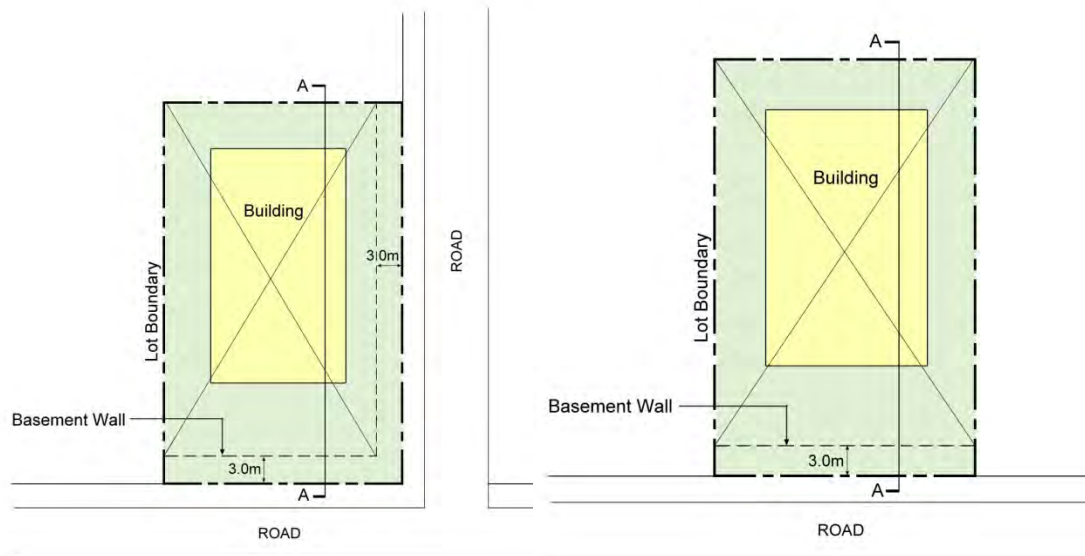
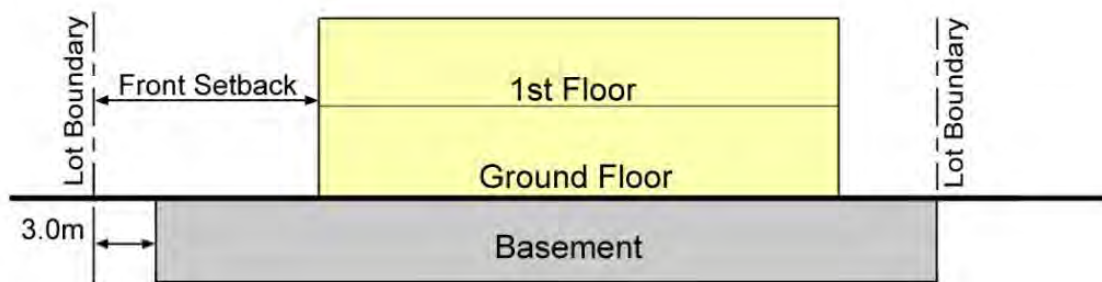


Figure A2.3: Basement Plan

Source: Surbana



SECTION A - A

Figure A2.4: Basement Section.

Source: Surbana

A2.5 SCREENING FOR MECHANICAL AND ELECTRICAL EQUIPMENTS

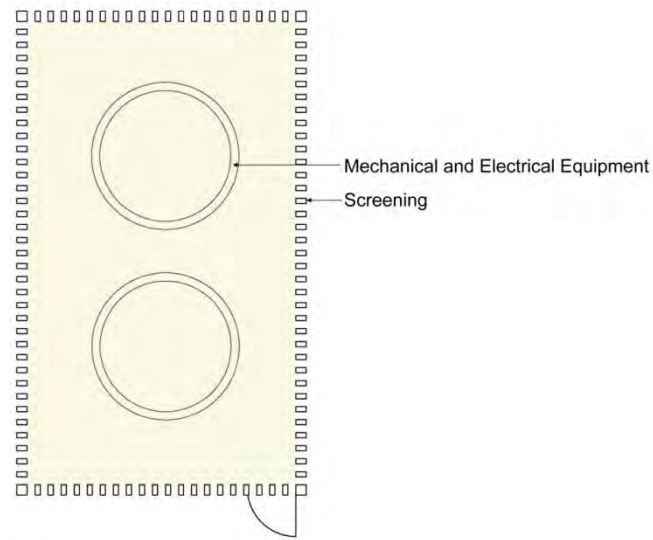


Figure A2.5: Screening for Mechanical and Electrical Equipment Plan.
Source: Surbana



Figure A2.6: Illustration of Light Industrial (I1) –Flatted Factory
Source: Surbana

A2.6 CAR PARKING DIMENSIONS

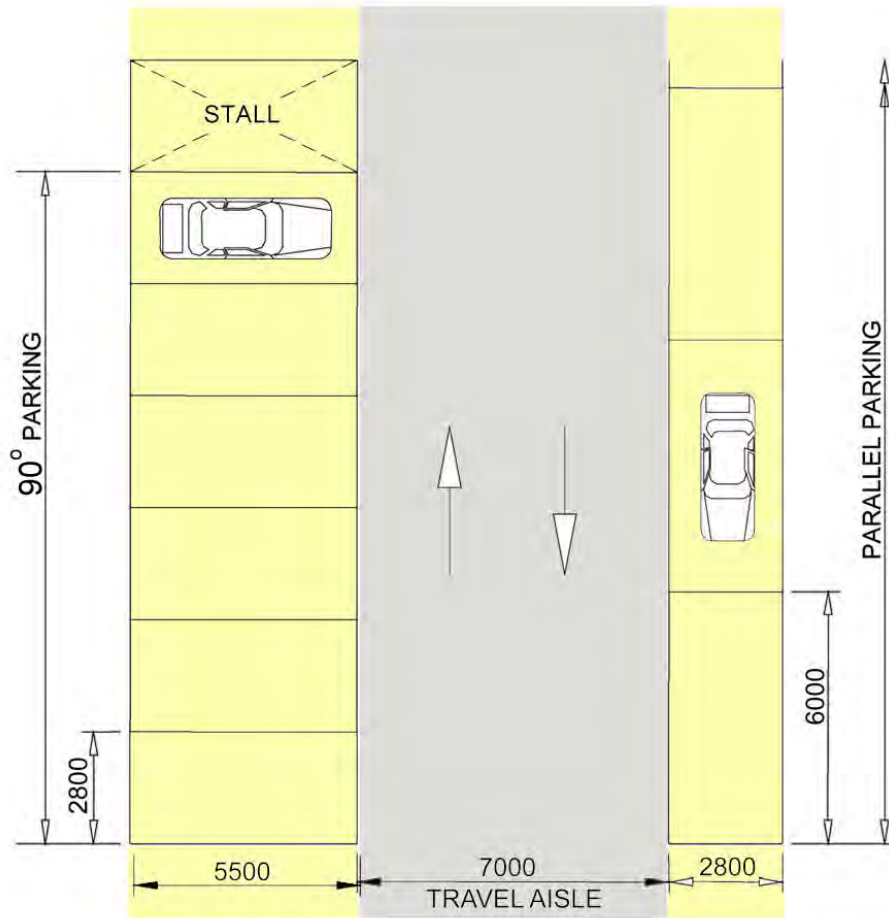


Figure A2.7: Car Parking Stall Dimensions

Source: Surbana

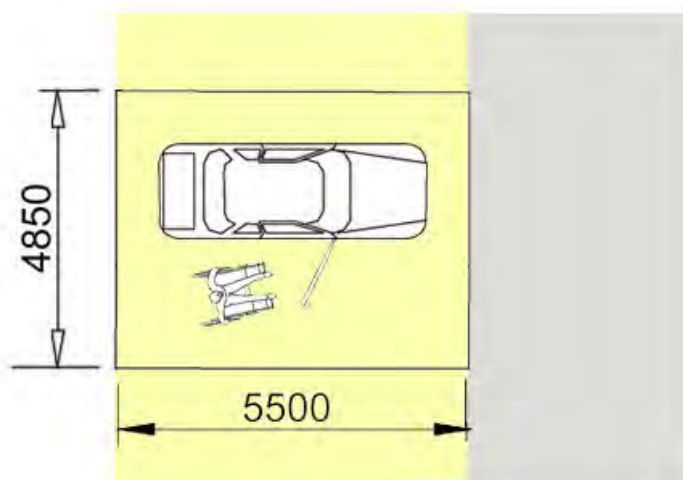


Figure A2.8: Car Parking Stall Dimensions for the Disabled.

Source: Surbana

A2.7 FENCING BOUNDARY

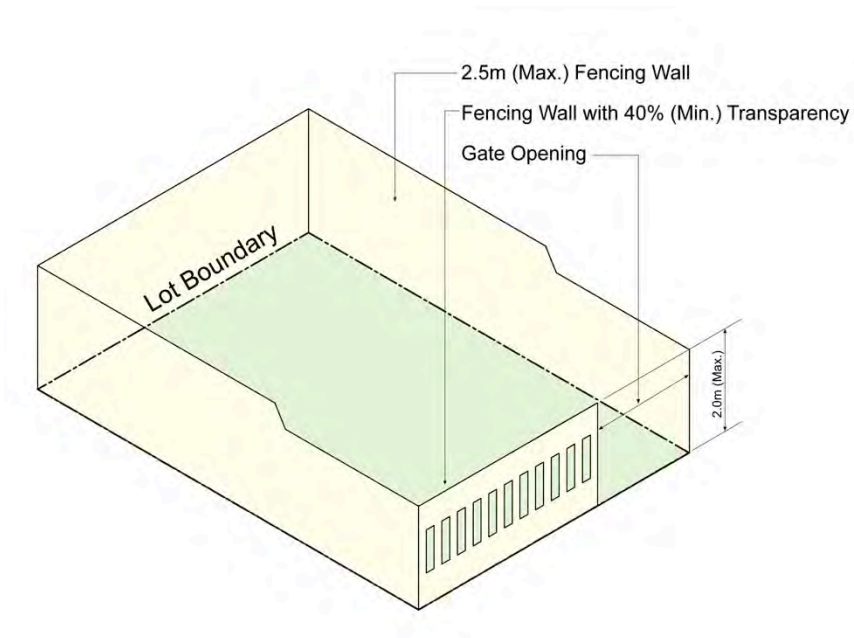


Figure A2.9: Fencing Boundary.
Source: Surbana

A2.8 SIGNAGE

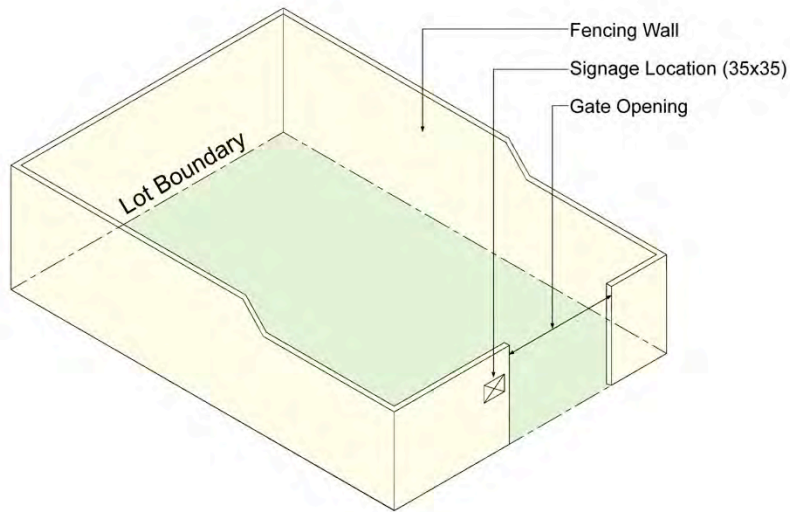


Figure A2.10: Types of Signage for Single Family Housing.
Source: Surbana

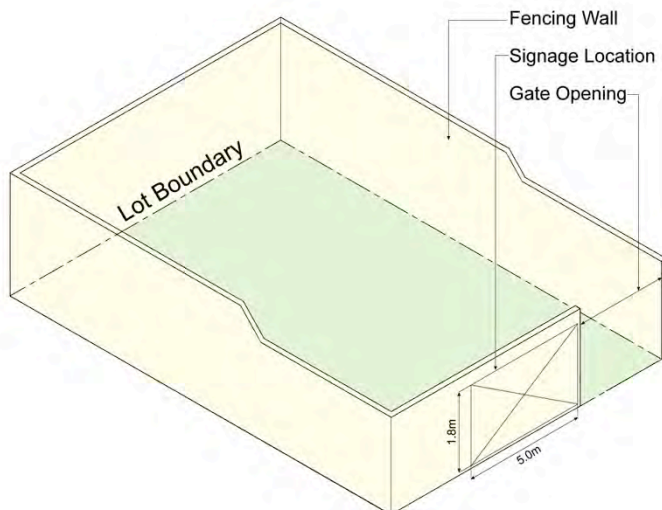


Figure A2.11: Types of Signage for Multi-Family Housing.
Source: Surbana

A2.9 SLOPES

Steep Slopes are lands along the hillsides or natural terrain that have a slope angle of 20% or greater for a minimum horizontal distance of 10 metres. All properties with a 15% or greater portion of the parent property having sloped land of 20% or greater are identified in the Slope Overlay Plan. Properties with slope less than 20% for a minimum horizontal distance of 10m are not considered a steep slope for this guideline. Properties identified in the Overlay Plan are required to fulfill the guidelines set for the sloped areas.

The illustration in Figure A3.33 describes the measurement of slopes. Slopes can be defined in percentage, ratio or degrees. The figure explains the measurement of a slope and gives a quick means of estimating equivalencies between degrees, ratios and percentage. Note that it is possible to have a slope greater than 100% or 45° (1:1).

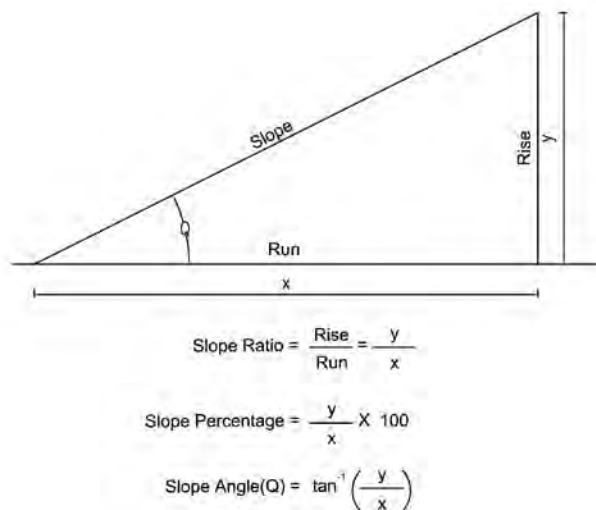
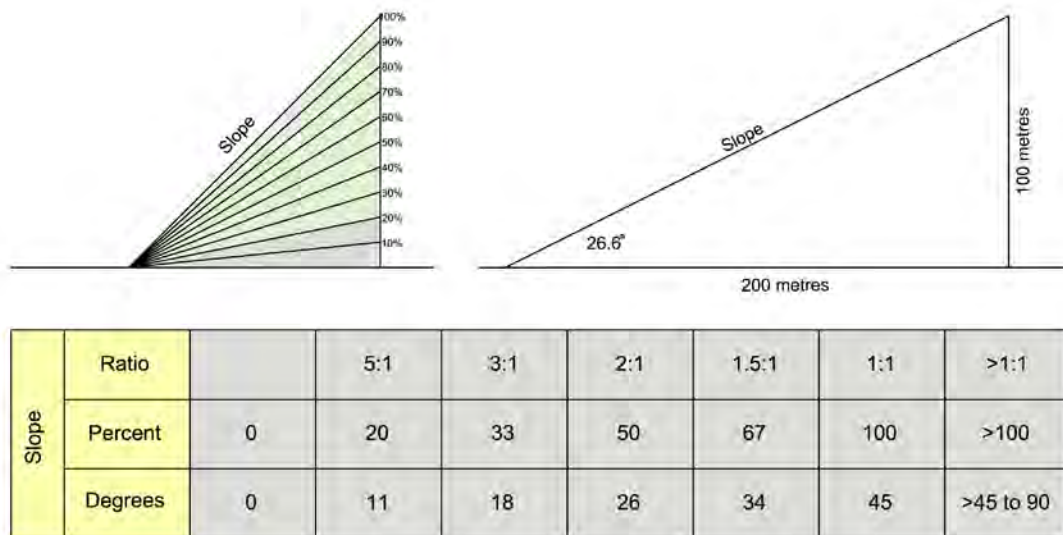


Figure A2.12: Definition of Slopes

Source: Surbana

APPENDIX 3 NON STANDARD APPLICATION

ZONING REGULATIONS – PUBLIC FACILITIES

Developments allowed within the zoning as conditional uses or permitted uses, but which are not residential, commercial or industrial and do not fall under the parks category require a special assessment and permit for development. These developments need to be evaluated based on their provisions, location and distribution (refer to the land use plan). The regulations of the particular zone in which the plot is located shall be followed unless otherwise stated in the following tables in this appendix. The developments that require evaluation are as follows:

- Educational Institutes
- Medical and Health facilities
- Religious Institutes
- Civic & Community Institutes
- Other Uses

Common Assessment Criteria for Special Evaluation Projects		Remarks
BUILDING SETBACKS		
Building (Above Grade)	<ul style="list-style-type: none"> • Front: 7.0 m (min) • Side: 4.5 m (min) • Rear: 4.5 m (min) • Basement: N/A • Ancillary Buildings: N/A 	
OTHER CRITERIA		
	Refer to respective Zone Regulations	The regulations of the particular zone in which the plot is located shall be followed unless otherwise stated in the following regulations

Specialized Evaluation criteria for each of the above mentioned development types are elaborated in the following sections.

A3.1 EDUCATION INSTITUTES

An educational institution is an area used or intended to be used mainly for educational purposes. Examples of educational institution include:

- Kindergartens
- Primary/ Secondary schools
- Colleges and Vocational Institutes
- Training institutes
- Universities
- Foreign and special schools (e.g. school for the disabled).

Commercial schools and tuition centers are considered as commercial uses and should be located on land zoned “Commercial” in the Zoning Plan. Such developments are therefore not allowed under the education zones. Examples of Commercial Schools are: tuition centre, language school, computer school, dress-making school, baking and cooking school, music/dancing school, child development school, children playgroup, art school.

A3.2 KINDERGARTEN/ CHILD CARE CENTRE

Criteria for Assessment for Kindergarten/Child Care Centre		Remarks
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Kindergarten & Nursery uses, Child Care Centers 	<ul style="list-style-type: none"> Should meet the standards set by Ministry of Education
1.2 Parameters for Location Assessment	<ul style="list-style-type: none"> Allowed in Commercial and Residential Areas, Institutional Buildings, Civic and Community Institutes, Neighborhood Centers, Medical and Healthcare buildings, Sports and Recreational Premises, Hotels Allowed in places identified for ancillary uses for Religious Institutes, Factories, Warehouses, Business parks, Private gated residential development. New childcare centers and kindergartens are to be considered for approval if there are no other approved childcare centers (including any kindergarten and student care centre) within 400m radius distance from the subject premises. Proposed development shall not be located along major arterial roads or expressways. 	<ul style="list-style-type: none"> Should meet the standards set by Ministry of Education To be considered by CoK OSC on a case to case basis
1.3 Minimum Size	<ul style="list-style-type: none"> For developments where Child Care Centre is allowed : Proposed child care center should not exceed 40% of the total Gross Floor Area of the development For Developments where Child Care Centre is allowed within ancillary uses: Proposed child care center should not exceed 300 m². 	
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Can range from 0.8 -1.4 dependent on the surrounding density. 	
3.0 FLOORS		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> Can range from 2-4 dependent on the surrounding building heights. 	
4.0 PARKING		
4.1 Minimum Required Parking Stalls	<ul style="list-style-type: none"> 1 car park per 200 m² of GFA 	

A3.3 EDUCATION INSTITUTES

Criteria for Assessment for Education Institutes		Remarks
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Primary School Secondary School Colleges and vocational Institutes, Training Institutes, ITC Higher Education Institutes/ Universities Foreign and Special Schools 	
1.2 Prohibited Use	<ul style="list-style-type: none"> Independent Commercial Offices or shops 	
1.3 Ancillary Use	<ul style="list-style-type: none"> Office Commercial allowed in Higher Education Institutes/ Universities: 5% of GFA or 30,000sqm cap whichever is lower. 	Such offices or Commercial related to the institute to be considered by CoK OSC on a case to case basis
1.4 Minimum Lot Size	<ul style="list-style-type: none"> Primary School: 1.5 ha Secondary School: 2.4 ha Primary Secondary Combined: 2.8 ha Vocational Institute/ ITC: 5.0 ha Higher Education/ University: 6.0 ha 	
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Can range from 0.8 -1.4 dependent on the surrounding density. 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> Can range from 2-4 dependent on the surrounding building heights. 	Storey height above 4 can be considered subject to evaluation by CoK OSC.
4.0 PARKING		
4.1 Minimum Required Parking Stalls	<p>Primary Schools: 1 Parking Lot per 3 class rooms, Plus 20 % of standard requirement, 4 Bus Parking Lots</p> <p>Secondary Schools: 1 Parking Lot per 2 class rooms For workshops & Laboratories: 1 Car Parking Lot per 200 m2 of GFA, Plus 20 % of standard requirement, 4 Bus Parking Lots</p> <p>Colleges and vocational Institutes, Training Institutes, ITC: 1 Parking Lot per 30 staff and student population, Bus Parking as required by regulations</p> <p>University: 1 Parking Lot per 20 staff and student population, Bus Parking as required by regulations.</p>	Ancillary facilities such as assembly hall, canteen, sports and recreational, facilities, etc are also excluded and provisions should be provided as per regulations
4.2 Access	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali One Stop Center 	

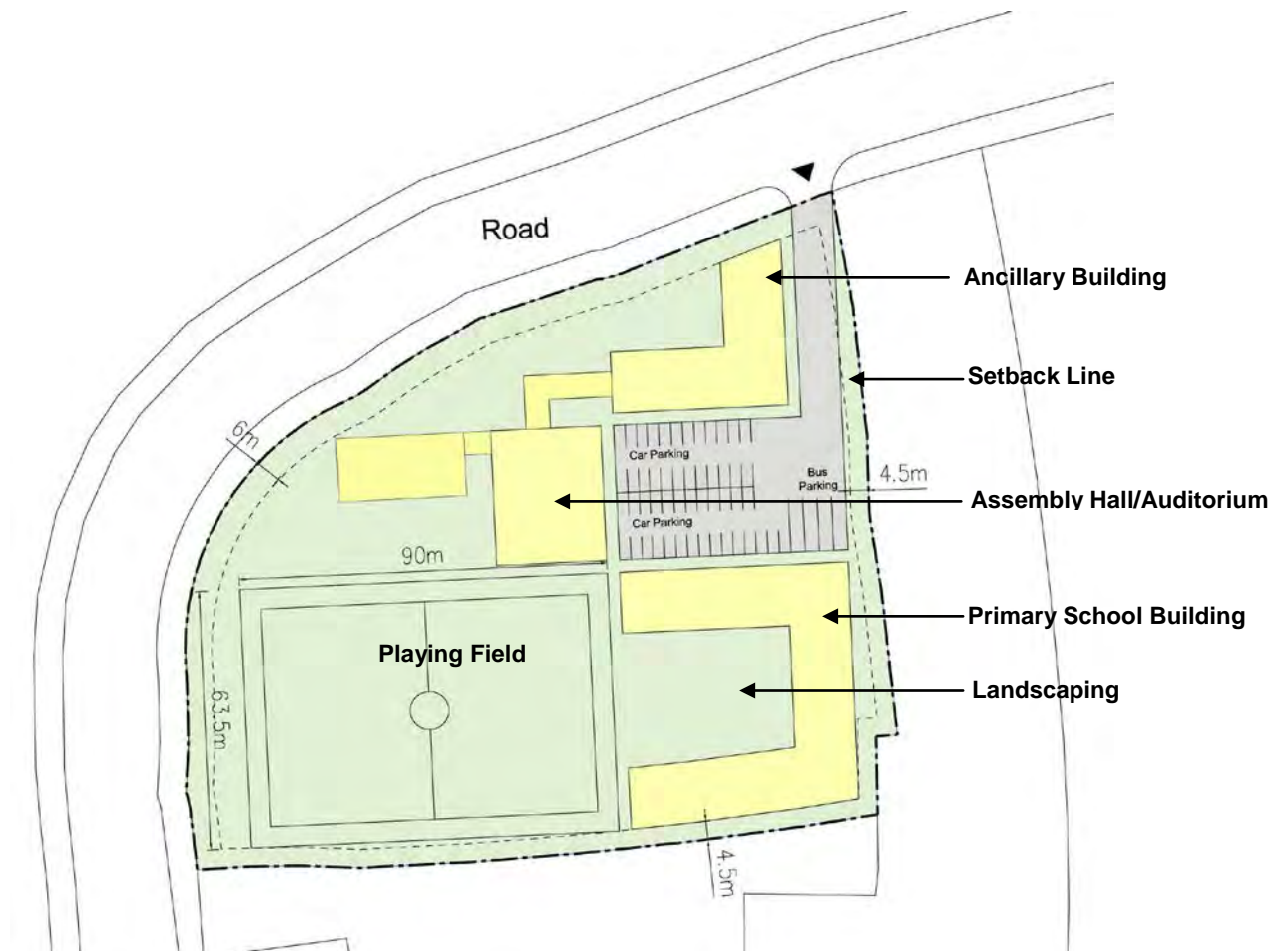
A3.4 SPECIAL EDUCATION SCHOOLS

These regulations are intended for Special Education Schools, which provide education and training for the disabled. The schools are grouped into two broad categories for the purposed of development controls. They are:

- i. Ambulatory: These include schools for the mentally retarded, visually handicapped and the hearing impaired.
- ii. Non-ambulatory: These include schools for the orthopedic impaired or multi-handicaps

Purpose-built special education schools are allowed on land zoned for educational purposes. They can also be allowed on government allocated land for such purposes e.g Reserve Sites. Conversion of properties to special education schools to be evaluated on a case-by-case basis, depending on the amenity of the area by CoK OSC.

Criteria for Assessment for Special Education Schools		Remarks
1.0 USES		
1.1 Allowable Use	<ul style="list-style-type: none"> Special Education School as defined by Ministry of Education. 	
1.2 Ancillary Use	<ul style="list-style-type: none"> Office 	Such offices related to the institute to be considered by CoK OSC on a case to case basis
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Minimum FAR: 0.5 <p>The maximum allowable FAR is evaluated on a case-by-case basis by CoK OSC.</p>	
3.0 BUILDING		
3.1 Maximum Number of Floors	<p>The maximum allowable floors is as follows:</p> <ul style="list-style-type: none"> Ambulatory= 4 storey (maximum) Non Ambulatory= 2 storey (maximum) 	<p>Storey height above 4 can be considered subject to evaluation by CoK OSC.</p> <p>Lifts to be provided multistoried buildings</p>
4.0 PARKING		
4.1 Minimum Required Parking Stalls	<ul style="list-style-type: none"> 1 Parking Lot per 3 class rooms. Plus 20 % of standard requirement. Bus Parking Lots as required by regulations. Disabled parking as required by regulations. 	Ancillary facilities such as assembly hall, canteen, sports and recreational, facilities, etc are also excluded and provisions should be provided as per regulations
4.2 Access	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Center 	



SITE PLAN

Figure A3.1: Typical School Layout demonstrating built up and playing fields

Source: Surbana

A3.5 HOSPITALS AND HEALTH INSTITUTIONS

Hospitals and health institutions are development that provide healthcare and ward services to patients. Hospitals are commonly freestanding developments. Hospitals are conditional uses in most residential and commercial zones. The sites for potential locations are identified in the land use plan.

Types of Health institutes that can be developed as hospitals are:

- Regional Hospital
- District Hospitals
- Teaching Hospitals with Education Facilities
- Specialized Hospitals
- Private Hospitals

A3.6 HOSPITALS AND HEALTH INSTITUTES

Criteria for Assessment for Hospitals and Health Institutes		Remarks
1.0 USES		
1.1 Parameters for locating	<ul style="list-style-type: none"> Should be located along an arterial road Potential location identified in the proposed land use plan. 	
1.2 Permitted Uses	<ul style="list-style-type: none"> Private medical suites In-patient facilities Outpatient facilities Diagnostic and treatment facilities Dispensary Hospital support services Translational & Clinical Research Facilities Education facilities Patient-facing administration facilities 	<ul style="list-style-type: none"> Minimum of 60% of the total GFA should be utilized for hospital use. The uses within the 60% (minimum) hospital quantum shall include in-patient/outpatient facilities, medical suites, diagnostic and treatment facilities. Teaching Hospitals should meet the standards set by Ministry of Health and Ministry of Education
1.3 Allowable Uses	<ul style="list-style-type: none"> Visitors Hostel Commercial 	<ul style="list-style-type: none"> 10% of GFA or 1500m² can be used for visitors hostel for family members and companions of hospital patients and is allowable only on case to case basis on evaluation by CoK OSC. 5% of GFA can be used for commercial e.g. retail pharmacy, F&B outlets, shops, banks etc.
1.4 Ancillary Use	<ul style="list-style-type: none"> Nurses quarters General administration facilities Staff facilities Child Care Center for Staff Mechanical and Electrical services 	<ul style="list-style-type: none"> Up to 40% of the GFA
1.5 Minimum Lot Size	<ul style="list-style-type: none"> District Hospital, Regional Hospital, Polyclinic: 5 ha Health Clinics: 0.5 ha 	<ul style="list-style-type: none"> Health Clinics are to be developed along with the Neighborhood Centers.
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Maximum FAR Subject to evaluation by CoK One Stop Centre 	
3.0 BUILDING		
3.1 Floor to Floor Height	<ul style="list-style-type: none"> 5m (maximum) 	

4.0 PARKING		
4.1 Minimum Required Parking Stalls	<ul style="list-style-type: none"> • First 500 beds: 1 Parking Lot per 4 beds • Beyond 500 beds: 1 Parking Lot per 5 beds • 2 Parking Lots should be allocated for disabled visitor parking. 8 additional parking lots (9m x 3m) to be provided for ambulances for hospitals with Accident and Emergency (A+E) departments. For hospitals without A+E departments, 3 additional parking lots (9m x 3m) should be provided for ambulances. 	<ul style="list-style-type: none"> • Additional spaces should be Provided for Ambulances and other office vehicles. • Ancillary facilities such as assembly hall, canteen, sports and recreational, facilities, etc are also excluded and provisions should be provided as per regulations • Additional spaces should be Provided for delivery vehicles, drop offs and taxi lay-bys as per the Ministry of Health regulations.
4.2 Access	<ul style="list-style-type: none"> • Only 1 vehicular ingress and egress point shall be allowed • Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Center 	



SITE PLAN

Figure A3.2: Typical Hospital layout demonstrating multiple access points and parking
Source: Surbana

A3.7 CIVIC AND COMMUNITY FACILITIES

A Civic and Community Facilities are defined as developments uses or intended to be used mainly for civic community or cultural facilities or other similar purposes. They can be further categorized into the following:

- i. **Civic Institutions** such as a courts, police station, fire station, special government building, prison, etc;
- ii. **Community Institutions** such as an association building, guild house, community club/ centre, professional institution, welfare home, home for the disabled, home for the aged/sheltered homes, halfway house, youth and children complex, social welfare complex, funeral parlour etc.
- iii. **Cultural Institutions** such as Performing Arts Centre, Library, Museum, Arts/ Science, Centre, Art Gallery etc.

Most of the Civic and Community Facilities are allowed within Residential, Commercial and Industrial zones either as permitted uses, allowable uses or conditional uses.

A3.8 CIVIC AND COMMUNITY INSTITUTES

Criteria for Assessment of Civic and Community Institutes		Remarks
1.0 USES		
1.1 Prohibited Use	<ul style="list-style-type: none"> Independent Commercial Offices or Shops 	
1.2 Ancillary Use	<ul style="list-style-type: none"> Office should be ancillary to the function of the institute 	<ul style="list-style-type: none"> Such offices or Commercial related to the institute to be considered by CoK OSC on a case to case basis
1.3 Minimum Lot Size	<ul style="list-style-type: none"> Museums/ Cultural Centre: 1.5 ha Health Clinic: 0.5 ha Polyclinic: 5 ha Community Halls: 0.5 ha Police Station: 0.5 ha Fire Station: 0.5 ha Regional Library: 0.5 ha 	<ul style="list-style-type: none"> Police stations should be located fronting at least two main roads. Fire stations site should have a minimum frontage of 50m. Regulations related to Police and Fire Stations should meet the standards set by the Rwanda National Police
2.0 COVERAGE		
2.2 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Can range from 0.8 -1.4 dependent on the surrounding density. 	
3.0 BUILDING		
3.2 Maximum Number of Floors	<ul style="list-style-type: none"> Can range 2-4 dependent on the surrounding building heights. 	Storey height above 4 can be considered subject to evaluation by CoK OSC.
4.0 PARKING		
4.1 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Museums, Library, Community Centres, Fires Station, Police Station, Health Centres: 1 car per 200 m² of GFA Theatres/ Cinema: 1 car per 12 seats Health Clinics Polyclinics: 1car parking spaces for each consulting room. 3 additional parking lots (9m x3m) for ambulances Polyclinics. 2 car parking spaces should be reserved for disabled person. 	<ul style="list-style-type: none"> Car park requirements for specific facilities shall follow the regulations Ancillary facilities such as assembly hall, canteen, sports and recreational, facilities, etc are also excluded and provisions should be provided as per regulations.
4.2 Access	<p>Only 1 vehicular ingress and egress point shall be allowed.</p> <p>Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Center</p>	

A3.9 EVALUATION FOR SPECIAL INSTITUTIONAL BUILDINGS

Old Age Homes, Disabled Homes, and Community Centers are the institutional buildings, which require special development regulations on top of the regulations of the other institutional buildings. The parameters to evaluate them are as follows:

Criteria for Assessment for Special Institutional Buildings		Remarks
1.0 Old Age Home:		
A home for the aged is a place where elderly people dwell in and are cared for by trained personnel.		
1.1 Evaluation Criteria	<ul style="list-style-type: none"> • Site Coverage: <ul style="list-style-type: none"> ◦ Minimum 35% of the site is to provided for communal open space meant for the enjoyment of the occupants but excludes car parks and other services areas like septic tank, bin center etc. • Building Height: <ul style="list-style-type: none"> ◦ The building height is to be evaluated on the merits of each case, taking into consideration its compatibility with the surrounding developments. Homes for the aged that are 3-storey and above should be provided with lifts. 	<ul style="list-style-type: none"> • All areas to be accessible to the disabled
2.0 Disabled Home:		
A home for the disabled is a place where the disabled dwell in and are cared for by trained personnel.		
2.1 Evaluation Criteria	<ul style="list-style-type: none"> • Site Coverage: <ul style="list-style-type: none"> ◦ There is no site coverage control for Home for the Disabled. • Building Height: <ul style="list-style-type: none"> ◦ The building height is to be evaluated on the merits of each case, taking into consideration its compatibility with the surrounding developments. • Intensity: <ul style="list-style-type: none"> ◦ The allowable GPR is evaluated on a case-by-case basis, taking into consideration surrounding land uses. 	<ul style="list-style-type: none"> • All areas to be accessible to the disabled
3.0 Community Centers:		
Places which providing community facilities and services to the public can be integrated with the Neighborhood Centre		
3.1 Evaluation Criteria	<ul style="list-style-type: none"> • Use Quantum Control: <ul style="list-style-type: none"> ◦ The maximum allowable commercial use is 20%. • Building Height: <ul style="list-style-type: none"> ◦ The building height is to be evaluated on the merits of each case, taking into consideration its compatibility with the surrounding developments. • Intensity: <ul style="list-style-type: none"> ◦ The GPR for community club / centre sites is 1.4 (minimum). • Community Centres are to be integrated with Neighbourhood Centre Development 	

A3.10 RELIGIOUS INSTITUTIONS (RI)

Places used or intended to be used, for religious public worship purpose can be defined as Religious Institutes e.g. Churches, Mosques, Temples and other places of worship are considered as Religious Institutes. Places of worship are usually freestanding developments, and in some special situations may share a common wall development. Sites for potential religious places are identified in the proposed land use plan. Religious institutions can occur in residential, commercial and industrial zones, but require special evaluation for development from One Stop Center.

Criteria for Assessment for Religious Institutes		Remarks
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Minimum 50% of the GFA should be used for praying area 	
1.2 Prohibited Use	<ul style="list-style-type: none"> No Independent Commercial Offices or Shops 	
1.3 Ancillary Use	<ul style="list-style-type: none"> Maximum 50% of the GFA can be used for Ancillary uses such as: <ul style="list-style-type: none"> Religious classrooms Priest's room Caretaker's room Ancillary related uses Maximum 10% of total GFA can be used for Ancillary uses such as: <ul style="list-style-type: none"> Library Conference room Meeting room Kindergarten Childcare Center Maximum 20-40% of total GFA can be used for Ancillary uses such as: <ul style="list-style-type: none"> Columbarium 	<ul style="list-style-type: none"> Such offices or Commercial related to the institute to be considered by CoK OSC on a case to case basis Combined area of child care or Kindergarten shall not exceed 300 m² Amount of GFA allowable for the Columbarium is subject to evaluation by CoK OSC based on the location and surrounding density & use. Education Centers with religious institutes should meet the minimum lot size requirement for the education facility as well as the religious facility and is subject to evaluation by the CoK OSC. It should also follow the regulations set by Ministry of Education.
1.4 Minimum Lot Size	<ul style="list-style-type: none"> 0.5 ha 	
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	Can range from 0.8 -1.4 dependent on the surrounding density.	

Criteria for Assessment for Religious Institutes		Remarks
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> For Religious Institutes (RI) located within R1 & R2 Zones, the development can develop up to 2 or 3 storeys For RIs located within high-density areas, storey height controls for RIs with FAR up to 1.4 will be capped at 4 storeys. For RIs with FAR of more than 1.4, storey height will be capped at 5 storeys, with an allowable height of 25m (including attic), RIs located in high-density areas that provide above-ground car park, can be allowed an additional height allowance of up to 5m (i.e. within envelop control of 30m). This can be considered to facilitate the provision of multi storey car parking within the site. For RI in industrial areas the storey height is capped at 5 storeys with an allowable height of 25m (including attic), The maximum height of any religious symbolic structure (e.g. cross, minaret, statue etc.) should not be more than the overall height of the Religious Institute based on the permitted number of storeys inclusive of the additional 5m allowances. 	<ul style="list-style-type: none"> Storey height is subject to evaluation by CoK OSC on a case-to-case basis, and is subject to detailed localized planning assessment; so that the proposed storey height does not create adverse impact to the surrounding development.
4.0 PARKING		
4.1 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Churches: 1 parking lot per 10 seats/persons Other Religious Institutes: 1 parking lot per 50m² of praying area 	<ul style="list-style-type: none"> Car park requirements for specific facilities shall follow the regulations The main prayer hall area is to be taken as the praying area
4.2 Access	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Center 	



SITE PLAN

Figure A3.4: Typical Religious Institution layout and section demonstrating building height
Source: Surbana

A3.11 OTHER USES

Other uses include developments such as:

- Petrol Station
- Golf Course

Petrol Stations

A petrol station is a development which is involved in the sale of fuel for motor vehicles. The petrol station can also include a range of other facilities such as: minor repairing and servicing of vehicles, retail outlets, and car wash and tire service facilities. Petrol stations are usually free-standing developments.

Petrol stations are conditional uses in most residential and commercial uses and are allowable uses in industrial zones.

Criteria for Assessment of Petrol Stations		Remarks
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> • Petrol Station • Minor vehicle Repair and Servicing • Tire service facilities • Car wash • Retail Outlets 	<ul style="list-style-type: none"> • Maximum allowable quantum for retail is 15% of the approved GFA or 150 m2 whichever is lower. • Preparation, processing and cooking of food is not allowed within the site.
1.2 Prohibited Use	<ul style="list-style-type: none"> • Residential • Commercial Offices • Industrial Uses • Civic Facilities 	
1.3 Ancillary Use	<ul style="list-style-type: none"> • Office, store and compressor room associated with the functioning of the petrol station 	<ul style="list-style-type: none"> • Maximum allowable quantum for ancillary uses is 10% of the approved GFA.
1.4 Minimum Lot Size	<ul style="list-style-type: none"> • 400 sqm 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> • 50% of the Site Area 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> • 10% of Site Area 	
2.2 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> • Maximum FAR of 0.5 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> • Single Storey 	

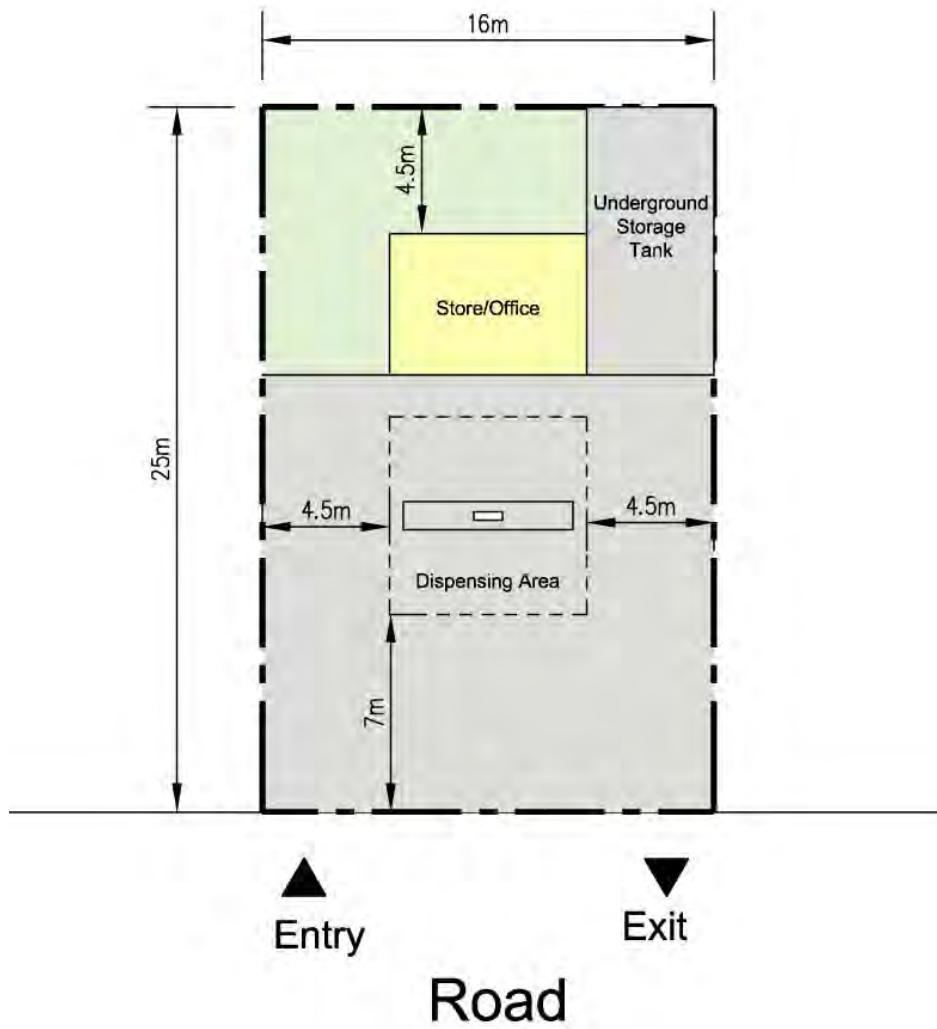


Figure A3.5: Typical Petrol Pump Layout
Source: Surbana

A3.12 GOLF COURSE

A golf course is an area designated for playing golf and may consist of a driving range and clubhouse for use by its members. It is zoned as P2 Zone which allows active recreation.

Criteria for Assessment for Golf Course		Remarks
These regulations are intended to be used for Golf Course		<ul style="list-style-type: none"> Approval is subject to technical requirements of Department of Infrastructure CoK & REMA EIA to be taken into account for Golf Courses close to water catchment areas.
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Golf Course 	
1.2 Prohibited Use	<ul style="list-style-type: none"> Industrial Uses Infrastructure Civic Facilities 	
1.3 Ancillary Use	<ul style="list-style-type: none"> Chalet/guest house facility/hotel room Commercial Uses such as: <ul style="list-style-type: none"> Restaurant Bar & lounge Refreshment area Canteen Kitchen Dining area Saloon Golf equipment/Pro shop 	<ul style="list-style-type: none"> The allowable quantum for Chalet/guest house facility/hotel room should not be more than 30% of the allowable GFA or 10000m² whichever is lower. Commercial GFA for ancillary uses should not be more than 30% of the allowable GFA or 4000m², whichever is lower. Commercial uses not listed above may be considered on a case-by-case basis
2.0 COVERAGE		
2.1 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Subject to Evaluation by CoK OSC 	

APPENDIX 4 **USEFUL REFERENCES**

A4.1 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. Software design and development.
2. Product/prototype design, industrial and engineering design.
3. Fashion designing.
4. Manufacture of polyethylene products (not involving printing operation).
5. Assembly and repair of computer hardware, audio-visual equipment, and other communication/electronic equipment, apparatus and parts (not involving spray-painting ,Electroplating or galvanising operations. Only minor soldering will be allowed).
6. Information Technology (IT) technical support/maintenance centres.
7. Assembly and repair of office, computing and accounting machinery (not involving spray painting, electroplating or galvanising operations).
8. Assembly and repair of electrical appliances and house wares (not involving spray-painting)
9. Assembly and repair of photographic and optical goods (not involving spray-painting, Electroplating or galvanising operations).
10. Manufacture and repair of watches and clocks (not involving spray-painting, electroplating or Galvanising operations).
11. Warehousing activities and storage of finished products such as furniture, electric appliances, Garments, canned food and beverages etc.
12. Manufacture of paper products without printing activities.
13. Manufacture of professional, scientific, measuring and controlling equipment (not involving the use of chemicals, inclusive of gaseous chemicals).
14. Diagnostics laboratories and referral laboratories.
15. International Specialist and engineering consultancy eg. oil exploration.
16. Medical and specialist centres eg. eye institutes, pediatrics, bionic limbs, health screening.

Source: www.nea.gov.sg

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. Packing of dried foodstuff, blending of food ingredients, bottling of syrups/cordial juice.
2. Packing and bottling of medicinal herbs and medicated oil.
Others:
1. Research & Development involving small quantities of chemicals.
2. Biotechnology.
3. Manufacture of made-up textile goods (except wearing apparel) without dyeing, bleaching and/or other finishing operations.
4. Knitting mills without dyeing, bleaching and/or other finishing operations.
5. Manufacture of carpets and rugs without dyeing, bleaching and/or other finishing products.
6. Manufacture of wearing apparel (except footwear) without dyeing and/or bleaching operations.
7. Manufacture of footwear, except for those made of plastic or vulcanised or moulded rubber.
8. Manufacture of products of leather and leather substitutes, except footwear and wearing apparel.
9. Printing, publishing and allied industries.
10. Mould-making without metal stamping, etching or electroplating.
11. Manufacture of plastic products, not elsewhere classified.
12. Manufacture of containers and boxes of paperboard.
13. Manufacture of paper products also involving printing activities without pulping works or bleaching operations.
14. Manufacture of aluminum window frames and grills from aluminum extrusions without spray painting operations.
15. Servicing and refilling of fire extinguishers.

Source: www.nea.gov.sg

A4.2 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 flavors and fragrances.

Others that are compatible to food industries provided they are separated by light industries.

3. Manufacture of jewellery and related articles - very small-scale jewellery electroforming
4. Operations could be allowed in flatted factories that are used for light industries.
5. Manufacture of electrical apparatus and supplies, not elsewhere classified.
6. Manufacture of professional, scientific, measuring and controlling equipment, not elsewhere classified.
7. Manufacture of musical instruments.
8. Manufacture of sporting and athletic goods
9. Manufacture of cutlery, hand tools and general hardware.
10. Manufacture of emergency lighting and power supply systems.
11. Blending of detergents and cleaning preparations, perfumes, hair-care products, cosmetics and other toilet preparations.
12. Others that are not compatible to food industries and can be considered only if they are located 100m away
13. Manufacture of made-up textile goods, with dyeing, bleaching and/or other finishing operations.
14. Manufacture of textiles, not elsewhere classified.
15. Knitting mills with dyeing, bleaching and/or other finishing operations.
16. Manufacture of carpets and rugs with dyeing, bleaching and/or other finishing operations.
17. Manufacture of furniture and fixtures, except those made primarily of metal - activities must not include the manufacture of rubber or polyurethane foam.
18. Manufacture of wooden and cane containers and small cane wares - bleaching of cane should not be carried out.
19. Manufacture of wood and cork products, not elsewhere classified.
20. Cordage, rope and twine industries.
21. Manufacture of metal drums and containers.
22. Manufacture of metallic components using powder metallurgy methods.

23.	Manufacture of other metallic products involving metal-stamping, wire drawing and spring coiling.
24.	Manufacture of dry cells and batteries - activities must not include manufacture of metal electrodes.
25.	Cutting, grinding and polishing of marble and ceramic tiles.
26.	Manufacturing industries, otherwise classified as clean or light industries, with spray-painting operations.
27.	Vehicle repair and servicing.
28.	Repair and maintenance of engines, motors and mechanical pumps.
29.	Industrial laundry services without scheduled boilers.
30.	Filling/bottling of inert industrial gases such as nitrogen, helium and argon.
31.	Storage of chemicals, detergents, oils, solvents, pesticides and related products.
32.	Storage of rubber products and other odorous products.
33.	Manufacturing industries, not elsewhere classified.

Source: www.nea.gov.sg

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. Slaughtering, preparing and preserving meat.
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. Grain mill products.
7. Sugar factories and refineries.
8. Manufacture of prepared animal feed.
9. Other food-manufacturing industries with scheduled boilers.
10. Manufacture of alcoholic products.
11. Manufacture of drugs and medicines.

Others that are non-compatible to food industries and can be allowed if they are located 100m away

12.Manufacture of paints, varnishes and lacquers.
13.Other manufacturing industries involving the use of large quantities of organic solvents.
14.Assembly of computer hardware, audio-visual equipment, and other communication/ electronic equipment, apparatus and parts involving electroplating.
15.Assembly of office, computing and accounting machinery involving electroplating or galvanizing operations.
16.Assembly of electrical appliances and housewares involving electroplating or galvanising operations.
17.Assembly of photographic and optical goods involving electroplating or galvanising operations.
18.Manufacture of watches and clocks involving electroplating or galvanising operations.
19.Manufacture of sporting and athletic goods involving woodworking or electroplating operations.
20.Other manufacturing industries with electroplating or galvanising operations.
21.Manufacture of furniture and fixtures that are primarily made of metal.
22.Iron and steel basic industries.
23.Manufacture of structural steel products.
24.Non-ferrous metal basic industries.
25.Metal-refining industries, including recovery of precious metals.
26.Manufacture of fabricated metal products, except machinery and equipment, not elsewhere classified.
27.Manufacture of engines and turbines.
28.Manufacture of agricultural machinery and equipment.
29.Machining of metal and woodworking machinery.
30.Manufacture of special industrial machinery and other machinery equipment.
31.Tanneries and leather finishing.
32.Dressing and dyeing industries.
33.Spining, weaving and finishing of textiles.
34.Manufacture of pulp, paper and paperboard including bleaching operations.
35.Sawmills and planing mills.
36.Other woodworking industries, not elsewhere classified.
37.Manufacture of basic industrial chemicals, fertilizers, pesticides and herbicides.
38.Manufacture of soaps and cleaning preparations, perfumes, cosmetics and other toilet preparations (except those without chemical reactions).
39.Petroleum refineries.
40.Manufacture of synthetic resins, plastic materials and man-made fibers and foams, except those made of glass.
41.Manufacture of miscellaneous products of petroleum and coal.

42.Manufacture of chemical products, not elsewhere classified.
43.Processing of waste oils and waste chemicals.
44.Processing of food wastes, including composting plant.
45.Bulk storage of hazardous substances.
46.Tyre and tube industries.
47.Manufacture of rubber products, not elsewhere classified.
48.Manufacture of pottery, china and earthen ware.
49.Manufacture of glass and glass products.
50.Manufacture of structural clay products.
51.Manufacture of cement, lime and plaster.
52.Manufacture of non-metallic mineral products, not elsewhere classified.
53.Industries using radioactive materials.
54.Manufacture of railroad equipment.
55.Manufacture of motor vehicles, motorcycles and bicycles.
56.Manufacture of transport equipment, not elsewhere classified.
57.Any other industrial premises classified as scheduled premises.

Source: www.nea.gov.sg

A4.3 OTHER USEFUL REFERENCES

www.scdf.gov.sg

www.ura.gov.sg/

www.bca.gov.sg/

www.nparks.gov.sg

www.nea.gov.sg

www.nyc.gov

www.pub.gov.sg

www.jtc.gov.sg



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