Republic of Rwanda

NLA
National Land Authority

Land Use Master Plans' Zoning Regulations

EDITION 2

Guiding tool for the implementation of land use master plans in Rwanda



September, 2026.

FOREWORD

The efficient and sustainable use of land is central to Rwanda's socio-economic transformation. Given the country's limited land resources, growing population, rapid urbanisation and increasing development demands, effective land-use planning and management are essential for guiding orderly development, protecting the environment and supporting inclusive economic growth.

The Government of Rwanda has established a comprehensive policy, legal and planning framework for sustainable land management. This includes Vision 2050, the National Land Policy, the law governing land in Rwanda, the National Land Use and Development Master Plan 2020–2050, the National Strategy for Transformation, the Kigali City Master Plan, District Land Use Plans and other relevant policies, laws, regulations and standards.

Land-use master plans provide the long -term spatial framework for allocating land to residential, commercial, industrial, agricultural, environmental, public-facility, infrastructure and other uses. Their effective implementation requires clear and consistent zoning regulations that translate planned land uses into applicable development rights, conditions and standards.

The National Land Authority is therefore pleased to publish the **Land Use Master Plans' Zoning Regulations – Edition 2**. This edition updates and consolidates Edition 1 and harmonises the implementation of the Kigali City Master Plan and District Land Use Plans. It establishes permitted, conditional, ancillary and prohibited uses and provides requirements relating to development density, plot coverage, building height, setbacks, parking, access, infrastructure, environmental protection, overlays and other development-control considerations.

Edition 2 was prepared through technical review and consultation involving the National Land Authority, Ministry of Environment, Ministry of Infrastructure, Rwanda Housing Authority, the City of Kigali, Districts, relevant public institutions, academia, professional bodies and other stakeholders. Their contributions strengthened the technical quality, national applicability and practical implementation of these Regulations.

The National Land Authority calls upon the City of Kigali, Districts, public institutions, landowners, developers, investors and planning and construction professionals to apply these Regulations consistently. Their effective implementation will promote well-planned, resilient, inclusive and sustainable settlements while ensuring that land development remains aligned with approved land-use master plans and Rwanda's long-term development aspirations.

Digitally signed by NLA(Director General)1

NISHIMWE Marie Grace
Director General and Chief Registrar of Land Titles
National Land Authority

TABLE OF CONTENTS

FOREWORD i

TABLE OF CONTENTS ii

LIST OF TABLES v

1. OBJECTIVES, DEFINITION AND FOUNDING PRINCIPLES OF ZONING PLAN AND REGULATIONS 1

1.1 Objective of the Zoning Plan and Regulations 1

1.2 Zoning Plan 1

1.3 Principles Guiding the Zoning Requirements 1

1.3.1 Integrated Development and Urban Resilience 1

1.3.2 Inclusivity and Community Involvement in the Planning 1

1.3.3 Incrementality and Flexibility 2

1.3.4 Mixed-Use Development 2

1.3.5 Pedestrian-First Development 2

1.3.6 Roads/Transport Connectivity and Transit-Oriented Development (TOD) 2

1.3.7 Sustainable Design, Environmental Protection and Green Development 2

1.3.8 Agricultural Land Identification and Protection 2

2. IDENTIFICATIONS OF LAND USE AND ZONING CATEGORIES AND SUB-CATEGORIES 3

3. ZONING REGULATIONS 7

3.1 RESIDENTIAL ZONING 7

3.1.1 Low-Density Residential Zone (R1) 7

3.1.2 Low Density Residential Densification Zone (R1A) 9

3.1.3 Rural Residential Zone (R1B) 11

3.1.4 Medium-Density Residential - Improvement Zone (R2) 15

3.1.5 Medium-Density Residential - Expansion Zone (R3) 17

3.1.6 High-Density Residential Zone (R4) 20

3.2 COMMERCIAL AND MIXED USE 22

3.2.1 Urban Mixed-Use Commercial Zone (C1A) 22

3.2.2 Rural Mixed-Use Commercial Zone (C1B) 23

3.2.3 City Commercial Zone (C3) - CBD 24

3.2.4 Regional Commercial zone (C4) 25

3.3 INDUSTRIAL 27

3.3.1 Light Industrial Zone (I1) 27

3.3.2 General Industrial Zone (I2) 30

3.3.3 Mining/Extraction and Quarrying Zone (I3) 31

3.4 PUBLIC ADMINISTRATION ZONE (PA) 33

3.5 PUBLIC FACILITIES (PF) 34

3.5.1 Education and Research Facilities (PF1) 35

3.5.2 Health Facilities (PF2) 36

3.5.3 Religious facilities (PF3) 37

3.5.4 Cultural/Heritage/Memorial Facilities (PF4) 38

3.5.5 Sport and Leisure Facilities (PF5) 40

3.5.6 Cemetery/Crematoria (PF6) 41

3.6 FOREST ZONE 42

3.6.1 Forest Plantation zone (F1) 42

3.6.2 National Parks Zone 42
3.6.3 National Park expansion zone (F3) 43
3.6.4 Natural forest zone (F4) 43
3.6.5 Afforestation zone (F5) 44
3.7 Eco-Tourism and Open Space Zone (ET) 44
3.8 AGRICULTURE AND LIVESTOCK 45
3.8.1 Agriculture Zone (A1) 45
3.8.2 Livestock Zone (A2) 46
3.9 WETLAND 47
3.9.1 Wetland-Protected zone (W1A) 47
3.9.2 Wetland-Unprotected zone (W1B) 48
3.9.3 Wetland-Rehabilitation Zone (W2) 49
3.9.4 Sustainable Exploitation Zone (W3) 49
3.9.5 Conservation zone (W4) 50
3.9.6 Recreational (W5) 51
3.10 WATER BODY ZONE 52
3.11 TRANSPORTATION 52
3.12 PUBLIC UTILITY 53
3.13 BUFFER ZONES 54
3.13.1 Wetland buffer zone 54
3.13.2 Water body buffer zone 54
3.13.3 National Park buffer zone 55
3.13.4 Protected Area and Other Buffer zones (B4) 55
3.14 ZONING OVERLAY REGULATIONS 57
3.14.1 Neighbourhood Commercial Zone Overlay (O-C2) 57
3.14.2 Public Facility Overlay 58
3.14.3 Land Assembly Overlay General Description: 60
3.14.4 Approved Detailed Physical Plan Plans/Physical Plans Overlay 62
3.14.5 Local Sectoral Development Master Plan Overlay 62
3.14.6 Urban Design Overlay 62
3.14.7 Airport Restriction Area Overlay 63
3.14.8 Slope (30-35%) Overlay 63
3.14.9 Nature Restoration Overlay 64
3.14.10 Buffers Overlay 65
3.14.11 Natural Disaster Risk Overlay (O-B4) 67
3.15 Zoning Regulations for CoK masterplan – Nature and Open Spaces 67
3.15.1 Parks and Open Spaces Zone (P1) 67
3.15.2 Sports and Eco-Tourism Zone (P2) 69
3.15.3 National Parks Zone (P3-A) 71
3.15.4 Forest Zone (P3-B) 73
3.15.5 Steep Slopes Zone (P3-C) 75
3.15.6 Natural Conservation Zone (P3-D) 76
4. APPENDICES 77
4.1 DEFINITIONS AND CONDITIONS 77
4.1.1 High-End Luxury Villa/Mansion 77

4.1.2 Green Hotel 78
4.2 Parking Requirements 79
4.2.1 General Description 79
4.2.2 General Parking Requirements 79
4.2.3 Location and Typology of parking Lots 82
4.2.4 Parking Strategy 84
4.2.5 Requirement for Permeable Paving Materials for Parking Lots 85
4.2.6 Derogations to General Parking requirements 85
4.3 SETBACK REGULATIONS 87
4.3.1 Introduction 87
4.3.2 Setbacks principles 87
4.3.3 General Setback Provisions 87
4.4 CONDITIONAL USE REQUIREMENTS 93
4.5 INDUSTRIAL LISTING 100
4.5.1 I1 – Light industries 100
4.5.2 LIST OF LIGHT INDUSTRIES 100
4.5.3 I2 – General industries 101
4.5.4 LIST OF GENERAL INDUSTRIES 101
4.5.5 SPECIAL INDUSTRIES 101
4.5.6 LIST OF SPECIAL INDUSTRIES 102
4.5.7 CATEGORIES OF MAJOR INFRASTRUCTURE 103

LIST OF TABLES

Table 1: Low-Density Residential Zone (R1) 7
Table 2: Low Density Residential Densification Zone (R1A) 9
Table 3: Rural Residential Zone (R1B) 12
Table 4: Medium Density Residential - Improvement Zone (R2) 15
Table 5: Medium Density Residential – Expansion Zone (R3) 17
Table 6: High Density Residential Zone (R4) 20
Table 7: Mixed Use Zone (C1A) 22
Table 8: Mixed Use Zone (C1) 23
Table 9: City Level Commercial Zone (C3) 24
Table 10: Regional Commercial zone (C4) 26
Table 11: Light Industrial Zone (I1) 28
Table 12: General Industrial Zone (I2) 30
Table 13: Mining/Extraction and Quarrying Zone (I3) 31
Table 14: Public Administration and Services Zone (PA) 33
Table 15: Education and Research Facilities (PF1) 35
Table 16: Health Facilities (PF2) 36
Table 17: Religious facilities (PF3) 37
Table 18: Cultural/Heritage/Memorial Facilities (PF4) 38
Table 19: Sport and Leisure facility (PF5) 40
Table 20: Cemetery/Crematoria (PF6) 41
Table 21: Forest plantation zone (F1) 42
Table 22: National Park Zone (F2) 43
Table 23: National Forest zone (F5) 43
Table 24: Afforestation zone (F5) 44
Table 25: Eco-Tourism and open space Zone (ET, P1 &P2) 45
Table 26: Agricultural Zone (A1) 46
Table 27: Livestock (A2) 46
Table 28: Wetland – Protected zone (W1A) 47
Table 29: Wetland – Unprotected zone (W1B) 48
Table 30: Zoning regulations for Wetland–Rehabilitation zone (W2) 49
Table 31: Zoning regulations for Wetland–Sustainable Exploitation zone (W3) 49
Table 32: Zoning regulations for Wetland–Conservation zone (W4) 50
Table 33: Zoning regulations for W5 – Recreational zone 51
Table 34: Water Body Zone (WB) 52
Table 35: Transport Zone (T) 52
Table 36: Utility Zone (U) 53
Table 37: Wetland buffer zone 54
Table 38: Water body buffer zone 55
Table 39: Neighbourhood Commercial Zone Overlay (O-C2) 57
Table 40: Public Facilities Overlay 58
Table 41: Land Assembly Overlay 60
Table 42: Approved Detailed Physical Plan Plans Overlay 62
Table 43: Slope (30-50%) Overlay 63
Table 44: Nature Restoration Zone Overlay 64
Table 45: Buffers Overlay 65
Table 46: Natural Disaster Risk Overlay 67
Table 47: Parks and Open Spaces Zone (P1) 67
Table 48: Sports and Eco-Tourism Zone (P2) 69
Table 49: National Parks Zone (P3-A) 71
Table 50: Forest Zone (P3-B) 73
Table 51: Steep Slopes Zone (P3-C) 75
Table 52: Natural Conservation Zone (P3-D) 76
Table 53: Residential Parking Requirements 79
Table 54: Non-Residential Parking Requirements 80
Table 55: Residential Parking Strategy 84
Table 56: Non-Residential Parking Strategy 84

1. OBJECTIVES, DEFINITION AND FOUNDING PRINCIPLES OF ZONING PLAN AND REGULATIONS

1.1 Objective of the Zoning Plan and Regulations

The objective of these Zoning Regulations is to provide a clear mechanism for implementing the Kigali City Master Plan and District Land Use Plans. They guide public and private-sector development through a coherent set of objectives, definitions, regulations and guidelines that reflect the vision and planning concepts of the approved master plans. Together, these provisions support logical, attractive and liveable development patterns; safeguard privacy and amenity and provide sufficient flexibility to respond to changing business needs and development trends.

These Regulations emphasize mixed-use and mixed-income development to promote integrated, well-connected, inclusive and equitable communities that are sustainable and provide a high-quality living environment.

1.2 Zoning Plan

Zoning regulates land uses, development intensity, density, building placement and building height on each plot. It is therefore an effective tool for guiding development in a logical and orderly manner. The Zoning Plan gives landowners, developers and other stakeholders a clear understanding of what may and may not be developed on a parcel of land. It comprises a Zoning Map and these Zoning Regulations. The Zoning Map identifies zones according to their predominant land use and the desired development intensity, building height and density.

These Zoning Regulations specify permitted, conditional and prohibited uses; the placement of buildings on plots; maximum development intensity; and building height. They also provide requirements relating to building form, landscaping, development strategy and signage. Although each zone has defined development parameters, flexibility may be provided through mechanisms such as additional gross floor area, inclusionary zoning and incremental or phased development.

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

Permitted Use: A use that is consistent with the purpose of the relevant zone and may be approved without a separate conditional-use assessment. Where applicable, the development shall also comply with other context-specific requirements, including urban design guidelines, overlays, heritage controls and conservation guidelines.

Conditional Use: A use that may generate traffic, noise or other impacts on its surroundings and therefore requires assessment and approval by the City of Kigali or the relevant District One Stop Centre. The approving authority may impose conditions and standards that must be observed throughout the life of the development. Conditional uses shall be compatible with the purpose, character and scale of the zone. For example, small-scale commercial uses may be allowed in residential areas to meet daily needs, while civic facilities such as schools, day-care centres and places of worship may be allowed where parking, noise and other applicable requirements are satisfied. Approval shall follow careful assessment to ensure that the overall planning intent of the zone is not compromised.

Prohibited Use: A use that is incompatible with the purpose or character of the relevant zone and is therefore not permitted. For example, heavy industrial uses are prohibited in residential zones.

Overlay Zones: Overlay zones provide additional direction or flexibility by enabling the City of Kigali or a District to protect particular areas and to encourage or restrict specified forms of development. An overlay is superimposed on one or more underlying zones and may introduce supplementary restrictions, incentives, development bonuses or other requirements. Land within an overlay is subject to both the requirements of the underlying zone and those of the overlay. Examples include the Slope Overlay, Urban Design Overlay, Heritage Overlay and Conservation Overlay.

1.3 Principles Guiding the Zoning Requirements

1.3.1 Integrated Development and Urban Resilience

An integrated approach to urban development promotes appropriate urban growth, sustainable mobility, cohesive communities and a healthier environment. By considering the city as a whole, this approach strengthens urban resilience: the capacity of urban systems, communities, individuals, organisations and businesses to maintain essential functions, recover and thrive following shocks or stresses, regardless of their impact, frequency or magnitude. These Zoning Regulations support that approach by providing tools and measures that address infrastructure, institutions, the economy and society as interconnected components of the urban system.

1.3.2 Inclusivity and Community Involvement in the Planning

Inclusive and equitable planning helps create sustainable cities in which people can participate fully in social, economic, political and cultural life and can express their concerns and aspirations. All development shall consider the needs and aspirations of every group, including vulnerable groups and persons with disabilities, throughout design and

implementation. A participatory, bottom-up approach shall be followed by engaging communities in planning, development and monitoring.

1.3.3 Incrementality and Flexibility

These Zoning Regulations adopt the principle of incremental development, allowing communities, investors and developers to build in line with their current financial capacity. The objective is to provide flexibility without creating financial overexposure that could undermine affordability. Incremental development shall nevertheless be planned so that future additions contribute to achieving the density intended for the relevant zone.

Incremental development also enables developers to respond to current and future market conditions, reduces investment risk and broadens access to the market. It shall support the regularisation of informal development, efficient infrastructure and service delivery, and the rational use of land.

1.3.4 Mixed-Use Development

These Zoning Regulations encourage integrated, mixed-use development to create compact, vibrant and inclusive places. Neighborhoods should combine residential and commercial uses, public and cultural facilities, and micro-enterprises that are accessible and well-connected to public transport. This approach brings employment closer to homes and helps reduce spatial disparity and social segregation.

1.3.5 Pedestrian-First Development

Walkability is essential to public health, equitable access and urban economic vitality. Planners, designers and developers shall create walkable, integrated neighborhoods that connect homes with public facilities and commercial and recreational areas. Master plans shall provide complete, continuous and safe walking and cycling networks that protect users from motor vehicles and are accessible to people of all abilities. Universal-design principles shall be applied to remove physical barriers and provide safe, convenient routes for all users.

1.3.6 Roads/Transport Connectivity and Transit-Oriented Development (TOD)

Transit-oriented development (TOD) is an important approach for limiting dependence on private vehicles and avoiding unsustainable, car-dependent urban sprawl. TOD supports inclusive, equitable and resilient cities by bringing people closer to employment, services, homes, public spaces and reliable public transport. Cities shall promote safe, high-quality and reliable mass-transit systems together with mixed-use, higher-density development that is well-connected by walking and cycling routes.

1.3.7 Sustainable Design, Environmental Protection and Green Development

All development shall be designed and constructed with due regard for the environment and shall incorporate environmentally responsible and sustainable practices. Subject to technical assessment, the applicable green-building requirements and the provisions of these Regulations, the City of Kigali or a District One Stop Centre may grant an increase in floor area, building height or building coverage for developments that adopt qualifying sustainable technologies or provide additional public benefits, such as public or recreational space.

1.3.8 Agricultural Land Identification and Protection

Areas zoned for agriculture and livestock in land-use plans, particularly highly productive and fertile land, shall be clearly identified, preserved and protected. Development within these areas shall be strictly controlled to prevent unnecessary conversion, fragmentation and encroachment, while promoting food security, sustainable agricultural production and climate-resilient rural development.

2. IDENTIFICATIONS OF LAND USE AND ZONING CATEGORIES AND SUB-CATEGORIES

HARMONIZED LAND USE CLASSIFICATION

The National Land Authority (NLA) is mandated to ensure efficient land administration and land-use management for sustainable development. To harmonise and standardise land-use master planning. This harmonised land-use classification was adopted to guide the preparation of land-use and development master plans, including the Kigali City Master Plan, District Land Use Plans and land-titling activities.

C1	C2	C3	C4	C5	C6	C7	C8
S/N	Harmonised generic Land Use Classification	Harmonised land use details - Description	*Land Use* Colour Code		*KIGALI CITY AND DISTRICT ZONING PLAN*		*Zoning Color Code*
1	Residential	High density	R	255,194,0	R4	High density residential zone	255, 90,37
		Medium density			R3	Medium density residential - Expansion zone	255,127, 0
					R2	Medium density residential - Improvement zone	255,187,54
		Low density			R1	Low density residential zone	255,236,24
					R1A	Low density residential densification zone	255,255,127
					R1B	Rural residential zone	255,235,176
2	Commercial	Regional	C	255,0,0	C4	Regional commercial zone (O-C4)	102,0,13
		City			C3	City commercial zone	150,2,2
		General			C1	Mixed-use commercial zone	204,51,102
3	Industrial	Logistics, light industry, Warehouse, Business Park	I	255,0,197	I1	Light industrial zone	194,122,192
		General Industry			I2	General industrial zone	156,122,188
		Mining, Quarry			I3	Mining, Extraction, Quarry	148,82,165
4	Public Facility	Education and Research facilities	PF	0,63,255	PF1	Education and research facilities	0,63,255
		Health facilities			PF2	Health facilities	0,63,255
		Religious facilities			PF3	Religious facilities	0,63,255
		Cultural, memorial sites			PF4	Cultural, Heritage, Memorial sites	0,63,255

HARMONIZED LAND USE CLASSIFICATION

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		Sport and leisure facilities, sport compounds and centers, Sport fields and playgrounds			PF5	Sport, Leisure facilities	0,63,255
		Cemetery, Crematoria			PF6	Cemetery, Crematoria	0,63,255
5	Public Administration	Government offices, Police, Correctional and rehabilitation facilities, Defense and security, Courts, Other	PA	0,255,255	PA	Public Administration zone	0,255,255
6	Forest	Natural forest, Forest Conservation areas, Forest Plantations, Afforestation, Forest Reserves, Steep slope > 55%	F	13,73,37	F1	Forest plantation zone	13,73,37
					F2	National parks zone	13,73,37
					F3	National Park expansion zone	13,73,37
					F4	Natural forest zone	13,73,37
					F5	Afforestation zone	13,73,37
7	Ecotourism, parks, and Open Space	Recreational Parks and Eco-Tourism and Open Space (ET), pockets parks, green spaces	ET	153,205,0	ET	Eco-Tourism and Open Space Zone	153,205,0
8	Agriculture	Crop farming, Agro-forestry	A	110,129,48	A1	Agriculture zone	110,129,48
		Animal husbandry, Livestock rearing, Pisciculture, Bee farming, Aqua culture			A2	Livestock zone	110,129,48
9	Wetland	Wetlands, Swamps	W	198,224,180	W1A	Wetland - Protected zone	198,224,180
					W1B	Wetland - Unprotected zone	198,224,180
					W2	Wetland - Rehabilitation zone	198,224,180
					W3	Wetland - Sustainable exploitation zone	198,224,180
					W4	Wetland - Conservation zone	198,224,180
					W5	Wetland - Recreational zone	198,224,180
10	Water Body	Lake, River, Stream, Other water body	WB	5,130,255 (150)	WB	Water Body zone	5,130,255 (150)

HARMONIZED LAND USE CLASSIFICATION

The National Land Authority (NLA) is mandated to ensure efficient land administration and land-use management for sustainable development. To harmonise and standardise land-use master planning. This harmonised land-use classification was adopted to guide the preparation of land-use and development master plans, including the Kigali City Master Plan, District Land Use Plans and land-titling activities.

11	Transportation	Road Reserve and Transport (Airports, Airstrips, Bus terminal and depots, Ports, Roads and interchange, Railways and station etc., Other Transportation facilities (moto taxi park, charging stations, etc.)	T	178,178,178	T1	Road reserve	178,178,178
					T2	Bus terminals and stations	178,178,178
					T3	Airports, Ports and connected facilities	178,178,178
					T4	Railway and stations	178,178,178
12	Public Utility	Power Plants and Stations, Treatment Plants, Sewerage Treatment Plants, Waste and Sanitation Sites and transfer stations, Fire and Emergency stations, ICT infrastructure	U	127,95,63	U	Utility zone	127,95,63
13	Buffer	Wetland, Swamp Buffer	B	125,255,75	B1	Wetland buffer zone	125,255,75
		Lakes, River, Stream, and other water bodies			B2	Water body buffer zone	125,255,75
		National Park buffer			B3	National Park buffer zone	125,255,75
		Protected areas and other buffer			B4	Protected areas and other buffer zone	125,255,75

Transitional Land Use zones	Internal Remarks	Color and representation	
Overlays			
O-C2 - Neighbourhood Level Mixed Use Commercial	To update - O-C2 overlay - 30 m wide	Diagonal hatch	254,36,0
Public Facility	Show PF overlay at neighbourhood and at precinct with facilities listed in each catchment area; facility standard to be in zoning report	Circles - dash line	0,63,255
Land Assembly	Parcels with no access (show developable parcels)		
Land Sub division	Overlay in Zoning plan, part of MP - part of implementation plan	Boundary - Dark maroon- dash dot line	122,0,0

Transitional Land Use zones	Internal Remarks	Color and representation	
Slope (30-55)	With conditional uses listed - the uses include - Ecotourism, parks, and Open Space, R1, resorts and agriculture	Peach diagonal hatch	
Tourism promotion zone	Incentives to promote night life, higher FSI (FAR), TDR, lower development charges etc.	Dark maroon diagonal hatch	122,0,0
Urban Design	Recommendations for Urban Development	Boundary	255,0,255
Heritage conservation and promotion	Neighbourbood with specific features - trees, specific site, school facility as tourism, City to help identify these features	Ochre diagonal hatch	255,102,0
Mining concession	Case by case site evaluation for release of land for mining	Purple diagonal hatch	153,0,204
Utility buffer zone	Power lines Buffer (HV- 25 m, MV line - 12 m), Land fill, sewerage buffers, etc.	Dark Grey diagonal hatch	89,89,89
Natural disaster risk	Natural hazards such as floods, landslides, earthquakes, etc.		125,255,75

In this edition, the zoning categories unique to the City of Kigali Master Plan have been retained without modification. These categories are:

- Parks and Open Spaces Zone (P1)
- Sports and Eco-Tourism Zone (P2)
- National Parks Zone (P3-A)
- Forest Zone (P3-B)
- Steep Slopes Zone (P3-C)
- Natural Conservation Zone (P3-D)
- Wetland Rehabilitation Zone (W2)
- Wetland Sustainable Exploitation Zone (W3)
- Wetland Conservation Zone (W4)
- Wetland Recreational Zone (W5)

3. ZONING REGULATIONS

3.1 RESIDENTIAL ZONING

3.1.1 Low-Density Residential Zone (R1)

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

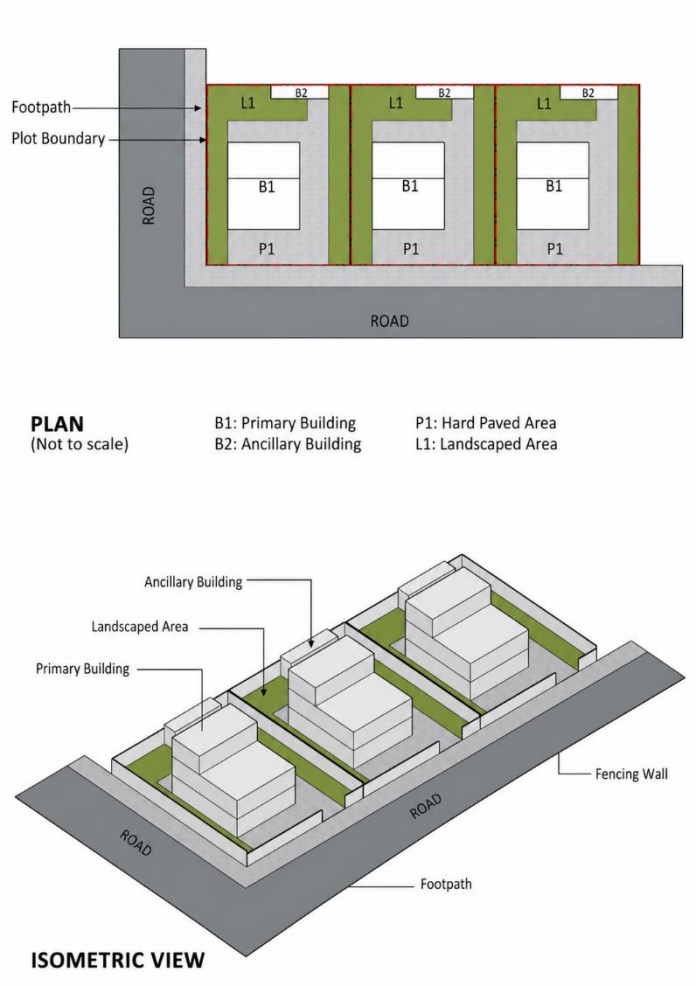
These regulations shall apply to:

1. All new and redeveloped residential uses within the Low-Density Residential Zones (R1)
2. Lots zoned or re-zoned for residential uses within the Low-Density Residential Zone (R1)

Table 1: Low-Density Residential Zone (R1)

	REGULATION
USES	
Permitted Uses	● Single family houses (all types) ● Semi-detached houses ● Multifamily Houses ● Health and education facilities ● Row houses
Conditional Uses	● Restaurants, Guest houses (incl. its ancillary uses) ● Public facilities (PF3, PF4, PF5) ● Commercial Retail Facilities ● High end luxury villa (between 2000m2 and 3000m2) fulfilling listed conditions in these regulations. ● Accessory Residential Units
Ancillary Uses	● Car parking ● Store and Service rooms ● Guard House ● Home gym, sauna, Mini playground ● Swimming pool
Prohibited Uses	● Industrial uses ● Major infrastructure
Lot Size	● Max 500 m2 ● Plots less than 300 m2 shall follow R1A regulations ● Existing developments on Plots larger than 500 m2 can retain their use by respecting the recommended densification.
COVERAGE	
Maximum Building Coverage	● 40% maximum
Minimum Landscaping Coverage	● 20% ● 2% with Botanic Garden: Fruits and Vegetables
Maximum Floor Area Ratio (FAR)	● 0.5 maximum
DENSITY	
Single Use	● 10-15 Du/Ha
Mixed Use	● 7-10 Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations)
BUILDING	

	REGULATION
Maximum Number of Floors	● G+2+Penthouse ● G (ancillary buildings) ● An incentive overlay zone may be created and mapped by the CoK or the relevant District to allow extra floors in a certain area and to unlock certain projects. ● Extra floors may be allowed due to topographic conditions, provided that careful consideration is given to privacy and view rights.
Building Form	● Detached ● Semi Detached
DEVELOPMENT STRATEGY	
● Individual plot development ● Detailed Physical Plan	



R1 - Detached house

3.1.2 Low Density Residential Densification Zone (R1A)

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

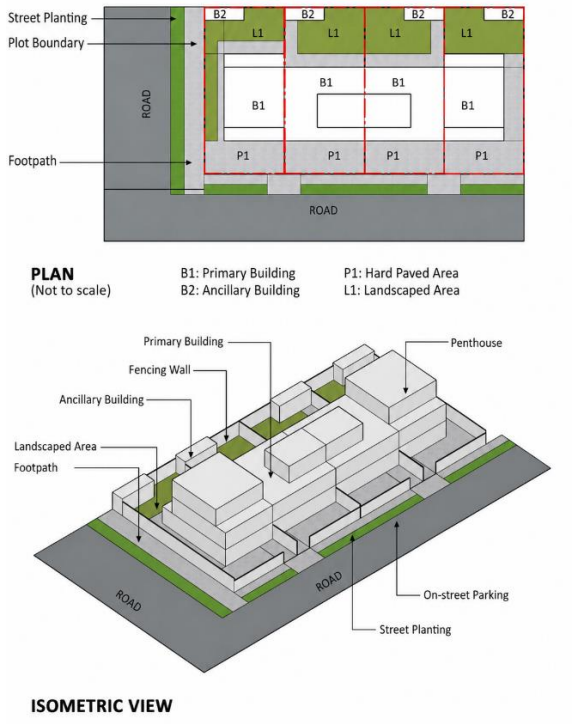
These regulations shall apply to:

- All new and redeveloped residential uses within the Low-Density Residential Densification Zone (R1A)
- Lots zoned or re-zoned for residential uses within the Low-Density Residential Densification Zone (R1A)

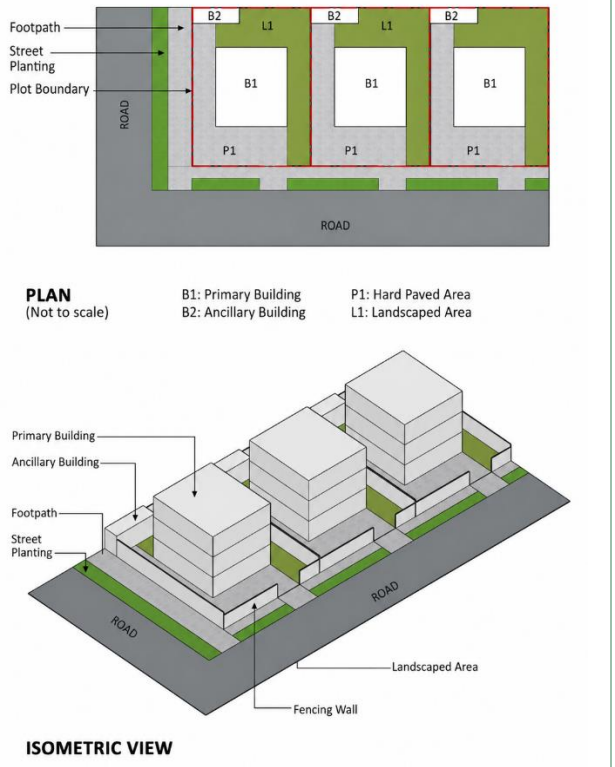
Table 2: Low Density Residential Densification Zone (R1A)

	REGULATION
USES	
Permitted Uses	● Single family houses (all types) ● Semi-detached houses ● Multifamily Houses ● Apartments ● Row houses ● Health and education facilities
Conditional Uses	● Restaurants, Guest houses (incl. its ancillary uses) ● Public facilities (PF3, PF4, PF5) ● Commercial Retail Facilities ● High-end luxury villa (between 2,000 m² and 3,000 m²) fulfilling listed conditions in these regulations.
Ancillary Uses	● Car parking ● Store and Service rooms ● Guard House ● Accessory Residential Units: Home gym, sauna, Mini playground ● Swimming pool
Prohibited Uses	● Industrial uses ● Major infrastructure
• COVERAGE	
Lot Size	● Max. 300 m2 ● Existing developments on Plots larger than 300 m2 can retain their use by respecting the recommended densification.
Maximum Building Coverage	● 60% maximum
Minimum Landscaping Coverage	● 20% ● 2% with Botanic Garden: Fruits and Vegetables
Maximum Floor Area Ratio (FAR)	● 1.0 maximum
• DENSITY	
Single Use	● 20-30 Du/Ha
Mixed Use	● 15-20 Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations)
• BUILDING	
Maximum Number of Floors	● G+2+P (Penthouse) ● G (ancillary buildings) ● Extra floors may be allowed due to topographic conditions, provided that careful consideration is given to privacy and view rights. ● An incentive overlay zone may be created and mapped by the CoK or the relevant District to allow extra floors in a certain area and to unlock certain projects.

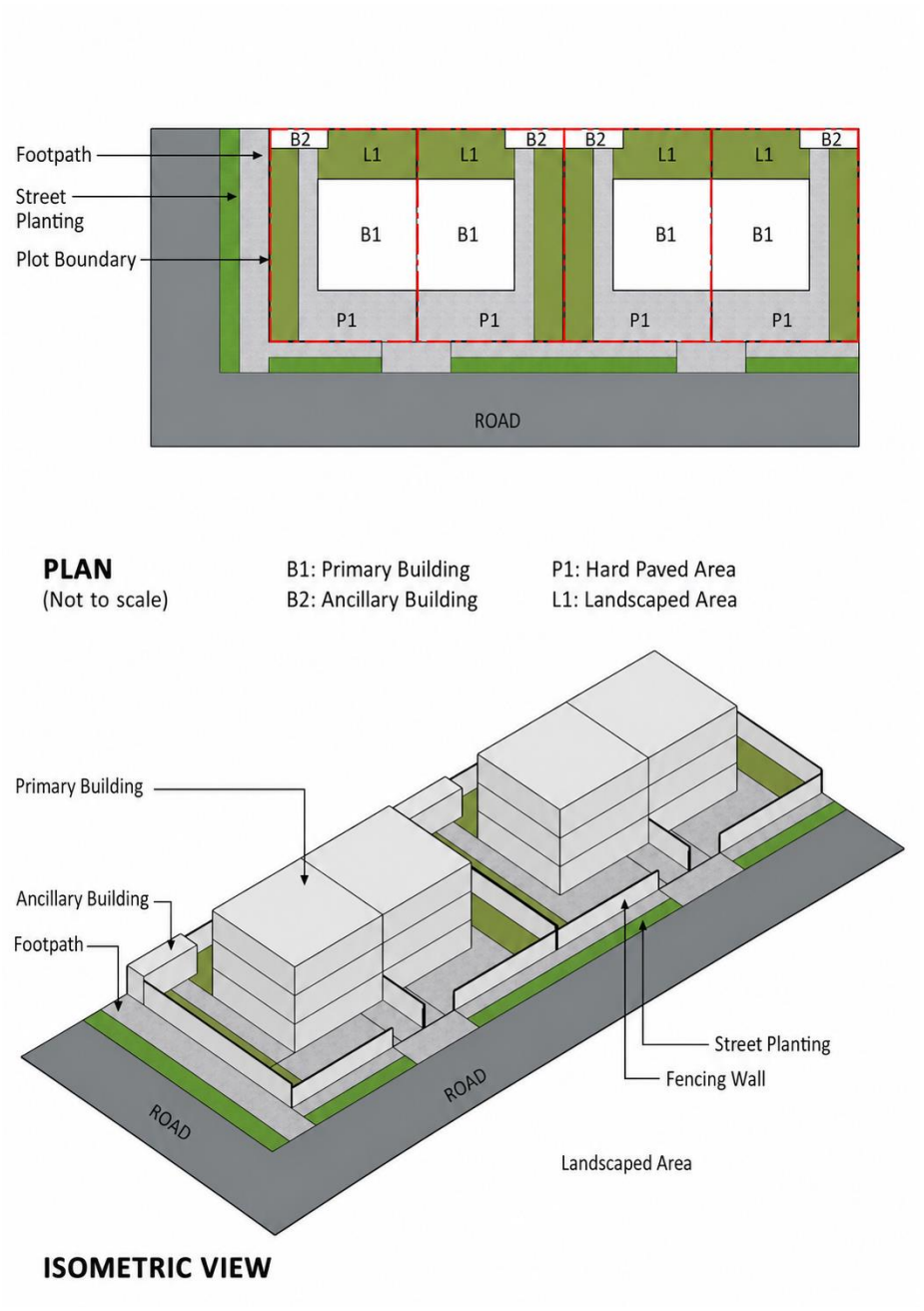
	REGULATION
Building Form	• Detached • Semi Detached • Attached
DEVELOPMENT STRATEGY	
• Individual plot development • Land Pooling • Detailed Physical Plan • Estate Development- No gated estates allowed on developments of more than 1 ha	



R1A – Attached house



R1A - Detached house



R1A - Semi-Detached house

3.1.3 Rural Residential Zone (R1B)

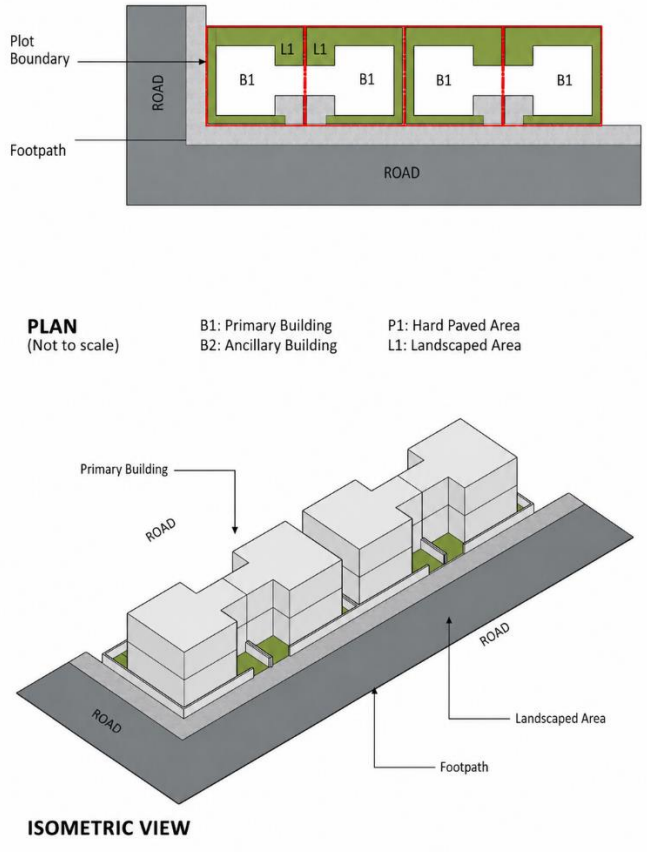
General Description: The Rural Residential Zone (R1B) is a residential zone offering compact developments in rural areas. The R1B Zone is intended to offer low-rise housing as part of the farming community and complementary public facilities as needed. The purpose is to create a sustainable and compact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

These regulations shall apply to:

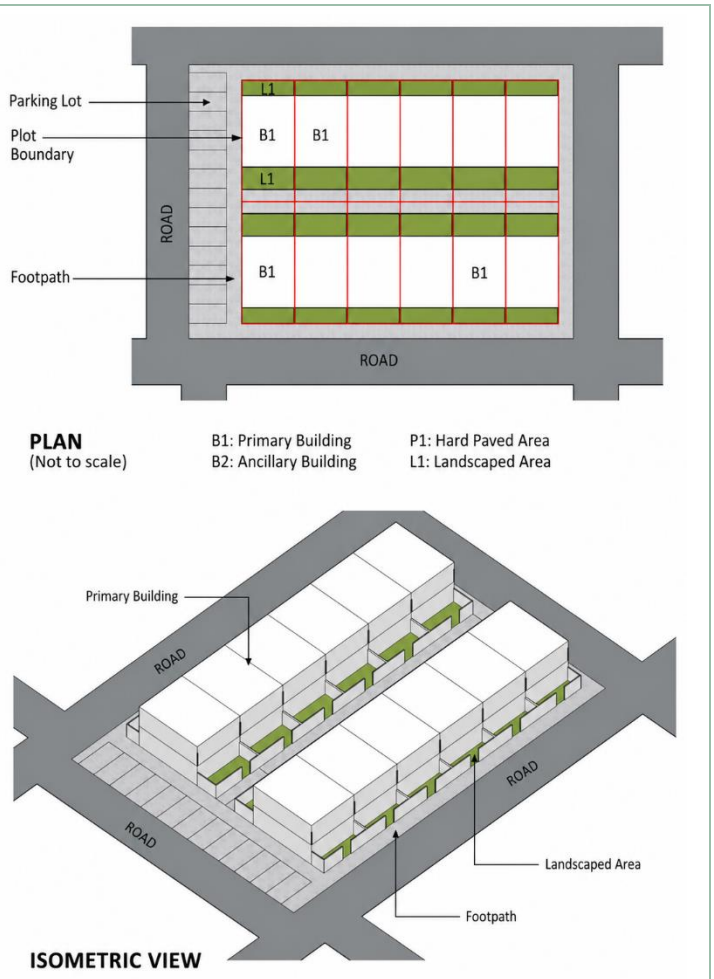
1. All new and redeveloped residential uses within the Rural Residential Zone (R1B)
2. Lots zoned or re-zoned for residential uses within the Rural Residential Zone (R1B)
3. Improvement Zones of existing built-up areas within the Rural Residential Zone (R1B)

Table 3: Rural Residential Zone (R1B)

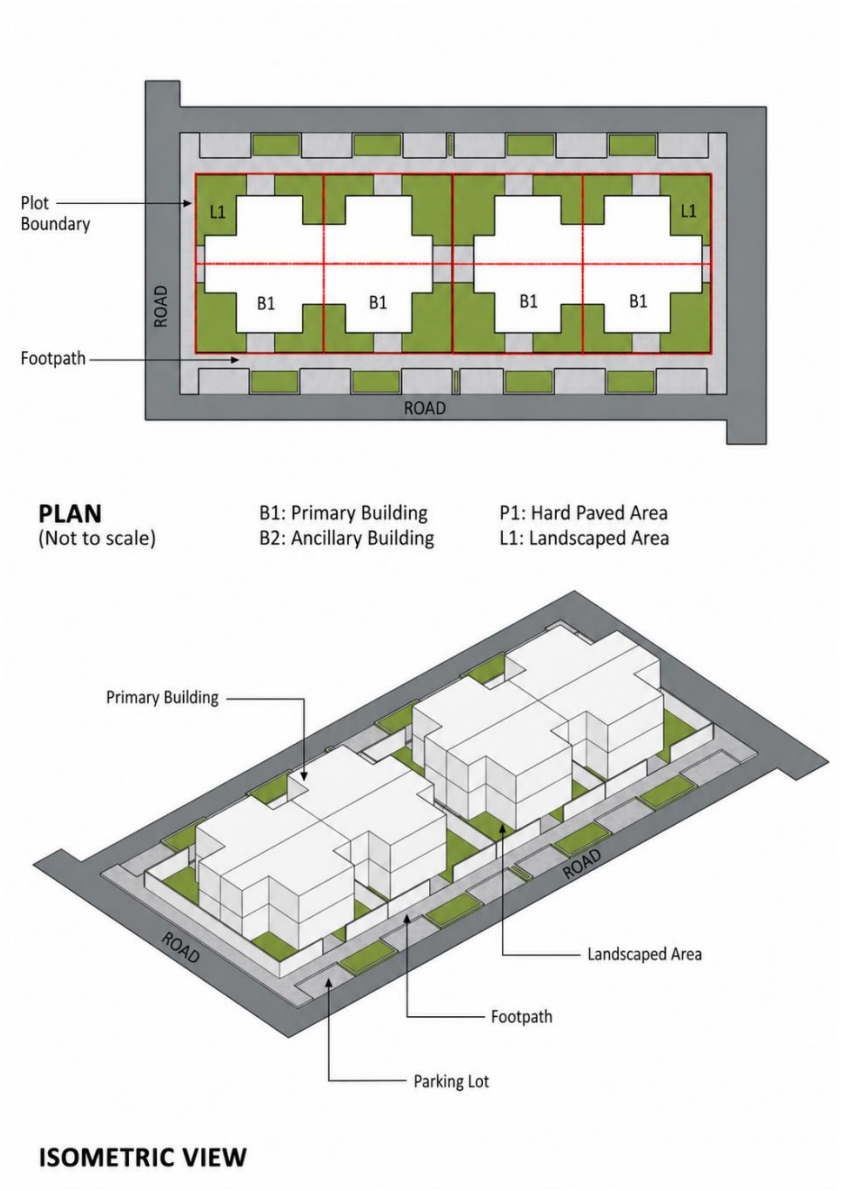
	REGULATION
USES	
Permitted Uses	● Single family houses (all types) ● Multifamily Houses (4 in 1, 8 in 1, etc. as per IDP Model Villages) ● Apartments ● Row houses ● Health and education facilities ● Rural mixed-use commercial (C1B) along arterial roads. ●
Conditional Uses	● Restaurants, Guest houses (incl. its ancillary uses) ● Public facilities (PF3, PF4, PF5) ● Commercial Retail Facilities ● High end luxury villa (between 2000m2 and 3000m2) fulfilling listed conditions in these regulations.
Ancillary Uses	● Car parking Store and Service rooms ● Guard House ● Accessory Residential Units ● Livestock facility
Prohibited Uses	● Industrial uses ● Major infrastructure
Lot Size	● Max 200 m2 for Row Housing or Single-Family Unit ● Multifamily houses or Apartment development including additional rooms for rental shall be allowed, provided it meets the minimum density requirements.
COVERAGE	
Maximum Building Coverage	● 60% maximum
Maximum Floor Area Ratio (FAR)	● 1.2 maximum
DENSITY	
Single Use	● 15-70 Du/Ha
Mixed Use	● 30-50 Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations)
BUILDING	
Maximum Number of Floors	● G+2+P ● Extra floors may be allowed due to topographic conditions, provided that careful consideration is given to privacy and view rights ● An incentive overlay zone may be created and mapped by the CoK or the relevant District to allow extra floors in a certain area and to unlock certain projects.
Building Form	● Detached House ● Semi Detached Houses ● Multifamily Houses ● Rowhouses
DEVELOPMENT STRATEGY	
• Individual plot development • Land Pooling • Detailed Physical Plan	



R1B - Row houses



R1B - 2in1 IDP



R1B - 4in1 IDP Project

3.1.4 Medium-Density Residential - Improvement Zone (R2)

General Description: The Medium-Density Residential - Improvement Zone (R2) is essentially planned for upgrading of unplanned settlements or redevelopment of urban renewal areas, wherever feasible in the brownfield sites. Variety in the housing types and planned development is expected to stimulate the upgrading, redevelopment, and intensification of these housing areas. Its intent is to improve the overall physical and living conditions of the identified unplanned settlements through upgrading in the short term, and redevelopment through land assembly in the medium-long term, to better utilize the developable land in prime areas of the city for creating integrated and affordable neighborhoods and provide adequate infrastructure and public facilities.

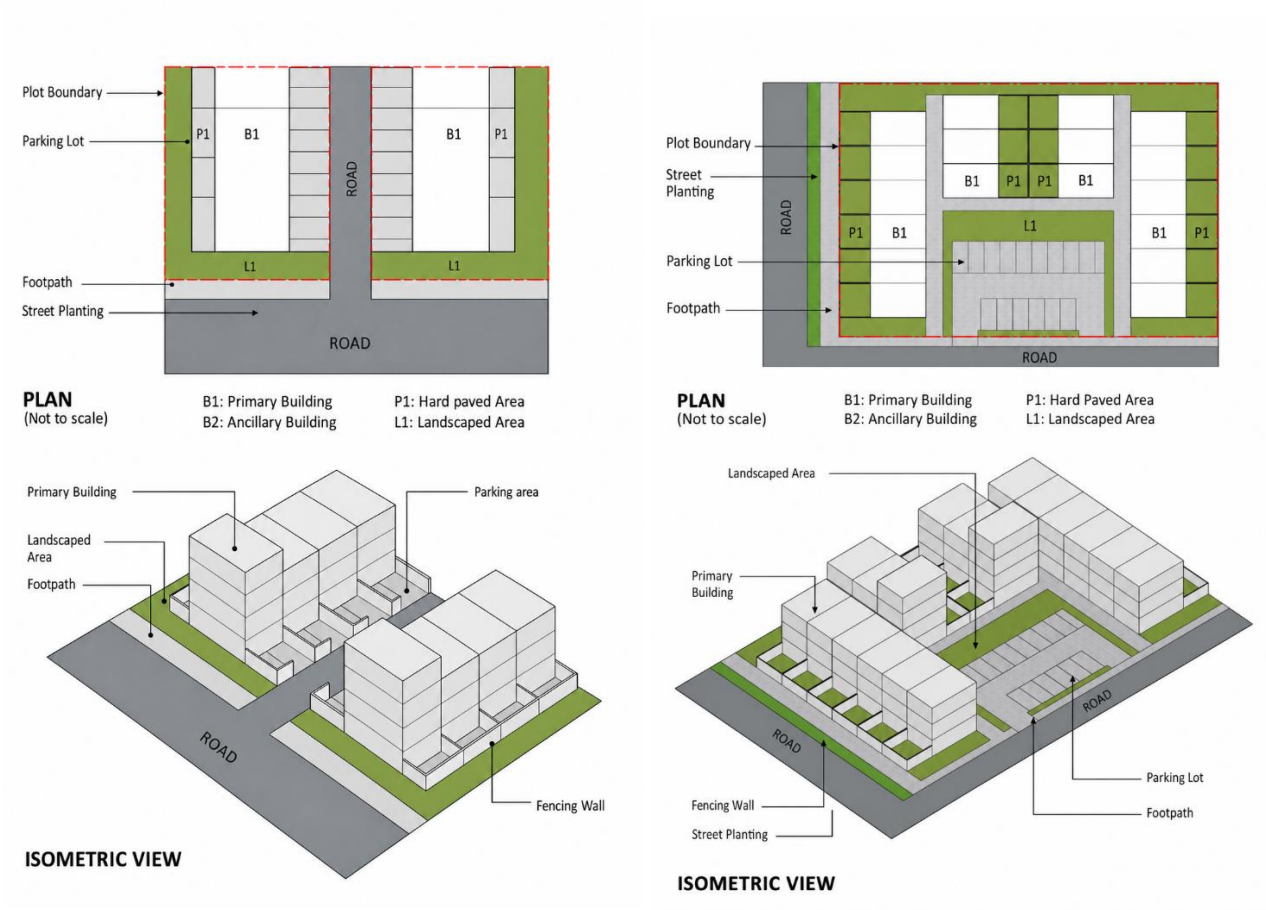
These regulations shall apply to:

- All new, upgraded, and redeveloped residential uses within the Medium-Density Residential - Improvement Zone (R2)
- Lots zoned or re-zoned for residential uses within the Medium-Density Residential - Improvement Zone (R2)

Table 4: Medium Density Residential - Improvement Zone (R2)

USES	REGULATION
Permitted Uses	● Multi family residential house ● Row housing ● Apartments ● Semi-detached houses ● Health and education facilities
Conditional Uses	● Restaurants ● Hotels (Incl. its ancillary uses), Guest house ● Public facilities (PF3, PF4, PF5) ● Commercial retail, office facilities when allowed by O-C2 Overlay ● Micro – Enterprise ● High end luxury villa (between 2000 m2 and 3000 m2) fulfilling listed conditions in these regulations.
Ancillary Uses	● Store and Service rooms ● Accessory Residential Units
Prohibited Uses	● Industrial uses ● Major infrastructure ● Single-Family Residential Developments
Lot Size	● Max 200 m^2 ● Existing developments on Plots larger than 200 m2 can retain their use by respecting the recommended densification.
COVERAGE	
Maximum Building Coverage	● 60% maximum
Minimum Landscaping Coverage	● 20% ● 2% with Botanic Garden: Fruits and Vegetables
Maximum Floor Area Ratio (FAR)	● 1 maximum
DENSITY	
Single Use	● 60-100 Du/Ha
Mixed Use	● 40-n Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations)
BUILDING	
Minimum Number of Floors	● G+0
Maximum Number of Floors	● G+N (without exceeding the maximum density)

USES	REGULATION
Building Form	• Rowhouses • Semi-detached • Cluster housing • Apartments (Low rise)
DEVELOPMENT STRATEGY	
Infrastructure Retrofitting or Improvement when existing living conditions are deemed suitable Infill Development on parcels that allow development and provided all parcels in the same bloc have minimum accessibility. UrbanRenewal through land pooling/regularization when existing situation requires/allows for major interventions	



R2 - Type A and R2 - Type B

3.1.5 Medium-Density Residential - Expansion Zone (R3)

General Description: The Medium-Density Residential - Expansion Zone (R3) is established to allow for intensification and redevelopment of peri-urban and greenfield areas through extensive housing strategies to provide variety of housing solutions. Implementation mechanisms shall be identified by District or City and Government Agencies to allow for the creation of economies of scale in the development of this Zone. While organised and properly trained labour force should be employed for the construction, self-construction shall be evaluated to cater for the lowest income segments of the population.

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

R3 zones are generally located in peri-urban areas close to proposed transit corridors; a minimum development quantum is therefore required.

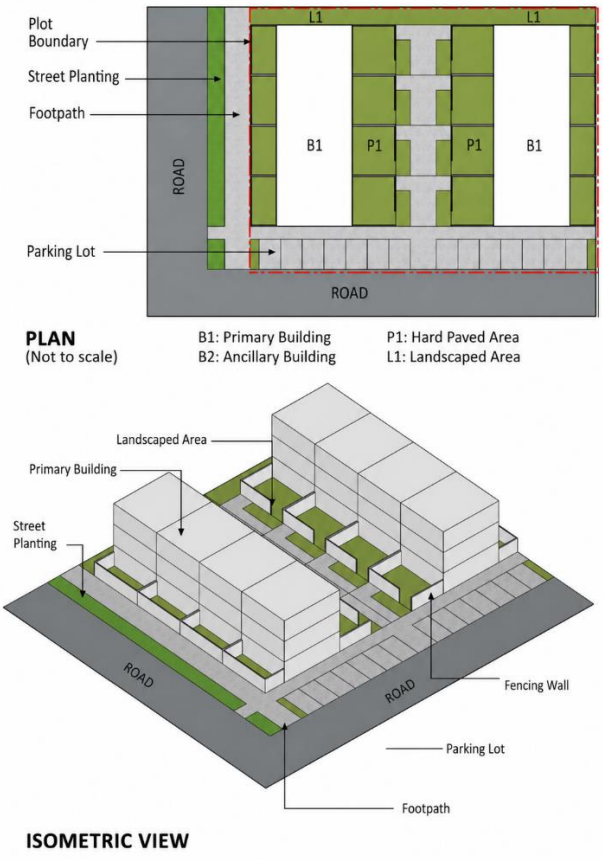
These regulations shall apply to:

- All new and redeveloped residential uses within the Medium-Density Residential – Expansion Zone (R3)
- Lots zoned or re-zoned for residential uses within the Medium-Density Residential – Expansion Zone (R3)

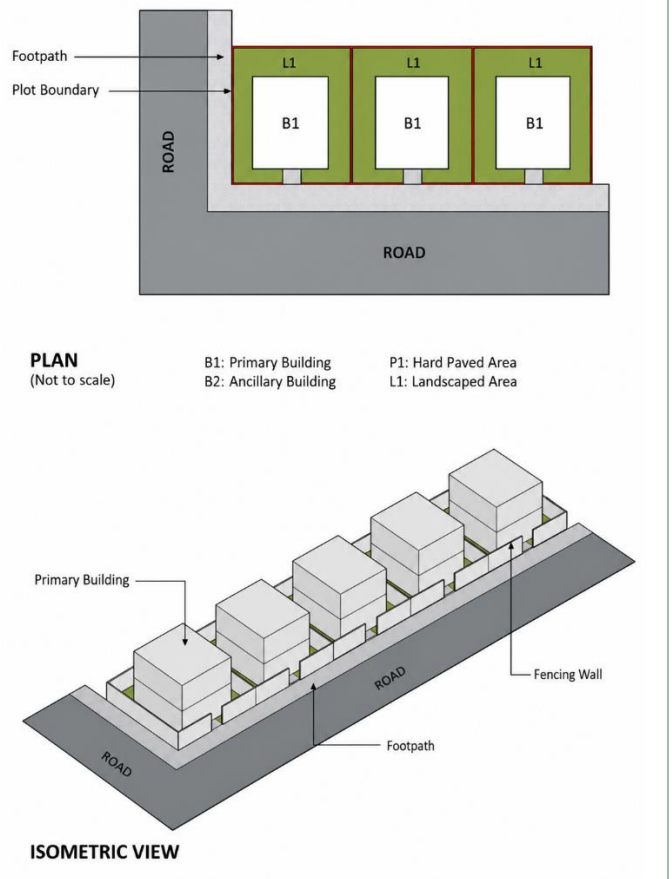
Table 5: Medium Density Residential – Expansion Zone (R3)

	Regulation
USES	
Permitted Uses	● Row houses ● Apartments ● Multifamily Houses ● Health and education facilities
Conditional Uses	● Restaurants ● Hotels/Guest houses (incl. its ancillary uses) ● Public facilities (PF3, PF4, PF5) ● Commercial Retail, office, when allowed by O-C2 ● Micro Enterprise ● High end luxury villa (between 2000 m2 and 3000 m2) fulfilling listed conditions in these regulations. ●
Ancillary Uses	● Store and Service rooms ● Accessory Residential units
Prohibited Uses	● Single family houses ● Industrial uses ● Major infrastructure
Lot Size	● Min 400 m2 in new Subdivision Plans for apartments development. ● New subdivisions may be organised into blocks to facilitate efficient implementation. ● Max 150 m2 for Row housing
Maximum Building Coverage	● 60% maximum
Minimum Landscaping Coverage	● 20% ● 2% with Botanic Garden: Fruits and Vegetables
Maximum Floor Area Ratio (FAR)	● 1.2 maximum

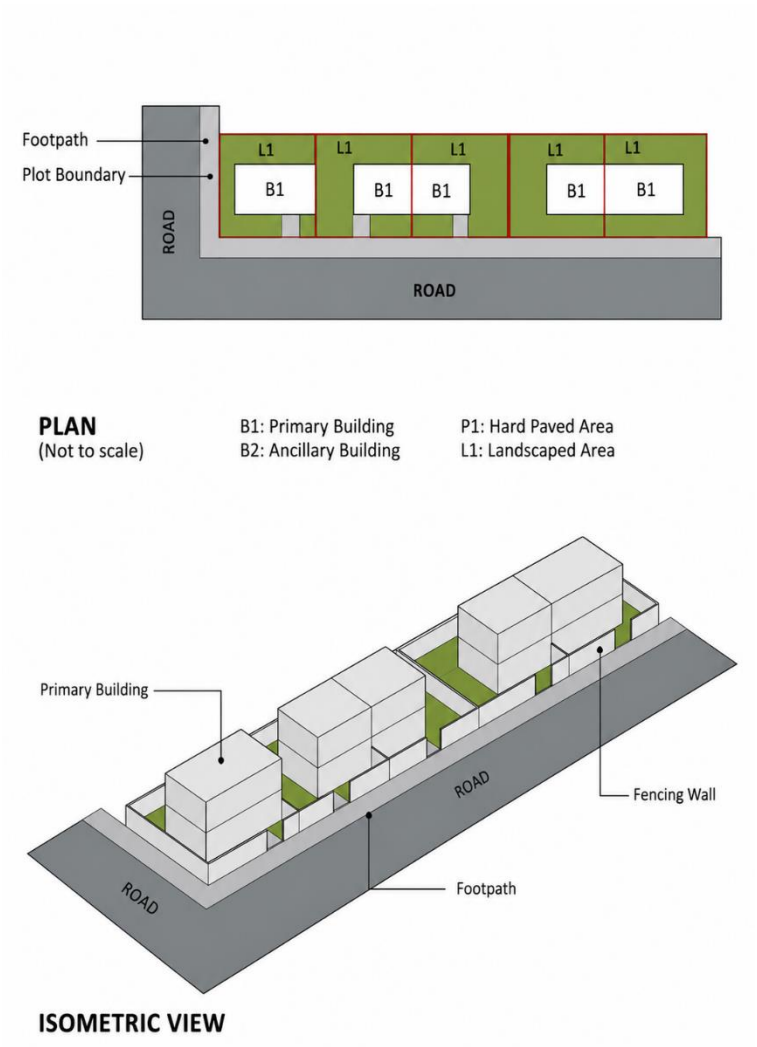
	Regulation
DENSITY	
Single Use	● 70-n Du/Ha
Mixed Use	● 40-n Du/Ha
BUILDING	
Maximum Number of Floors	● G+N (without exceeding the maximum density)
Building Form	● Attached for rowhouses ● Attached/semi-detached/detached Apartments and Multifamily houses
DEVELOPMENT STRATEGY	
● Land Pooling ● Sites and Services ● Larger plots owned by individuals shall be developed following minimum required densities in an optic of incremental development	



Medium-Density Residential – Expansion (R3) Row houses



Medium-Density Residential – Expansion (R3) Single-Family Housing Type 1



Medium-Density Residential – Expansion (R3) Single-Family Housing Type 2

3.1.6 High-Density Residential Zone (R4)

General Description: The High-Density Residential Zone (R4) is established to create well-planned medium-rise housing and apartment complexes with integrated commercial and public facilities, Eco-Tourism and Open Space (ET) etc. Minimum Lot Sizes in the High-Density Residential Zone (R4) are higher than the Medium-Density Residential Zone (R3). This is to facilitate the creation of a well-planned high-density residential mixed-use neighbourhood with green character. The Detailed Designs of the Project to be implemented in R4 is mandatory for easy technical assessment and decision-making.

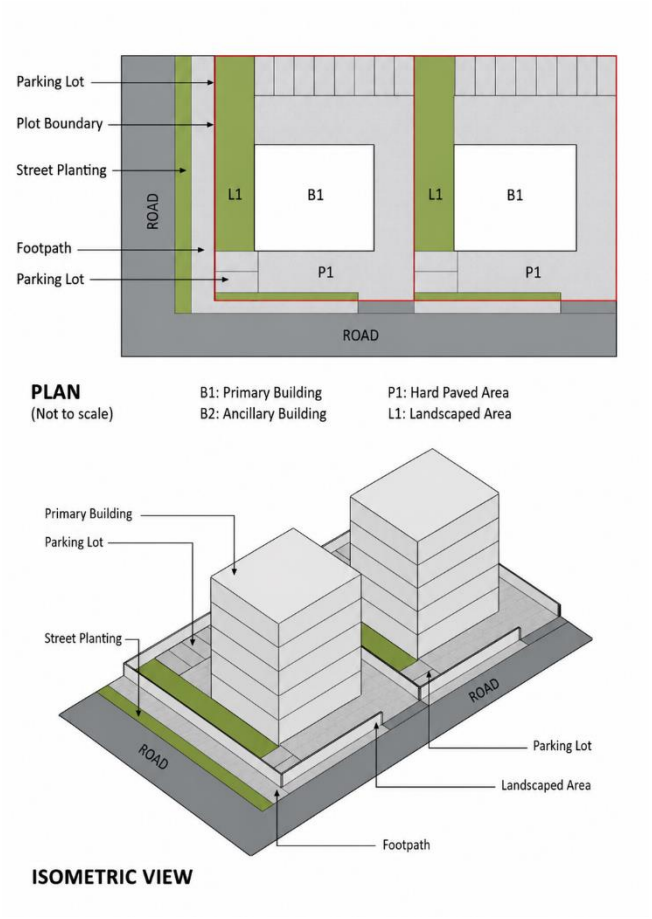
These regulations shall apply to:

1. All new and redeveloped residential uses within the High-Density Residential Zone (R4)
2. Lots zoned or re-zoned for residential uses within the High-Density Residential Zone (R4)

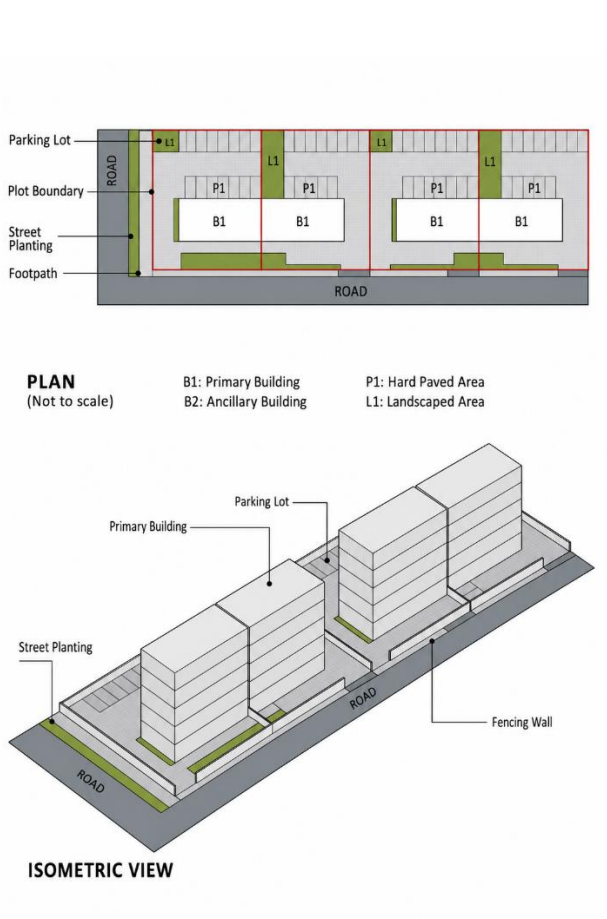
Table 6: High Density Residential Zone (R4)

	Regulation
USES	
Permitted Uses	● Apartments ● Multifamily Houses ● Rowhouses ● Health and education facilities
Conditional Uses	● Restaurants ● Hotels (incl. its ancillary uses), Guest house, B&B ● Public facilities (PF3, PF4, PF5) ● Commercial retail, office, Micro-Enterprise when allowed by O-C2 Overlay ● High end luxury villa (between 2,000 m² and 3,000 m²) fulfilling listed conditions in these regulations.
Ancillary Uses	● Car parking ● Guard House ● Store and service rooms
Prohibited Uses	● Single family houses ● Industrial uses ● Major infrastructure
Lot Size	● New subdivisions may be organised into blocks to facilitate efficient implementation. ● Max 150 m2 for Row housing ● Minimum: 750 m2 in new subdivision plans ● Plot smaller than 750 m2 can be developed following R3 regulations
Maximum Building Coverage	● 50% maximum
Minimum Landscaping Coverage	● 20% ● 2% with Botanic Garden: Fruits and Vegetables
DENSITY	
Single Use	● 80+n Du/Ha
Mixed Use	● 70+n Du/Ha (considering when building is partially occupied by other uses as per O-C2 overlay regulations)
BUILDING	
Maximum Number of Floors	● G+N (without exceeding the maximum density)
Minimum Number of Floors	● G+1
Building Form	● Attached Buildings ● Detached Buildings R3 typologies for plots less than 750 m2 in size
DEVELOPMENT STRATEGY	
● Land Pooling ● Project Documents and Designs ● Physical Plan, Sites and Services Larger plots owned by individuals shall be developed following minimum required densities in an optic of incremental development	

	Regulation
CIRCULATION	
Pedestrian	● For large development sites with multiple apartment buildings: ● Pedestrian circulation shall link all buildings and amenities on site and to Public Transport Network through NMT linkages. ● All pedestrian circulation shall be designed for universal accessibility.



High Density Residential Zone (R4) Detached Building



High Density Residential Zone (R4) Attached Building

3.2 COMMERCIAL AND MIXED USE

The regulations and guidelines in this section apply to mixed-use and commercial development within the designated commercial zones. Illustrative simulations are provided where relevant.

3.2.1 Urban Mixed-Use Commercial Zone (C1A)

In urban areas (CoK, satellite cities, secondary cities, district towns), the Mixed-Use Zone (C1A) is a zone established to create high flexibility in the mix of uses and ensure continuity in the ground level commercial activities as well as provide employment opportunities in other floors such as offices or accommodation. This Zone offers spaces for goods and services as well as living quarters and rental units to create a vibrant mixed-use commercial zone.

These regulations shall apply to:

- All new and redeveloped commercial uses within the Mixed-Use Zone (C1A)
- Lots zoned or re-zoned for commercial uses within the Mixed-Use Zone (C1A)

Table 7: Mixed Use Zone (C1A)

	REGULATION
USES	
Permitted Uses	● Commercial/Retail ● Restaurants and Recreational activities; ● Office use; ● Co-working spaces; ● Hotels and Lodges; ● Wholesale and warehousing; ● Petrol stations; ● Mixed commercial and residential use in urban areas, provided that the residential component does not exceed 40% of the building's total floor area.
Conditional Uses	● Public Facilities ● Transportation Terminals ● Garage and Parking ● Electric Vehicle charging stations ● car wash
Ancillary Uses	● Car parking ● Guard House ● Store and service rooms
Prohibited Uses	● Industrial uses ● Major infrastructure
Lot Size	● Depending on the project to be developed but Min 500 m2 in new Subdivision Plans
COVERAGE	
Maximum Building Coverage	● 60% maximum
Minimum Landscaping Coverage	● 10%
Maximum Floor Area Ratio (FAR)	● 1.6 maximum
BUILDING	
Maximum Number of Floors	● G+n maximum ● G (ancillary buildings)
Building Form	● Attached Buildings ● Detached Buildings ● Semi Detached
DEVELOPMENT STRATEGY	

	REGULATION
	● Individual plot development when minimum Lot Size, accessibility and parking requirements are met ● Infill development on available parcels or redevelopment of existing buildings ● Land Pooling plot subdivision allows for R2 regulation to be applied

3.2.2 Rural Mixed-Use Commercial Zone (C1B)

In rural settlement sites and Rurban centers, the Rural Mixed-Use Commercial Zone (C1B) provides flexibility by allowing compatible commercial and residential uses on the same plot.

These regulations shall apply to:

- All new and redeveloped commercial uses within the Mixed-Use Zone (C1B)
- Lots zoned or re-zoned for commercial uses within the Mixed-Use Zone (C1B)

Table 8: Mixed Use Zone (C1)

	REGULATION
USES	
Permitted Uses	● Commercial/Retail ● Restaurants and Recreational activities ● Office use ● Co-working spaces ● Hotels ● Wholesale and warehousing ● Mixed commercial and residential use in rural areas, provided that the residential component does not exceed 40% of the developed plot area.
Conditional Uses	● Public Facilities ● Transportation Terminals ● Garage and Parking ● Petrol stations ● Electric Vehicle charging stations ● car wash
Ancillary Uses	● Car parking ● Guard House ● Store and service rooms
Prohibited Uses	● Industrial uses ● Major infrastructure
Lot Size	● Depending on the project to be developed but Min 300 m2 in new Subdivision Plans
COVERAGE	
Maximum Building Coverage	● 60% maximum
Minimum Landscaping Coverage	● 10%
Maximum Floor Area Ratio (FAR)	● 1.6 maximum
BUILDING	
Maximum Number of Floors	● G+n ● G (ancillary buildings)

	REGULATION
Building Form	• Attached Buildings • Detached Buildings • Semi Detached
DEVELOPMENT STRATEGY	
• Individual plot development when minimum Lot Size, accessibility and parking requirements are met • Infill development on available parcels or redevelopment of existing buildings • Land Pooling plot subdivision allows for R2 regulation to be applied	

3.2.3 City Commercial Zone (C3) - CBD

General Description: The City Commercial Zone (C3) is intended to meet the principal retail, commercial and service needs of the wider community and may include offices and entertainment uses. Plot size shall be determined by the proposed project and shall be sufficient to accommodate a well-designed commercial development that complies with C3 requirements.

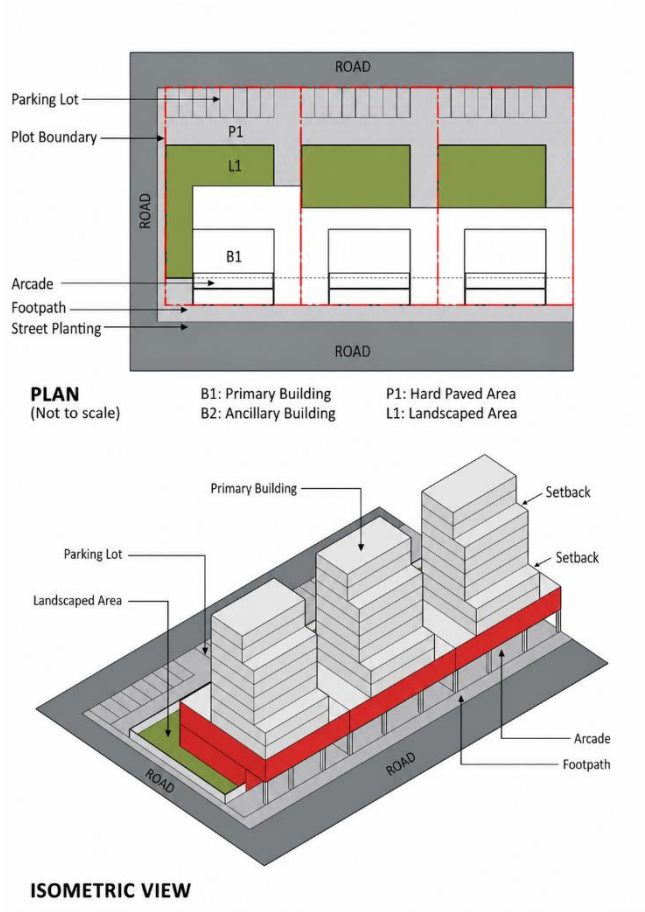
These regulations shall apply to:

1. All new and redeveloped commercial uses within the City Commercial Zone (C3)
2. Lots zoned or re-zoned for commercial uses within the City Commercial Zone (C3)
3. The Neighbourhood Commercial Zone Overlay (O-C2)

Table 9: City Level Commercial Zone (C3)

	REGULATION
USES	
Permitted Uses	• Shopping centers • Offices • Hotels • Apartments • Leisure and entertainment centers (e.g. cinemas, bowling alleys) • Galleries • Education Institutions • Coworking spaces • Wholesale and warehousing
Conditional Uses	• Public Facilities • Electric Vehicle charging stations • • Petrol stations • Transport Interchange • Garage and Parking
Ancillary Uses	• Electrical substation • Refuse area
Prohibited Uses	• Major Industrial Uses • Major Infrastructure Installations
Lot Size	• Depending on the project to be developed but minimum plot of 1,000 m² in new subdivision plans.
COVERAGE	
Maximum Building Coverage	• 60% maximum

	REGULATION
Minimum Landscaping Coverage	• 10%
Maximum Floor Area Ratio (FAR)	• 2.4 maximum
BUILDING	
Number of Floors	• G+N • G (ancillary buildings) maximum
DEVELOPMENT STRATEGY	
• Individual Plot • Land Pooling • Downzone to C1	
CIRCULATION	



City Commercial Zone (C3) Detached Building

3.2.4 Regional Commercial zone (C4)

General Description: The regional commercial (C4) zone is established to stimulate economic development by allowing for a diversity of land uses in areas of the city that are accessible to regional transportation facilities and developed within planned commercial centers. Every effort shall be made to consolidate properties to encourage conformity and organised developments

The C4 zone accommodates businesses serving a regional catchment, including retail goods and services and a range of commercial and professional activities. These activities are intended to create employment and business opportunities and contribute to municipal revenue.

The following criteria shall be considered in establishing and maintaining the C4 zone:

- Need based on population of service area.

- Convenient and efficient vehicular access from a freeway.
- Availability of sufficient land to group related activities within sub-centres linked by safe pedestrian circulation.
- Location within the immediate vicinity of an existing regional center.

These regulations shall apply to all new and redeveloped commercial uses within the Regional Commercial zone (C4)

Table 10: Regional Commercial zone (C4)

USES	REGULATION
Permitted Uses	• Shopping centers • Offices • Hotels • Apartments • Leisure and entertainment centers (e.g. cinemas, bowling alleys) • Galleries • Education Institutions • Coworking spaces
Conditional Uses	• Public Facilities • Petrol stations • Electric Vehicle charging stations • • Transport Interchange • Wholesale and warehousing • Garage and Parking
Ancillary Uses	• Electrical substation • Refuse area
Prohibited Uses	• Major Industrial Uses • Major Infrastructure Installations
Lot Size	Depending on the project to be developed
COVERAGE	
Maximum Building Coverage	• 60% maximum
Minimum Landscaping Coverage	• 10%
Maximum Floor Area Ratio (FAR)	• 2.4 maximum
BUILDING	
Number of Floors	• G+N • G (ancillary buildings) maximum
Floor to Floor Height	• Ground Floor - 5 m maximum • Other Floors - 4 m maximum
Building Form	• Free standing attached or semi-detached buildings
DEVELOPMENT STRATEGY	
• Individual Plot • Land Pooling • Downzone to C1	

3.3 INDUSTRIAL

The regulations and guidelines in this section apply to industrial uses within the designated industrial zones.

3.3.1 Light Industrial Zone (I1)

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

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

Implementation model for I1 should be based on small and medium private investment. It is recommended that a Detailed Physical Plan Plan should be approved before development may be authorized by the competent authority.

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.*

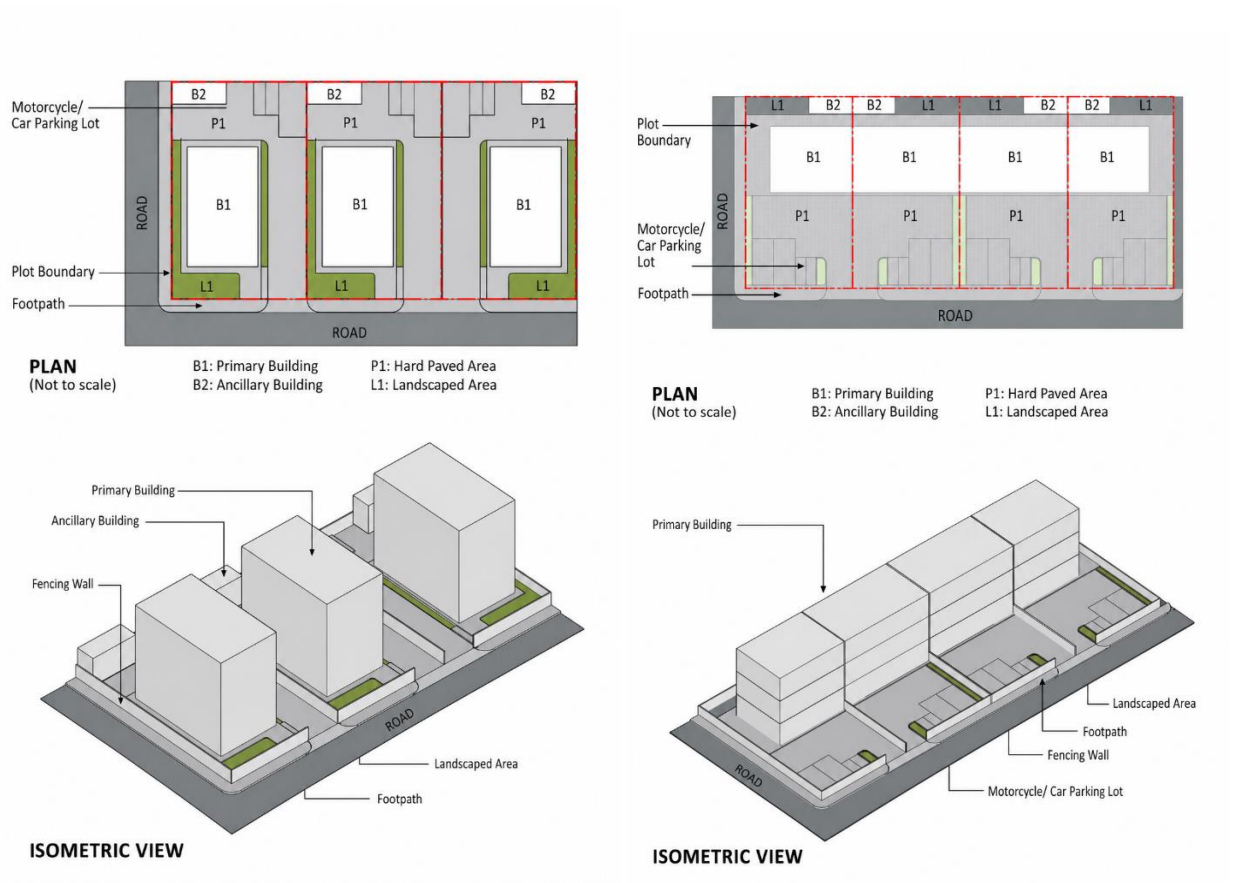
Light Industries: These industries shall not generate large quantities of trade effluent or solid waste. They shall also not generate excessive impulsive or continuous noise. They shall also not use large quantities of hazardous substances such as solvents, acids and other chemicals. A buffer of 50 m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

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

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

Table 11: Light Industrial Zone (I1)

USES	Regulation	
Permitted Uses	● Non-polluting industrial uses, including all light industries listed in the Appendix; ● Business parks and industrial innovation centres; ● Recreational and leisure facilities, including fitness centres, sports facilities, restaurants, cafés and related amenities; ● Warehouses, distribution centres and logistics facilities; ● Showrooms associated with industrial or automotive activities; ● Recycling collection and sorting facilities that do not involve hazardous materials; ● Petrol service stations; and ● Electric vehicle charging stations.	Industries having a pollution index higher than 20% are not allowed in I1
Conditional Uses	● Railroad yards and freight stations ● Trucking yard or terminal ● Concrete or stone products manufacturing plants ● Grain milling ● Treatment of wastewater ● Workers' Accommodation ● Grocery shop and small retail ● Commercial Uses ● Major Infrastructure Installations	
Ancillary Uses	● Electrical substation (ESS) ● Refuse area	
Prohibited Uses	● Residential Uses ● Public Facilities	
Lot Size	● Minimum: 1000 m2 ● Depending on the Light Industry Project	
COVERAGE		
Maximum Building Coverage	● 60% maximum	
Minimum Landscaping Coverage	● 10%	
Maximum Floor Area Ratio (FAR)	● 1.2 maximum	
BUFFER	● No residential Areas from 50 m (Other Uses acceptable of Agriculture and Forest only)	
BUILDING		
Number of Floors/Max Height	● G, G+3 ● 15 m ● 5 m (Ancillary building)	
Building Form	● Detached Buildings (can also be flatted) or attached buildings	



Light Industrial Zone (I1) Detached Buildings & Light Industrial Zone (I1) Attached Buildings

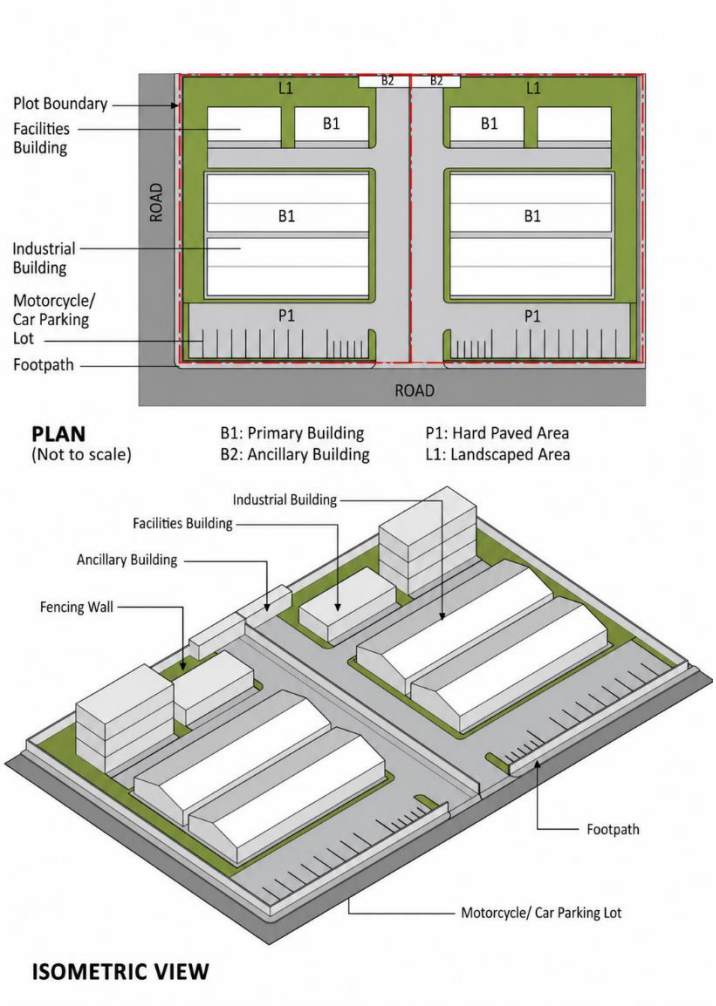
3.3.2 General Industrial Zone (I2)

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

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

Table 12: General Industrial Zone (I2)

	REGULATION
USES	
Permitted Uses	● All uses allow in I1 – Light Industrial Zone ● Batching and mixing plants, asphalt, cement and concrete ● Manufacturing ● Brewing or distilling of liquor ● Building wreckers and house mover storage yards ● Foundries ● Manufacture of paper products ● Storage of oil, gasoline or petroleum products in any quantity exceeding 3,500 Cubic Meters (m^3) on any one lot or parcel of land ● Structural steel fabrication
Conditional Uses	● Heavy salvage, junk and auto wrecking yards ● Electric power generating plants ● Slaughterhouses ● Workers' Accommodation ● Grocery shop ● Restaurants
Ancillary Uses	● Electrical substation (ESS) ● Refuse area
Prohibited Uses	● Residential Uses ● Major Infrastructure Installations
Lot Size	● Minimum: 500 m2 ● Depending on the Industry Project
COVERAGE	
Maximum Building Coverage	● 60% maximum
Minimum Landscaping Coverage	● 10%
Maximum Floor Area Ratio (FAR)	● N/A
BUFFER FROM THE NEAREST RESIDENTIAL AREAS	
General Industries refer appendix for General Industries	General Industries which are required to be 500 m away from the nearest residential areas.
Special Industries refer appendix for special Industries	Special Industries are required to have a larger buffer of 500 m from the nearest residential areas. However some more hazardous industries require larger buffers as specified by the national environmental authority.
BUILDING	
Maximum Number of Floors/Max Height Building Form Existing Buildings	N/A
SIGNAGE	



General Industrial Zone (I2)

3.3.3 Mining/Extraction and Quarrying Zone (I3)

General Description: The Mining, Extraction and Quarrying Zone (I3) comprises specialised land identified within a District for regulated mineral extraction and related economic activity.

The intent is to support sustainable extraction and site restoration while protecting people and the environment from health and disaster risks.

Table 13: Mining/Extraction and Quarrying Zone (I3)

	REGULATION
USES	
Permitted Uses	• Mining • Quarrying including clay extraction • Brick Kilns • Operations and Crushing Plants • Other mining related activities
Conditional Uses	• Workers' Accommodation • Grocery shops • Canteens
Prohibited Uses	• Residential Uses • Commercial Uses • Major Infrastructure Installations

	REGULATION
Minimum Lot Size	• N/A
CONDITIONS	
Districts, Cities in collaboration with RMB and MoE, shall ensure that following conditions are met for all mining/quarrying activities: • The mining activities have no significant detrimental impact on the environment and/or appropriate mitigation and restoration measures are in place. • There is adequate capacity for onsite safe handling, operations and storage, as may be prescribed by MINICOM. • The vibration and noise level are controlled to protect residential areas surrounding the mining areas. • The extraction of minerals is carried out sustainably for economic benefits and proper restoration plans are in place. • No dust or smoke emitted shall be in violation of the pollution regulations (where available/applicable).	
BUFFER FROM THE NEAREST RESIDENTIAL AREAS	
Mining and Quarrying Industries are required a buffer of 300 m from the nearest residential areas or as may be specified by One Stop Centre (OSC). The buffer zone is dedicated to other land uses of Agriculture and Forest.	

3.4 PUBLIC ADMINISTRATION ZONE (PA)

The regulations and guidelines in this section apply to Public Administrative and Services uses within the various government-owned public administrative zones. This zone is designated for Public Administration and Services (PA) and shall only apply to lands owned by governmental agencies for public use or benefit. The PA zone applies to lands identified on the land use map as government offices or any other publicly owned properties as listed in the table below.

Publicly owned land that is not designated as a Public Administration Zone (PA) shall comply with the development standards of the zone in which it is located.

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

Table 14: Public Administration and Services Zone (PA)

	REGULATION
USES	
Permitted Uses	● Government offices ● Correctional and rehabilitation facilities ● Fire station ● Police station ● Transport Interchange ● Other public uses
Conditional Uses	● Micro-enterprise ● Commercial and retail Use
Ancillary Uses	● Electrical substation (ESS) ● Refuse area ● Storage
Prohibited Uses	● Major industrial uses and warehouses ● Major commercial uses ● Public utility maintenance facilities with outdoor storage of materials and supplies
Minimum Lot Size	● N/A
COVERAGE	
Maximum Building Coverage	● N/A
Minimum Landscaping Coverage	● 20% minimum
Maximum Floor Area Ratio (FAR)	● N/A ● Detailed Design of any structure would depend on the design standards of the implementing authority. ● Massing, height, and setbacks should be consistent with the neighbourhood in which the development take place
Existing building	N/A
BUILDING	
Maximum Number of Floors/ Max Height	N/A
Floor to Floor Height	N/A Refer to building code

	REGULATION
Building Form	Free standing /Attached
CIRCULATION	
Pedestrian	● Layout and design shall give due regard for safe pedestrian circulation throughout the site. ● NMT linkages shall be identified to link all sites to the Public Transport Network. ● All pedestrian circulation shall be designed for universal accessibility
Public Transit	● Public Transport Network shall have bus stops spacing at a range of 300-500 m.
SIGNAGE	
Permitted	● One Building identification sign shall be permitted on the frontage wall ● Free standing Signage (Maximum 1.5 m height)
Prohibited	The following signs are prohibited: ● Roof mounted signs ● String lights, flashing, excessively bright lights ● Offsite signage
Location	● Permitted free standing signage shall not exceed 1.5 m in height, and may be located within the front setback
Lighting	● No flashing lights are allowed

3.5 PUBLIC FACILITIES (PF)

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

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

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

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

PF zones are subdivided in the following sub-zones:

- PF1 - Education and Research Facilities Zone
- PF2 - Health Facilities Zone
- PF3 - Religious Facilities Zone
- PF4 - Cultural/Heritage/Memorial Facilities Zone
- PF5- Sport and Leisure Facilities
- PF6 - Cemetery/Crematoria

These zones (except PF6- Cemetery/Crematoria) include only existing city/district level public facilities. Any future proposals for public facilities/modifications to existing public facilities shall follow the PF overlay guidelines to help identify specific locations as per demand and population. The exact locations of respective public facilities, once identified, shall then form a part of these zoning regulations and the zoning map.

3.5.1 Education and Research Facilities (PF1)

Table 15: Education and Research Facilities (PF1)

	REGULATION
Uses	
Permitted Uses	● All types of educational institutes ● Research facilities
Conditional Uses	● Canteens ● Small commercial and retail use ● Health centres and pharmacy ● Accommodations for teachers, workers ● Hostels/Dormitories/Residences
Prohibited Uses	● Industrial uses and warehouses ● Major commercial uses ● Public utility maintenance facilities with outdoor storage of materials and supplies ● Cemeteries/crematoriums
Maximum Lot Size	● University: 3ha ● Secondary Schools: 1.5ha ● TVET: 2ha ● Primary Schools: 1.5ha ● Nursery: 0.5 ha ● ECD: 0.5 ha
COVERAGE	
Maximum Building Coverage	N/A
Minimum Landscaping Coverage	● 20% minimum
Maximum Floor Area Ratio (FAR)	● Detailed Design of any structure would depend on the design standards/guidelines of the Ministry of Education. ● Massing, height, and setbacks should be consistent with the neighbourhood in which the development take place
BUILDING	
Number of Floors	Minimum: G+1 (Except for ECD)
Floor to Floor Height	Depending on the Project Design
Building Form	Free standing /Attached
CIRCULATION	
Pedestrian	● Layout and design shall give due regard for safe pedestrian circulation throughout the site. ● NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility.
Public Transit	● Public Transport Network shall have bus stops spacing at a range of 300- 500 m.

3.5.2 Health Facilities (PF2)

Table 16: Health Facilities (PF2)

	Regulation
Uses	
Permitted Uses	• All types of health facilities • Pharmacy
Conditional Uses	• Canteens • Small commercial and retail use • Health centres and pharmacy • Accommodations for workers • Hostels/Dormitories/Residences
Prohibited Uses	• Industrial uses and warehouses • Major commercial uses • Public utility maintenance facilities with outdoor storage of materials and supplies • Cemeteries/crematoriums
Maximum Lot Size	• Referral Hospital: 4ha • Provincial Hospital: 3ha • District Hospital: 2ha • Health Centre: 1 ha • Health Post: 0.06ha
Maximum Building Coverage	N/A
Minimum Landscaping Coverage	20% minimum
Maximum Floor Area Ratio (FAR)	• Detailed Design of any structure would depend on the design standards/guidelines of the Ministry of Health. • Massing, height, and setbacks should be consistent with the neighbourhood in which the development take place
BUILDING	
Max Height	Minimum: G+1 (Except for Health Post)
Floor to Floor Height	N/A Refer to building code
Building Form	Free standing /Attached
CIRCULATION	
Pedestrian	Layout and design shall give due regard for safe pedestrian circulation throughout the site. NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility.
Public Transit	Public Transport Network shall have bus stops spacing at a range of 300- 500 m.

3.5.3 Religious facilities (PF3)

Table 17: Religious facilities (PF3)

	Regulation	Remarks
Uses		
Permitted Uses	All types of Religious Facilities	
Conditional Uses	● Accommodations for priests and operators ● Accommodations for visitors and workers ● Public facilities such as washrooms/changing rooms ● Small commercial and retail use. ● Dining halls ● Education Services ● Recreational facilities ● Meeting Halls ● NB: Religious connected services and facilities will comply with high-rise building (G+N)	
Prohibited Uses	● Industrial uses and warehouses ● Major commercial uses ● Public utility maintenance facilities with outdoor storage of materials and supplies ● Cemeteries/crematoriums	
Lot Size	● 0.5 ha maximum	
COVERAGE		
Maximum Building Coverage	N/A	
Minimum Landscaping Coverage	40% minimum	
Maximum Floor Area Ratio (FAR)	Detailed Design of any structure would depend on the design standards/guidelines that may be provided by the Rwanda Governance Board	
BUILDING		
Maximum Number of Floors/Max Height	G+N	
Floor to Floor Height	N/A Refer to building code	
Building Form	Free standing /Attached	
CIRCULATION		
Pedestrian	● Layout and design shall give due regard for safe pedestrian circulation throughout the site. ● NMT linkages shall be identified to link all sites to the Public Transport Network. All pedestrian circulation shall be designed for universal accessibility.	
Public Transit	● Public Transport Network shall have bus stops spacing at a range of 300-500 m.	
SIGNAGE		
Permitted	● One Building identification sign shall be permitted on the frontage wall ● Free standing Signage (Maximum 1.5 m height)	

Prohibited	● The following signs are prohibited: ● Roof mounted signs ● String lights, flashing, excessively bright lights • ● Offsite signage	
Location	Within the front setback	
Lighting	No flashing lights are allowed	

3.5.4 Cultural/Heritage/Memorial Facilities (PF4)

Table 18: Cultural/Heritage/Memorial Facilities (PF4)

	REGULATION
Uses	
Permitted Uses	● Cultural centers ● Museums/heritage sites ● Memorial sites
Conditional Uses	● Public utility maintenance facilities with outdoor storage of materials and supplies ● Cemeteries/crematoriums ● Accommodations ● Public facilities such as washrooms ● Small commercial and retail use. ● Function halls
Prohibited Uses	● Industrial uses and warehouses ● Major commercial uses
Minimum Lot Size	N/A
COVERAGE	
Maximum Building Coverage	N/A
Minimum Landscaping Coverage	N/A
Maximum Floor Area Ratio (FA	● Detailed Design of any structure would depend on the design standards /guidelines of the implementing authority. ● Massing, height, and setbacks should be consistent with the neighbourhood in which the development take place.
BUILDING	
Maximum Number of Floors/Max Height	N/A
Floor to Floor Height	N/A Refer to building code
Building Form	Free standing /Attached

CIRCULATION	
Pedestrian	• Layout and design shall give due regard for safe pedestrian circulation throughout the site. • NMT linkages shall be identified to link all sites to the Public Transport Network. • All pedestrian circulation shall be designed for universal accessibility.
Public Transit	• Public Transport Network shall have bus stops spacing at a range of 300- 500 m.
SIGNAGE	
Permitted	• One Building identification sign shall be permitted on the frontage wall • Free standing Signage (Maximum 1.5 m height)
Prohibited	• The following signs are prohibited: • Roof mounted signs • String lights, flashing, excessively bright lights • Offsite signage
Location	Permitted free standing signage shall not exceed 1.5 m in height, and may be located within the front se
Lighting	No flashing lights are allowed

3.5.5 Sport and Leisure Facilities (PF5)

General Description: The Sport and Leisure Facilities Zone (PF5) accommodates pitches, playgrounds and related facilities for different sporting and recreational activities.

These regulations shall apply to all new and redeveloped sport facilities

Table 19: Sport and Leisure facility (PF5)

Areas	Regulation
USES	
Permitted Uses	● Sports Complexes ● Pitches /playgrounds ● Stadiums ● Golf Courses ● Recreational Clubs ● Public Swimming Pools
Conditional Uses	● Commercial establishments
Ancillary Uses	● Parking ● Toilets
Prohibited Uses	● All types of residential buildings ● Major infrastructure installations
Minimum Lot Size	N/A
COVERAGE	
Maximum Building Coverage	60%
Minimum Landscaping Coverage	40%
Maximum Floor Area Ratio (FAR)	• Subject to evaluation and approval by competent entities
Additional Bonus Building Coverage	N/A
BUILDING	
Maximum Number of Floors	G+N Depending on international standards and guidelines
Building Form	• N/A
Architecture	Architecture and Organic materials that are compatible with the natural landscape shall be used. Adherence to Green Building Minimum Compliance Guidelines

3.5.6 Cemetery/Crematoria (PF6)

These regulations shall apply to:

- All Cemetery/ Crematoria sites within the Public Facilities Zone (PF5)
- Lots zoned or re-zoned as Cemetery/ Crematoria sites within Public Facilities Zone (PF5)

Table 20: Cemetery/Crematoria (PF6)

	REGULATION
Uses	
Permitted Uses	● Cemetery ● Crematoria ● Other facilities such as pavilions, service rooms ● Greening ● Note: Permanent structures are not allowed.
Conditional Uses	● Accommodations for caretakers ● Public facilities such as washrooms ● Prayer hall in crematoria
Prohibited Uses	● All Industrial uses ● All commercial uses ● All Residential uses ● Concrete Structures and Tiling Finishing (Under ground and Upper ground) ● Public utility maintenance facilities with outdoor storage of materials and supplies
CIRCULATION	
Pedestrian	● Layout and design shall give due regard for safe pedestrian and traffic circulation throughout the site ● All pedestrian circulation shall be accessible to the disabled
BUFFER	
Buffer Size	● If near wetland, an EIA should be conducted and should have a buffer distance of 200-300 m. ● Uses allowed in the buffer shall be limited to Eco-Tourism and Open Space (ET) and Parks.

3.6 FOREST ZONE

3.6.1 Forest Plantation zone (F1)

Forest Zone (F1) are established to ensure sustainable land and resource management for sustainable economic development of the forests within the city towards health and well-being of the community. The intent is to conserve biodiversity and protect the ecological integrity of these nature areas for present and future generations, and to control from deforestation and encroachment against the purpose of designation of the area.

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

These regulations shall apply to:

- All new and redeveloped forests within the Forest Zone (F1)
- Lots zoned or re-zoned for forest uses within the Forest Zone (F1)
- Any Developments in Forest zone require the approval by Ministry of Environment

Table 21: Forest plantation zone (F1)

	REGULATIONS
USES	
Permitted Uses	● Existing Forest to be retained Forestry/Eco-forestry ● Forestry related research ● Forest Plantation
Conditional Uses	● Small Scale Value Addition and Production Facilities ● Botanical gardens, arboretums, and conservatories. ● Hiking trails and bird watching platforms for environmental education and tourism ● Outdoor recreational facilities, such as bicycle trails, greens, and commons, sitting areas and picnic areas. ● Camping Sites ● Park related public facilities such as public toilet/ changing room. ● Construction Material Production ● Bee Keeping
Prohibited Uses	● All types of industrial uses ● All types of residential uses ● All types of commercial uses ● All types of major public facilities ● Major infrastructure installations

3.6.2 National Parks Zone

General Description: National Parks Zone (F2) are established to protect the national parks and its biodiversity towards sustainability, health, and well-being of the community. These parks can bring economic benefits through recreational, educational, and eco-tourism activities.

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

These regulations shall apply to:

1. All new and redeveloped park uses within the National Parks Zone (F2)
2. Lots zoned or re-zoned for park uses within the National Parks Zone (F2)

Table 22: National Park Zone (F2)

	Regulation
USES	
Permitted Uses	● Outdoor recreational facilities, such as sitting areas and picnic areas. ● Hiking trails for environmental education and tourism ● Park related public facilities such as public toilet/ changing room.
Conditional Uses	● Resorts/Hotels ● Campsites ● Restaurants/Kiosks ● Small souvenir and grocery shops ● Accommodation for workers
Prohibited Uses	● All types of industrial uses ● Major residential uses ● Major commercial uses ● Major infrastructure installations
COVERAGE	
Maximum Building Coverage	• N/A
Minimum Landscaping Coverage	• N/A
Maximum Floor Area Ratio (FAR)	Detailed design and placement of any structure in the national park would depend on the design standards/guidelines of the implementing authority.

3.6.3 National Park expansion zone (F3)

The development will follow the specific local area plan to be developed by RDB

3.6.4 Natural forest zone (F4)

General Description: Natural forest zone (F4) is established to preserve identified undeveloped land /Eco-Tourism and Open Space (ET) in their natural state. It can include protected cultural areas and wildlife habitat or passive recreation like hiking or bird-watching.

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

These regulations shall apply to:

1. Lots zoned or re-zoned as Natural Forest zone

Table 23: National Forest zone (F5)

	Regulation
USES	
Permitted Uses	● Conservation Use ● Recreational Trail ● Forestry related research
Conditional Uses	● Accessory structures necessary for conservation use, servicing, trail, viewing platform, any activity authorized by the Minister in charge of forest management.

	Regulation
Prohibited Uses	● All types of industrial uses ● All types of residential uses ● All types of commercial uses ● All types of major public facilities ● Major infrastructure installations
CIRCULATION	●
Pedestrian	● Layout and design shall give due regard for safe pedestrian circulation throughout the site. ● Safe green linkages shall be identified with appropriate signages.
SIGNAGE	●
Permitted	● All signs shall be integrated into the natural setting of the conservation area.

3.6.5 Afforestation zone (F5)

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

The intent of the Afforestation zone/Steep Slopes zone (F5) is to protect steep slopes from unsustainable encroachment and exploitation. This zone is applicable on steep slopes above 55% in case of brownfield areas

Table 24: Afforestation zone (F5)

	Regulation
USES	
Permitted Uses	● Forests ● Agro-Forestry ● Bee Keeping ● Perennial crops
Conditional Uses	● N/A
Prohibited Uses	● All types of industrial uses ● All types of residential uses ● All types of commercial uses ● All types of major public facilities ● Major infrastructure installations

3.7 Eco-Tourism and Open Space Zone (ET)

Ecotourism Zone established to provide recreational facilities and activities in selected areas that have unique features (including visual corridors, environmentally sensitive areas, buffer areas, or along significant routes).

Ecotourism Zone mainly serves as promoting tourism while protecting the environment. Among the ecotourism principles are to minimise physical, social, behavioural, and psychological impacts; build environmental and cultural awareness and respect; provide positive experiences for both visitors and locals; and provide direct financial benefits for the locals, private industry, and for the conservation of the area.

Ecotourism is important because it helps protect the natural habitats and environment. It allows communities to build their economies without harming the environment.

These regulations shall apply to:

- All new and redeveloped park uses within the **Ecotourism, parks, and Open Space (ET)**
- Lots zoned or re-zoned for park uses within the **Ecotourism, parks, and Open Space (ET)**
- Buffer zones protected by the law as the public land

Table 25: Eco-Tourism and open space Zone (ET, P1 &P2)

	REGULATION
USES	
Permitted Uses	● Eco-Lodge and Resorts/Green Hotel ● Botanical gardens, arboretums, and conservatories. ● Outdoor recreational facilities, such as hiking and bicycle trails, green spaces, and commons, sitting areas and picnic areas. ● Park related public facilities such as public toilet/ changing room. ● Recreational activities ● Campground ● Amusement facilities ● Agro-tourism ● Eco-tourism activities ● Travel agencies ● Arts and crafts centre ● Souvenir and gift shops ● Theatres, museums, and outdoor performance centers ● Conference centres ● Birdwatching, hiking, rafting, rock climbing, caving, swimming, kayaking. Sailing or bird watching. ● Museums ● Public Gathering
Conditional Uses	● High end luxury villa ● Restaurants not exceeding 150 m2 ● Kiosks
Prohibited Uses	● All types of industrial uses ● Commercial uses exceeding 150 m2 ● Major infrastructure installations
COVERAGE	
Building coverage	30% when the Lot Size is greater than 0.5ha
BUILDING	
Maximum Number of Floors	G+2+P G (ancillary buildings) maximum
CONDITIONS	Local Planning Authority may grant approval of developing above facilities, based on the following: • The development meets the minimum buffer requirement from the lake shore, as well as any other sector authority requirements as per law. • There is a need for the tourism facility within the area and is not conflicting with the public interest. • The location and development of the tourism facility is consistent with the health, safety and wellbeing of people residing or working in the neighbourhood. • There are adequate infrastructure services such as utilities, access, parking required to support the proposed tourism facility.

3.8 AGRICULTURE AND LIVESTOCK

3.8.1 Agriculture Zone (A1)

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

Table 26: Agricultural Zone (A1)

	REGULATION
USES	
Permitted Uses	● Crop farming ● Agro-forestry ● Green houses ● Bee Keeping ● Fish farming ● Irrigation Facilities ● Temporary Farm store ● Post harvesting stores (without processing options) ● Livestock fodder ● Temporary farmshed (without any croncrete material)
Conditional Uses	● Drying facilities, coffee washing stations, Tea and coffee plants, rice mills, - selling points ● Milk Collection Point ● Slaughterhouse ● Intensive Livestock farming ● Livestock shed ● Green playground ● The farming livestock shed project should be assessed at sector level by Sector land manager and Sector Agronomist and approved on the District level by Agriculture and OSC Directors
Prohibited Uses	● All types of industrial uses ● All types of residential uses ● All types of commercial uses ● All types of public facilities ● Plot subdivision plans and physical plans intended to convert these areas into residential development or other non-agricultural land uses

3.8.2 Livestock Zone (A2)

The Livestock Zone (A2) is designated for raising, breeding and managing livestock. It supports agricultural productivity while managing environmental impacts and land-use compatibility.

Table 27: Livestock (A2)

	REGULATION
USES	
Permitted Uses	● Agro-forestry (fodder banks) ● All types of livestock farming ● All types of livestock facilities ● Temporary Farm store
Conditional Uses	● Afforestation on high slopes more than 55% (marginal land) ● Artificial dams ● Crop farming ● Temporary camping
Prohibited Uses	● All types of industrial uses ● All types of commercial uses ● All types of public facilities ● All types of residential uses ● Major infrastructure ● Plot subdivision plans and physical plans intended to convert these areas into residential development or other non-agricultural land uses

3.9 WETLAND

Wetland Zone is established to conserve the wetlands and protect ecological integrity of its environmentally sensitive areas from non-sustainable exploitation, for public health safety and for general welfare. The intent is to control and sustainably guide the use of wetlands and its environs for social, economic, and cultural purposes. Upcountry wetlands not yet have the detailed zoning plan but the City of Kigali has a Detailed Zoning Plan for the wetlands establishing areas for Conservation, Rehabilitation, Wise Use and Recreational areas. The following are the main objectives the Wetland Zoning Plan:

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

The proposed Wetland Zoning Plan adopts an 'integrated approach' that promotes conservation and rehabilitation of wetlands on one side and encourages wise use of wetlands in alignment with national development vision of a green growth. Areas showing signs of a diverse wetland ecosystem that previously existed but are now under different uses, have been studied and their boundaries have been delineated as a Rehabilitation Zone. Planning intent behind creation of such zones is to re-establish a wetland ecosystem.

This regulation has classified Wetlands into six zones:

Upcountry wetlands without detailed master plan are classified into two categories:

- W1A- Wetland-Protected zone(W1A)
- W1B- Wetland-Unprotected zone(W1B)

CoK wetlands with a detailed master plan are classified into four categories:

- W2 - Rehabilitation Zone
- W3 - Sustainable Exploitation Zone
- W4 - Conservation Zone
- W5 – Recreational

3.9.1 Wetland-Protected zone (W1A)

These regulations shall apply to:

- All zoned and re-zoned areas as Wetlands Zone

Table 28: Wetland – Protected zone (W1A)

	REGULATION	REMARKS
USES		
Permitted Uses	• Research	
Prohibited Uses	• All types of Agriculture • All types of industrial uses • All types of residential uses • All types of commercial uses • All types of public facilities	
Buffer	• Wetlands buffer of 20 m shall be maintained	

3.9.2 Wetland-Unprotected zone (W1B)

These regulations shall apply to:

- All zoned and re-zoned areas as Wetlands Zone (W)

Table 29: Wetland – Unprotected zone (W1B)

	REGULATION	REMARKS
USES		
Permitted Uses	● Agriculture ● Fish Farming ● Recreation ● Ecotourism Development ● Research ● Energy Generation	
Conditional Uses	● Recreational facilities such as, walkways, bicycle trails, greens, and commons sitting areas and picnic areas ● Construction Material Production ● *All activities in wetlands shall respect wetlands master plan's prescriptions if available*	Developments in W zone require approval by Ministry in charge of Environment or authority with official powers related to the wetland management.
Prohibited Uses	● All types of industrial uses ● All types of residential uses ● All types of commercial uses ● All types of public facilities	
Buffer	● Wetlands buffer of 20 m shall be maintained. But it is open for agriculture	

The following guidelines are adapted from the Kigali Urban Wetlands Master Plan. Equivalent studies shall be undertaken for wetlands in Districts outside the City of Kigali.

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

3.9.3 Wetland-Rehabilitation Zone (W2)

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

Table 30: Zoning regulations for Wetland–Rehabilitation zone (W2)

W2- Rehabilitation Zone	
Wise use	Predominant use: ● Conditional and Prohibited uses shall conform to Zoning Land-use Matrix ● Agriculture use and clay extraction to be phased out ● Ancillary use: ● Pump sheds ● Wells ● Storage of agricultural produce
Structures	● Any structure constructed with organic building materials ● Removal of existing structures including any foundations or below-ground installations irrespective of current usage
Fencing	● Fenceless
Infrastructure	● Roads and utility lines crossing and running parallel to wetlands are permissible provided it causes no obstruction to the natural drainage flow - ● Elevated road crossings are recommended ● Existing roads built at grade to be removed
Storm water drainage	● Prohibit direct discharge of stormwater from industrial and agricultural areas into the wetland by creating artificial wetland within designated area within the wetland ● Mandatory waste and effluent treatment for industrial areas ● Prohibit use of pesticides in surrounding agricultural areas ● Fill up drainage channels and ditches to the level of wetland surface ● Construction of berms to re-distribute water and to prevent erosion
Waste management	● Prohibit direct wastewater discharge into the wetlands and minimise discharge locations ● Plan piped sewage network and locate sewage treatments plants/artificial ● wetlands, for waste water treatment, outside wetland boundaries ● Sewage Treatment Plants to include phosphorus removal (tertiary treatment ● Prohibit disposal and storage of any form of solid waste into the wetlands ● Convert fish ponds into stormwater detention ponds ● Convert clay extraction basins into stormwater detention basins

3.9.4 Sustainable Exploitation Zone (W3)

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

Table 31: Zoning regulations for Wetland–Sustainable Exploitation zone (W3)

W3- Sustainable Exploitation Zone	
Structures	● Any structure constructed with organic building materials provided it complies with EIA provisions ● Removal of existing structures including any foundations or below-ground installations irrespective of current usage

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

3.9.5 Conservation zone (W4)

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

Table 32: Zoning regulations for Wetland–Conservation zone (W4)

W4- Conservation Zone	
Structures	• Any structure to be constructed with organic building materials • Removal of existing structures including any foundations or below-ground installations irrespective of current usage
Wise use	• Predominant use: • Conditional and Prohibited uses shall conform to Zoning-Land-use Matrix Ancillary use: • Pavilions • Security post • Watch towers
Fencing	• Fence without affecting natural stormwater drainage flow
Infrastructure	• Road and utility lines running parallel to wetlands is permissible • Existing roads built at grade to be removed

W4- Conservation Zone	
Stormwater drainage	• Prohibit direct discharge of stormwater from industrial and agricultural areas into the wetland by creating artificial wetland within designated area within the wetland • Mandatory waste and effluent treatment for industrial areas • Prohibit use of pesticides in surrounding agricultural areas • Fill up drainage channels and ditches to the level of wetland surface • Construction of berms to re-distribute water and to prevent erosion • Stormwater outlets to have an erosion control design so wetland is not impacted
Waste management	• Prohibit direct wastewater discharge into the wetlands • Relocate existing discharge locations with piped network • Relocate existing sewage treatment plants or any utility outside wetland • Prohibit disposal and storage of any form of solid waste into the wetlands

3.9.6 Recreational (W5)

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

Table 33: Zoning regulations for W5 – Recreational zone

W5- Recreational Zone	
Wise use	Predominant use: • Conditional and Prohibited uses shall conform to Zoning-Land-use Matrix • Ancillary use: • Pavilions • Security post • Watch towers
Structures	• Any non-habitable structure constructed with organic building materials is permissible
Fencing	• Fence without affecting natural stormwater drainage flow is permissible
Infrastructure	• Roads and utility lines crossing and running parallel to wetlands are permissible provided it causes no obstruction to the natural drainage flow • Elevated road crossings are recommended • Existing roads built at grade to be removed
Stormwater drainage	• Bio-swales are permissible
Waste management	• In situ treatment of organic waste permissible

3.10 WATER BODY ZONE

General Description: Water Body Zone (WB) is established to conserve and protect the water bodies and sustainably use them for all purposes. The intent is to protect and maintain the ecological balance of water bodies, to prevent from destruction of environment and pollution of water bodies, to preserve the scenic beauty of the City/town with controls on encroachment beyond the uses allowed in the area.

Table 34: Water Body Zone (WB)

	Regulation	Remarks
These regulations shall apply to: • All rivers, lakes, and streams, canals, existing dams within the water body zone (WB)		
1.0 USES		
Permitted Uses	• Fish farming; • Fishing • Inland water transport • Tourism development • Recreations; • Boating/kayaking, • Rafting	
Conditional Uses	• Energy generation • Utility development • Mining (gas, petroleum, sands, quarries, minerals) • Diversion channel	Commercial activities in WB zone require approval by review panel
Prohibited Uses	• All types of industrial use and wastes • All types of residential use and wastes • All types of commercial use and wastes	

3.11 TRANSPORTATION

The Transport Zone is established to identify and locate major transport-related areas including public transport services such as buses, airports, railway and depots associated with public transport uses, transport terminus, and cable car stations. No major zoning regulations are stipulated for purely transport-related infrastructure developments, because the development or physical improvements proposed within these zones are developed by government agencies or authorities, who in turn, are already subject to specific safety requirements.

To meet standard road reserve in local roads of 9 m, where necessary

Table 35: Transport Zone (T)

	Regulation	Remarks
These regulations shall apply to areas zoned or re-zoned as: • Road Reserve(T1) • Bus terminals and stations(T2) • Airports, Ports and connected facilities(T3) • Railway and stations(T4)		
USES		

	Regulation	Remarks
Permitted Uses	All transport infrastructure related to: ● Road reserve and Railway ● Bus terminals and stations ● Airports-Ports and connected facilities ● Parking area ● Holding depots ● Telecommunication lines, ● Water network ● Electrical infrastructures ● Afforestation	
Conditional Uses	● Motor repair garage ● Commercial uses if developed in conjunction with Transport Terminals and Interchanges ● Selling points and office spaces ● Hotels and Restaurants ● Workers 'accommodation	
Prohibited Uses	● Major industrial uses ● Major residential uses	
Assessment	● CoK and Districts shall verify all proposed transport projects to check there are no potential land use conflicts or negative impacts on the adjacent properties and environment that will result from the development of transport infrastructure facilities. ● OSC and CoK or District's Department of Infrastructure shall jointly review proposals for transport-related Infrastructure. ● A separate committee (Review Panel) involving the organ in charge of activities underlined in the project (MININFRA, RTDA, RURA, etc) shall oversee and approve any infrastructure developments within the transport zone.	Developments in T zone require approval by review panel

3.12 PUBLIC UTILITY

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

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

Table 36: Utility Zone (U)

	REGULATION	REMARKS
These regulations shall apply to: • All infrastructure development within the Utility Zone (U)		
USES		
Permitted Uses	● Water infrastructure, Power Plants and Stations, Treatment Plants, Sewerage Treatment Plants, Waste and Sanitation Sites and transfer stations, Fire and Emergency stations, ICT and Telecommunication infrastructure	
Conditional Uses	● Materials storage yard ● Workers 'accommodation	
Prohibited Uses	● Major industrial uses ● Major commercial uses ● All Residential uses in Electrical Utilities Zones	

	REGULATION	REMARKS
Assessment	• Districts and CoK shall verify all proposed infrastructure projects to ensure that there are no potential land use conflicts or negative impacts on adjacent neighbors that will result from the development of infrastructure facilities. • Both OSC and Department of Infrastructure shall jointly review proposals for utility related Infrastructure. • A separate committee (review panel) involving relevant agencies (WASAC, REMA, RURA, REG, etc.) shall oversee and approve any infrastructure developments within the utility zone. Composition of the review panel may vary depending on the nature of the infrastructure.	Developments in U zone require approval by review panel

3.13 BUFFER ZONES

3.13.1 Wetland buffer zone

Wetland Buffer zones are established by Law (*Article 42 of Law Number 48/2018 of 12/08/2018 on Environment)* and are set to establish a minimum distance between developed areas and protected sites. In the case of wetlands, the buffer zone is set at 20 m. While all areas included within the official wetland boundary are automatically considered Public Domain, buffer zones can also be under private property. Although privately owned plots may be zoned by the Kigali Master Plan with different uses (commercial, residential), wetland buffer zones supersede any other regulations.

Plots that are partially affected by the buffer zone will be able to transfer Development Rights on that specific portion to the remaining developable part of the plot as prescribed by the CoK MP and District land use plans.

Table 37: Wetland buffer zone

	Regulation
USES	
Permitted Uses	The following are only permitted in *unprotected wetlands*: • Crop farming for unprotected wetland • Green houses • Fish farming • Agro-forestry • Tourism and conservation are crosscutting
Prohibited Uses	• All types of residential uses • All types of industrial uses • All types of commercial uses • All types of public facilities
Conditional Uses	• Livestock farming
Assessment	• CoK and Districts shall verify all proposed projects to check there are no potential negative impacts on the wetland and environment that will result from the development of permitted or conditioned developments. • Developments in Wetland buffer zone require approval by the organ in charge of activities underlined in the project while MoE, REMA shall oversee and approve any infrastructure developments within the wetland buffer zone.

3.13.2 Water body buffer zone

According to the *Ministerial Order No.007/16.01 of 15/07/2010 determining the length of Land on shores of lakes and Rivers transferred to the Public Property*

- Lakes to be protected by 50 m buffer
- Classified rivers shall have a 10-metre or 5-metre buffer, as applicable, while unclassified rivers shall have a 2-metre buffer.

Table 38: Water body buffer zone

	REGULATION
USES	
Permitted Uses	• Fruit trees plantation • Agroforestry • Shrubs and grasses
Conditional Uses	• Water treatment plant • Ecotourism, recreational parks, green spaces • Construction activities • Forest
Prohibited Uses	• Agrochemicals use • All types of industrial uses • All types of residential uses • All types of commercial uses • All types of public facilities • Major infrastructure
Assessment	• *Note that the institution responsible of the water management should be in the review panel* • CoK and Districts shall verify all proposed projects to check there are no potential negative impacts on the wetland and environment that will result from the development of permitted or conditioned developments. • Developments in Wetland buffer zone require approval by the organ in charge of activities underlined in the project while MoE, REMA, RWB shall oversee and approve any infrastructure developments within the water body buffer zone.

3.13.3 National Park buffer zone

National-park buffer zones are specific to each national park. Reference shall be made to the applicable laws governing Rwanda's national parks.

PERMITTED USE: tourism, biodiversity conservation and forest use

3.13.4 Protected Area and Other Buffer zones (B4)

General description: The protected area refers to the zone that are considered as environmentally sensitive or vulnerable due to specific hazards, vulnerabilities, or adverse events that represent threats to human safety, property, or the environment such as earthquakes prone areas, flooding prone areas, landslides. etc. Whereas, Other buffer zone relates to other further observed buffers not specified in this document for instance areas around mining activities, dumping activities and industrial parks where buffer zones are required to create suitable buffers. This buffer will also be used on natural and non-developable lands for other strategic considerations.

Regulations	
• The master plan has undertaken an assessment for establishing a proper buffer size for the buffer sizes. • District shall ensure proper studies and evaluations are carried out for the existing developments under the zone and places identified for relocation of the existing structure starting from poorly situated developments, over a fixed period. • District in collaboration with relevant stakeholder shall ensure there is adequate public awareness on preparedness, prevention, and response through early warning systems for the community who shall still staying in this zone. • Planning permit/approval from District shall be required for the use and development on vulnerable zone. District upon evaluation and in consultation with relevant stakeholders may allow developments that may be deemed necessary, provided it is demonstrated that any disturbance will be appropriately mitigated. • District in coordination with relevant stakeholders may facilitate TDR or offer incentive packages to motivate the property owners towards sustainable use and development on sensitive zones	
Permitted	
Forests green spaces and recreational parks	
Prohibited Uses	

Regulations	
Any Permanent Structure All types of industrial uses All types of residential uses All types of commercial uses All types of public facilities	
Conditional use	Remarks
• Agriculture • Infrastructure • Botanical gardens, arboretums and conservatories. • Outdoor recreational facilities, such as hiking and bicycle trails, greens and commons, sitting areas and picnic areas with non-habitation structures. • Park related public facilities such as public toilet/ changing room. • Small kiosk not exceeding 100 m2 • Open areas and play areas that are accessory to residential uses. • Roads, parking, loading areas, and storage areas that are not subject to damage.	Only temporary and lightweight structures shall be allowed Development shall be allowable in only 10% of the plot area or 500 m2 (which is lesser) Developments in P4zone require approval by review panel
REFURBISHMENT OF EXISTING STRUCTURE	
Any existing infrastructure, dwelling or settlement community in this area that need refurbishment either by: • **Refurbishment of existing buildings with structural alteration** is not allowed with this this area, • **Refurbishment of existing buildings without structural alteration** is not allowed but in some circumstances based on deep assessment of a review panel it is allowed for earthquakes zone when respecting to the Rwanda Building code.	

3.14 ZONING OVERLAY REGULATIONS

The Zoning Overlays set in this Regulations are:

- Neighbourhood Commercial Zone Overlay (O-C2)
- Public Facilities Overlay
- Land Assembly Overlay
- Land Sub-Division Plan/Physical Plan Overlay
- Local Sectoral Development Master Plan Overlay
- Urban Design Overlay
- Airport Restriction Area Overlay
- Slope (30-55%) Overlay
- Nature Restoration Overlay
- Tourism Promotion Overlay
- Heritage Conservation and Promotion Overlay
- Buffers Overlay
- Natural Disaster Risk Overlay
- Mining Concessions

The provisions of this section (3.14) apply to proposed land uses and development in addition to all other applicable requirements stipulated in the Zoning Regulations. An overlay zone applies additional or stricter conditions and criteria to those of the underlying zoning. The overlay zone may share common boundaries with the base zone or cut across base zone boundaries. In some cases, the overlays are not identified with any specific zone due to the need to locate in the areas that best serve the community based on the population and demand. In such cases, the exact locations of the uses shall be identified based on the criteria/conditions specified under the overlays before they are identified with any specific zoning ordinances.

3.14.1 Neighbourhood Commercial Zone Overlay (O-C2)

General Description: The Neighbourhood Commercial Zone Overlay (O-C2) within residential zones creates attractive establishments and such developments along minor arterial and collector roads allow for compact and active mixed-use developments with a commercial frontage. The intent of this overlay is to maintain and enhance the vitality of neighbourhood, provide compatible services near one another, and allow diverse uses, based on the demand.

This integrated and compact development pattern of neighbourhood creates a walkable and transit friendly environment. The C2 Overlay also allows for small-scale, affordable commercial solutions at the neighbourhood level. The Neighbourhood Commercial Zone Overlay (O-C2) is applicable to URBAN and RURBAN Areas but not applicable to Rural settlement sites.

These regulations shall apply to:

- All new and redeveloped mixed-uses within the Residential Zones
- Lots zoned or re-zoned for mixed-uses within the Residential Zones

Table 39: Neighbourhood Commercial Zone Overlay (O-C2)

	REGULATION
USES	
Permitted Uses	• Neighbourhood level Commercial retail • Retail • Offices • Hotels, restaurants, B&B, etc • Micro-Enterprise
Prohibited Uses	• All types of industrial uses • Large scale commercial uses such as shopping centres, hypermarts, showrooms, etc. • Major infrastructure

	REGULATION
COVERAGE	
Maximum Floor Area Ratio (FAR)	• 1.4 maximum – supersedes Residential Maximum FAR for R1, R1A, R2 and R3 zones. • R4 zones retain FAR as per respective regulations.
CONDITIONS	
The neighbourhood level mixed-use developments shall be allowed along the minor arterials and collector roads, based on the initiative of the land owner/developer. These developments shall be allowed within a 30-metre buffer area from the minor arterials and collector roads' edges. One (1) additional floor may be authorized by CoK or District OSC in R1B, R2 and R3 zones provided the conditions in point below are met. CoK or Districts shall grant approval of mixed-use developments within residential areas, provided the location of such developments is not inconsistent with the privacy, accessibility and safety of people residing or working in the neighbourhood. Refer to overlay plan	

3.14.2 Public Facility Overlay

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

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

The public facilities overlay helps in identifying the locations for future proposals of each public facility category. The locations of respective public facilities, once identified, shall form a part of the zoning map and actual zoning regulations stipulated under section 2.5 Public Facilities Zone (PF).

Table 40: Public Facilities Overlay

Regulation	
This regulation shall apply to: • All future proposals/modifications to existing public facilities within the city	
Conditions/Assessment	Remarks

<table>
<tr><th colspan="3">Regulation</th></tr>
<tr><td colspan="2">This overlay covers all uses that are stipulated under section 3.5 Public Facilities Zone (PF).
All neighbourhood level facilities shall be preferably placed within the established Public Facility Zone and/or within 400 m walking radius in residential and mixed-use neighbourhoods, based on population and demand.

All public facilities provision shall follow the planning standards stipulated in this regulation.

Any application for modifications to an existing public facility shall be reviewed by the District, in consultation with the community.

• District may grant approval of developing public facilities, based on the following:
There is a need for the public facility within the neighbourhood/planning area/city level and is not conflicting with the public interest.
The public facility is consistent with the goals and policies of the general plan, and applicable planning standards.
The location and development of the public facility is consistent with the health, safety and wellbeing of people residing or working in the neighbourhood.
There are adequate infrastructure services required to support the public facility, such as utilities, access, parking, etc.</td><td>Refer public facilities overlay plan</td></tr>
<tr><td colspan="3">PLANNING STANDARDS</td></tr>
<tr><td colspan="2">Below the recommended Lot SizeLot Sizes for adequate planning. Plots size for each public facility may be smaller or greater than the one listed in this table if:
• The facility's catchment area is smaller or greater than the one identified in these standards and the users will be proportionate to the available Lot SizeLot Size. In this case, an assessment of the expected catchment population or expected users of the facility shall be provided by the developer;
• Topographic conditions or neighbourhood urban fabric or cadastral structure in the neighbourhood do not allow for larger plots but there is a clear need for the facility in the area. In this case the facility should meet the criteria listed in point a) above on proportionate size.
• It meets safety requirements as established by relevant laws;
• It meets minimum parking requirements – parking requirements shall be reduced if the facilities are less than 500 m from Public Transport stops;
• Do not cause nuisance or disruption to the neighbourhood in terms of height, traffic, landscape or environmental context.
• It is an existing facility that is already operating to the benefit of the community. In this case, mitigation measures might be identified, if needed or requested by District/City OSC for the facility to continue operations.</td><td></td></tr>
<tr><td>Type</td><td>Standards</td><td></td></tr>
<tr><td>Educational Facilities</td><td>• Primary School – 1 per Neighbourhood (15,000- 20,000 population);1ha site
• Secondary School – 1 per 20,000 -25,000 population; 1.5 ha site
• Primary + Secondary School (combined) – 2.8 ha site (depending on existing school sites)
• Vocational /ICT Institute – 1 per Planning Area; 2 ha site
• Higher Education Institute – 1 per 500,000 population minimum; 3 ha site
• Combine (All): 9 ha site</td><td></td></tr>
<tr><td>Health Facilities</td><td>Health Post – 0.06 ha
Health Centre – 1 per Neighbourhood (15,000- 20,000 population); 0.2 ha site
District Hospital – 2 ha site
Provincial Hospital – 1 per Province; 3 ha site
Referral Hospital – 4 ha site</td><td></td></tr>
<tr><td>Religious Facilities</td><td>• 1 per Neighbourhood (15,000-20,000 population); Minimum 0.5ha site</td><td></td></tr>
</table>

Regulation		
Cultural Facilities	• Community Hall – 1 per Neighbourhood; 0.5 ha site • Regional Library – 1 per 500,000 populations; 0.5 ha site • Museums, Cultural Centre etc. – 1 per Planning Area; 1.5ha site • Neighbourhood Centre – 1 per Neighbourhood (15,000-20,000 population);1.2 ha site • Neighbourhood Park – 1 per Neighbourhood (15,000-20,000 population); 1.0 ha site	
Cemetery and Crematorium	• Cemetery – 10 ha site per 200,000-250,000 population • Crematorium – 1 per 150,000 populations; 2 ha site. Can be combined with Cemeteries	

3.14.3 Land Assembly Overlay General Description:

The Land Assembly Overlay is not a prescriptive regulation. It serves as a guide for City One Stop Centre in identifying parts of the City that require particular attention when issuing construction permits or evaluating development proposals. Most land in Rwanda is under private ownership. The lack of government-owned land has caused tremendous burden on the City to provide even the basic urban infrastructure such as roads, utilities and other public facilities and open recreational spaces. The lands in some parts of the city are highly fragmented and not suitable for planned development. The City also faces social challenges attached to the acquisitions and the subsequent relocation issues.

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

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

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

This regulation may apply to:

All Zones in the CoK or District and in particular to all areas covered under Land Assembly Overlay, which includes:

- Areas of urban expansion/greenfield sites.
- *Redevelopment /renewal of prime areas e.g. along Public Transit Corridors located near City centre.*
- Unplanned settlements or areas lacking basic physical and social infrastructure, including roads and drainage.

Table 41: Land Assembly Overlay

REGULATION	
Land Pooling /Land Readjustment process	Remarks
The District may take the lead to encourage and assist with the land pooling/readjustment process to assemble land for development. For those areas covered under the overlay, District may at its discretion earmark manageable sizes of units/clusters for land pooling project.	Enabling policies/laws will be required to facilitate the process.

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

3.14.4 Approved Detailed Physical Plan Plans/Physical Plans Overlay

Detailed Physical Plan Plans (LSP) are implementing tools of the Zoning Maps and Regulations and shall be drafted in conformity with them. The Approved Detailed Physical Plan/Physical Plan Overlay is not a prescriptive regulation. It identifies parts of the City where Detailed Physical Plan Plans have been approved and detailed planning is already available.

Subdivision Plans are detailed plans of smaller blocks of the land areas covered by the Master Plan. During the subdivision process, land is divided into convenient blocks for detailed layout. Detailed Physical Plan Plans contains detailed information regarding parcels' layout, local road network and established location and size of public facilities and amenities. Districts and the City of Kigali must involve relevant expertise and appropriate equipment/tools to develop the Detailed Physical Plan Plans/Physical Plans meeting the requirement standards.

Table 42: Approved Detailed Physical Plan Plans Overlay

Regulation	
This regulation may apply to: • All areas where Detailed Physical Plan Plans/Physical Plans have been approved by competent organs.	
Update of Approved Detailed Physical Plan Plans Overlay Layer in CoK and Districts LUPs	Remarks
• Once the Detailed Physical Plan Plan is approved, it is the duty of NLA to incorporate the boundaries and the detailed layout of the approved LSP into the MP database in the relevant layer. • All subsequent developments in the area shall follow the approved LSP. • LSP shall indicate the specific locations of all Public Facilities.	

3.14.5 Local Sectoral Development Master Plan Overlay

The key areas in the district or CoK, identified by one of the biggest sector land consumer (Tourism, Agriculture, Transportation, Mining, Urbanization, Industrialization, forestry, water and environment. etc.) for detailed design plans to achieve the strategic direction, and programs. These special areas are identified as Local Sectoral Development Master Plan Overlay Plan. Nonetheless, they must adhere to the size allocated in the Land Use Master Plan for that specific sector of land consumers and cannot extend beyond that designated zone.

The development of the areas which fall within the Local Sectoral Development Master Plan Overlay should respect their specific guidelines as described in their Reports. However, their specific guidelines, shall complement and supersede the zoning guidelines.

This regulation applies to:

- All areas, where the Local Sectoral Development Master Plan have been approved by competent organs
- The implementation of Local Sectoral Development Master Plan has to comply with zoning regulations for that area
- The boundary of a Local Sectoral Development Master Plan shall not extend beyond the area allocated to that land-use sector in the applicable Land Use Master Plan.

3.14.6 Urban Design Overlay

The key areas in the Cities (CBDs) have been identified for detailed urban design plans to achieve the desired identity and character. These special areas are identified in the Urban Design Overlay Plan. The guidelines for the urban design areas shall complement and supersede the zoning guidelines. The areas which fall within the urban design overlay should refer to the urban design plan and guidelines for the specific areas in each Urban Design Report.

3.14.7 Airport Restriction Area Overlay

The Airport Restriction Area Overlay shall be provided, verified and updated by the Rwanda Civil Aviation Authority, which is responsible for assessing building heights and uses within its jurisdiction in collaboration with the relevant One Stop Centres.

3.14.8 Slope (30-35%) Overlay

A large part of Rwanda has steep slopes and development on steep slopes above 30% is generally restricted for safety and protection of nature and environment from possible catastrophic disaster. However, the Zoning Plan recognises that there are existing developments on slopes above 30%, and some of the areas with slopes between 30-55% may be allowed for development, subject to detailed investigation and mitigation works. District shall ensure and enforce this Slope Overlay guidelines to deal with such developments.

Development within the Slope Overlay Zone is conditional upon compliance with the applicable regulations, technical studies and mitigation requirements.

The purpose of this regulations is:

1. To protect the natural environment, its ecosystems and biodiversity
2. To provide flexibility and protect the development from hazardous conditions;
3. To establish objectives for the form and character of development;
4. To promote the safe and wise use of the slopes in the District.

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

Table 43: Slope (30-50%) Overlay

Regulation	
These regulations shall apply to: • Existing settlements falling in areas within the 30-55% Slope Overlay • Greenfield sites falling in areas within the 30-55% Slope Overlay	
Conditions	Remarks
District, in coordination with relevant agencies, shall regulate the development on 30-55% slopes, identified in the overlay plan. Existing or proposed developments on areas falling within the Slope (30-55%) overlay are subject to detailed investigation and assessment by the District in collaboration with relevant agencies, where required. Existing Settlements Existing, legally authorised settlements in 30-55% Slope Overlay may be preserved and/or upgraded and current land uses retained provided that geotechnical assessment has been conducted and reassurance has been provided about the following: • No natural disaster risk is present, or any risk has been mitigated with appropriate resiliency measures. • The settlement is not causing environmental pollution downstream and all measures have been taken to minimise environmental impact. • Structures are built taking into consideration the topographic and the geological nature of the site. • Any additional structure or any renovation work shall be authorized only after the above conditions are met. • Areas that do not meet safety requirements or are considered extremely risky, after specific geotechnical survey has been conducted, shall be considered as priority sites for population relocation procedures.	
Regulation	

Regulation	
Greenfield Sites Development on slopes is generally discouraged, however, limited development may be conditionally authorized only by District OSC within the Slope Overlay, provided that the proposed development meets the following requirements: • The development does not fall in the Natural Disaster Risk Overlay zone. In such cases, only the uses allowed in that overlay will be authorized. • The proposed development is designed following the highest environmental standards and has obtained clearance after an EIA procedure has been conducted; • It has a strategic tourism and/or economic value and demonstrate substantial benefits to the community in terms of job creation, nature area restoration, women or disabled inclusion or other benefit to be evaluated by District OSC. District at its discretion and upon evaluation may allow developments as per Agriculture, Forest, Afforestation, Eco-Tourism and Open Space (ET) and Recreational regulations. N.B. Districts' OSC are not entitled to authorize any development on slopes above 30% under any circumstances.	

3.14.9 Nature Restoration Overlay

Restoration of nature across certain areas of the city which fall under other zoning regulations with permitted development uses shall rely on Nature Restoration Zone Overlay. This Overlay includes all identified nature restoration areas of the city. The Master Plan advocates protection of environmentally sensitive areas and mainstreaming disaster risk reductions in the development process. Thus, the intent of this is to provide more discretion and flexibility by allowing the City to protect certain areas as well as encourage or discourage certain types of development that may impact important nature resources dispersed across the city, especially remnants of native forest.

Table 44: Nature Restoration Zone Overlay

Regulation	Remarks
These regulations shall apply to: • All areas identified under Nature Restoration Zone Overlay. Areas falling within the Nature Restoration Overlay are subject to conditional development upon OSCs' assessment in collaboration with relevant agencies. The purpose of this regulation is: • To utilize the natural environment in a sustainable manner • To protect the development from hazardous conditions; • To regulate the form and character of development	
Conditions	Remarks

Regulation	Remarks
• OSCs in coordination with relevant Agencies, shall regulate the restoration of nature, identified in the overlay plan. • OSCs at its discretion and upon evaluation may allow developments as per general Zoning Map (Residential, Mixed Use, etc) or other developments such as eco resorts, camping sites and other amenities that may be deemed required for ecotourism. • Nature restoration should be implemented in CoK and Districts in line with existing regulatory framework and the strategies, guidelines, and best management practices. • OSCs shall ensure Integration of afforestation and landscaping into every parcel falling under this overlay to ensure that, while allowing some degree of development, the overall design of the site respects, promotes and protects its forest component. • All plots under this overlay shall protect significant clusters of trees and vegetation to preserve environmental value, maintain soil stability and preserve riparian corridors. Additional tree planting on-site is encouraged. • CoK or District may at its discretion provide certain bonuses or incentives to the developers to encourage nature restoration. • Public participation in the planning and decision-making processes shall be encouraged to achieve sustainable nature restoration. Development Approval Information: The following information is required when developing on a sloped area between 30% and 55% falling in Nature Restoration Overlay, as part of subdivision/development approval process.	Refer Nature Restoration Overlay Plan
Regulation	Remarks
• 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 and Proposed Tree and Vegetation plan. • Drainage Management Plan. • Erosion Control Plan	

3.14.10 Buffers Overlay

Buffers overlay are provided for various purposes to protect or control development in certain parts of the City/Districts. In the city/District, buffers overlay is provided along wetlands, water bodies such as rivers, lakes and streams, and along high-tension power lines and natural drainage. Wetlands buffer have many functions, including erosion control, pollutant removal, diversity of wildlife habitat, flood water storage, groundwater recharge, and increased aesthetic value.

Likewise, riparian buffers along water bodies (streams, rivers, and lakes) maintain the hydrological and ecological connectivity between the water bodies and adjacent floodplains or uplands. Buffers along natural drainage corridors ensure that no encroachment is present in areas potentially subject to natural hazard or that existing settlements are subject to detailed risk assessment before any further development is allowed. Therefore, the intent of the wetlands, rivers, lakes buffers is for the protection from haphazard development, for preserving the natural habitat and benefits of riparian ecosystems, and for disaster risk reduction of such areas.

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

Table 45: Buffers Overlay

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

Wetland Buffers

- A buffer of 20 m shall be maintained along wetlands in CoK and Districts. Uses allowed in the CoK and Districts Wetland Buffer are detailed in the CoK and Districts Urban Wetland Master Plan.
- Planning permit/approval from District, MoE, Minagri or any other relevant Authority shall be required for the use, restoration, and development on buffer areas. The District in coordination with relevant stakeholder agencies shall assess the intent/importance of the development proposal for approval.
- District upon evaluation and in consultation with relevant stakeholders may allow developments such as walking and biking trails for recreational use, agriculture, and development of certain amenities that may be deemed required for eco-tourism, provided it is demonstrated that any disturbance to the buffer will be appropriately mitigated.
- Some other types of developments like bridges, roads, utilities etc. may be exempted if it is demonstrated that there is no alternative placement and disturbance to the buffer zone will be appropriately mitigated.
- District shall ensure the developments allowed on the buffer do not contribute to the pollution of the wetlands and its surrounding.

Any development that takes place within the buffer overlays and in immediate surrounding shall happen in a manner that is appropriate to the environment and vistas of the surrounding areas.

District in coordination with relevant stakeholders may facilitate TDR or offer incentive packages to motivate the property owners towards sustainable use, development, and restoration.

Water Body Buffers

A buffer of 50 m shall be maintained along lakes and 10 m along rivers and stream.

The use and development of the buffer area shall require approval from District. The district shall assess the application in coordination with relevant stakeholders.

District upon evaluation and in collaboration with relevant stakeholders may allow recreational uses such as, waterfront promenade with boating /kayaking facilities, walking and biking trails and development of kiosks and amenities that may be deemed required for the community and tourism promotion, provided it is demonstrated that any disturbance to the buffer will be appropriately mitigated.

Some other types of developments like bridges, roads, utilities etc. may be exempted if it is demonstrated that there is no alternative placement and disturbance to the buffer zone will be appropriately mitigated.

District shall ensure protection of potential water supplies and existing aquifers and encourage only those uses that can be appropriately and safely located in and around water bodies.

No developments or uses allowed on the buffer shall contribute to the pollution of the water bodies and its surrounding.

Any development that takes place within the buffer overlays and in immediate surrounding shall happen in a manner that is appropriate to the environment and vistas of the surrounding areas.

District in coordination with relevant stakeholders may facilitate TDR or offer incentive packages to motivate the property owners towards sustainable development and conservation.

Power lines Buffers

Power lines buffer of 25 m for HV lines up to 110kV envisaged for study area and 12 m for MV line up to 30kV shall be maintained for CoK and Districts.

No habitable structures shall be allowed to be developed on the areas covered by this overlay.

The buffer area may be allowed for agriculture use (crop farming), for laying roads and non-habitable structures.

No tall trees shall be allowed on the buffer that may possibly intersect with the power lines and cause hazard.

Planning permit/approval from District shall be required for the use and development on powerlines buffer. The district in coordination with relevant stakeholder agencies shall assess the intent/importance of the development proposal for approval.

In coordination and assessment with RURA, District may facilitate TDR or offer other incentive packages for the landowners such as including them in the land pooling schemes of nearby areas, where feasible.

The powerline buffers shall be implemented in accordance with guidelines issued by Rwanda Utilities Regulatory Authority (RURA) (current version: GUIDELINES N°01/GL/EL-EWS/RURA/2015), with the demarcated right-of-way generally kept clear of unauthorized structures that could interfere with a power line operation.

Natural Drainage Buffers

Buffers along natural drainage corridors is to ensure that no encroachment is present in areas potentially subject to natural hazard, or that existing settlements are subject to detailed risk assessment before any further development is allowed. The buffers shall be assessed as per the following conditions:

Provisional buffers of 7.5 m, 10 m and 20 m are identified along main natural drainage corridors. Whilst specific regulations should be provided as an outcome of a detailed stormwater management plan, such buffers are shown to highlight potential risks caused by illegal encroachment and to notify landowners about potential risk to which their property might be subject.

All renovation or upgrading projects within such buffers should take into due consideration their proximity to the drainage channel and the potential risk.

Once a detailed stormwater management plan is conducted, District may take site specific actions to ensure the safety of the residents.

Landfill Buffers

	Regulation	Remarks
A buffer of 200 m is established from all landfills.		

3.14.11 Natural Disaster Risk Overlay (O-B4)

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

Development within the Natural Disaster Risk Overlay shall be subject to additional requirements to ensure compatibility with the identified hazard.

The following regulations provide indicative requirements to be applied once the Natural Disaster Risk Overlay has been established.

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

Table 46: Natural Disaster Risk Overlay

Regulation
These regulations shall apply to Natural disaster risk zone overlays: • The master plan has provided a proper boundary for this overlay size and defined the appropriate land use. • Zoning planned in main land use within Disaster Risk zone-overlay will be maintained and permitted after evaluation and consultation with relevant stakeholders and institutions through a review panel. • Under this boundary, if the sign of high risk is present, the regulation for B4 will be implemented. • No encroachments shall be allowed on risk-way unless it is demonstrated through scientific study. • District in collaboration with relevant stakeholder shall ensure there is adequate public awareness on preparedness, prevention, and response through early warning systems for the community who are in this zone. • All new construction or improvement/renovation are constructed with disaster risk resistant materials to minimise impacts. • Planning permit/approval from District shall be required for the use and development on hazard zone overlay areas. District upon evaluation and in consultation with relevant stakeholders may allow developments that may be deemed necessary, provided it is demonstrated that any disturbance will be appropriately mitigated.

3.15 Zoning Regulations for CoK masterplan – Nature and Open Spaces

These regulations and guidelines apply to all future developments proposed within areas designated as green areas in the City of Kigali.

3.15.1 Parks and Open Spaces Zone (P1)

General Description: Parks and Open Spaces Zone (P1) is 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 locations along significant routes. Parks and open spaces may include recreational, small commercial, or public facilities.

Table 47: Parks and Open Spaces Zone (P1)

Item	Regulation	Remarks
These regulations shall apply to: All new and redeveloped park uses within the Parks and Open Spaces Zone (P1) Lots zoned or re-zoned for park uses within the Parks and Open Spaces Zone (P1)		
1.0 USES		
1.1 Permitted Uses	Botanical gardens, arboretums, and conservatories. Outdoor recreational facilities, such as hiking and bicycle trails, greens, and commons, sitting areas and picnic areas. Park related public facilities such as public toilet/ changing room.	

Item	Regulation	Remarks
1.2 Prohibited Uses	All types of industrial uses All types of residential uses Commercial uses exceeding what prescribed at point 1.3 below All types of major public facilities Major infrastructure installations	
1.3 Conditional Uses	Restaurants, kiosks, art and souvenirs shops and other commercial structures not exceeding 0.05 FAR up to 150 m²	
1.4 Ancillary Uses	N/A	
1.5 Minimum Lot Size	N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	N/A	
2.2 Minimum Landscaping Coverage	N/A	
2 Maximum Floor Area Ratio (FAR)	No building in a public park shall exceed 0.05 FAR up to 150 m², unless otherwise approved by the City of Kigali, One Stop Centre	
2.1 Additional Bonus Building Coverage	N/A	
3.0 BUILDING		
3.1 Maximum Number of Floors	G+1 maximum G (ancillary buildings) maximum	
3.2 Building Form	N/A	
3.3 Existing Buildings	N/A	
4.0 CIRCULATION		
4.1 Pedestrian	Layout and design shall give due regard for safe pedestrian and cycling circulation throughout the site Safe, green linkages shall be identified with nearest Public Transport Stops Safe linkages to the Park shall be provided with appropriate traffic management measures All pedestrian circulation shall be designed for universal accessibility	
4.2 Public Transit	Public Transport Network shall have bus stops spacing at a range of 300–500 m.	
5.0 SIGNAGE		
5.1 Permitted	All signs shall Be integrated into the design and theme of the park	
5.2 Prohibited	The following signs are prohibited: Multiple free-standing signage Off-site signage	
5.3 Location	N/A	
5.4 Lighting	N/A	

3.15.2 Sports and Eco-Tourism Zone (P2)

General Description: The Sports and Eco-Tourism Zone (P2) is established to provide parks that offer active recreational uses with sporting facilities and forests with eco-tourism activities. Cultural facilities such as museums, art centres, and concert halls are also allowed in this zone.

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

Table 48: Sports and Eco-Tourism Zone (P2)

Item	Regulation	Remarks
These regulations shall apply to: All new and redeveloped parks and forests within the Sports and Eco-Tourism Zone (P2) Lots zoned or re-zoned for parks and forests within the Sport and Eco-Tourism Zone (P2)		
1.0 USES		
1.1 Permitted Uses	Sports Complexes Theme Parks Resort Hotels Camping Site Golf Courses Recreational Clubs Zoo Small commercial establishments	Developments in P2 zone require EIA clearance
1.2 Prohibited Uses	All types of industrial uses All types of major public facilities Major infrastructure installations	
1.3 Conditional Uses	Residential Estates Complementary commercial uses Minor Public Facilities Supporting Infrastructure Public Swimming Pools Nightclubs Stadiums Cultural Centres Museums Concert halls	
1.4 Ancillary Uses	Parking Toilets	
1.5 Minimum Lot Size	N/A	
2.0 COVERAGE		
2.1 Maximum Building Coverage	N/A	
2.2 Minimum Landscaping Coverage	N/A	
2.3 Maximum Floor Area Ratio (FAR)	Subject to City of Kigali, One Stop Centre evaluation and approval	
2.4 Additional Bonus Building Coverage	N/A	
3.0 BUILDING		
3.1 Maximum Number of Floors	G+2 maximum G (ancillary buildings) maximum	
3.2 Building Form	N/A	

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

3.15.3 National Parks Zone (P3-A)

General Description: The National Parks Zone (P3-A) is established to protect national parks within the city and their biodiversity, supporting sustainability and the health and well-being of the community. These parks can generate economic benefits through recreational, educational, and eco-tourism activities.

The intent is to preserve beautiful and significant areas, protect the ecological integrity of these natural areas for present and future generations, and prevent exploitation or encroachment contrary to the purpose for which the area was designated.

Table 49: National Parks Zone (P3-A)

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

Item	Regulation	Remarks
5.5 Permitted	All signs shall Be integrated into the theme of the park	
5.6 Prohibited	The following signs are prohibited: Multiple free-standing signage Off-site signage	
5.7 Location	N/A	
5.8 Lighting	N/A	

3.15.4 Forest Zone (P3-B)

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

The intent is to conserve biodiversity, protect the ecological integrity of these natural areas for present and future generations, and prevent deforestation and encroachment contrary to the purpose for which the area was designated.

The Forest Zone layer shall be updated periodically. Forest Zone regulations shall supersede other regulations where those regulations conflict with Forest Zone prescriptions.

Table 50: Forest Zone (P3-B)

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

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

3.15.5 Steep Slopes Zone (P3-C)

General Description: Hillsides and steep slopes are prone to natural hazards and require protection. Unregulated and excessive encroachment on steep slopes can create environmentally sensitive areas that are risky and dangerous, and can diminish the views and natural features valued by residents.

The intent of the Steep Slopes Zone (P3-C) is to protect steep slopes from unsustainable encroachment and exploitation. This zone applies to steep slopes above 30% in greenfield areas and slopes above 50% in brownfield areas, where development already exists on slopes between 30% and 50%.

Table 51: Steep Slopes Zone (P3-C)

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

3.15.6 Natural Conservation Zone (P3-D)

General Description: The Natural Conservation Zone (P3-D) is established to preserve identified undeveloped land and open spaces in their natural state. It may include protected cultural areas, wildlife habitats, or passive recreation areas for activities such as hiking and birdwatching.

The intent is to protect the ecological integrity of these natural areas from exploitation and encroachment. Natural open spaces promote peace, health, and well-being; increase the value of nearby properties; reduce flooding and allow the natural recharge of water supplies; maintain biodiversity; and protect significant archaeological and historical sites.

Table 52: Natural Conservation Zone (P3-D)

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

4. APPENDICES

4.1 DEFINITIONS AND CONDITIONS

4.1.1 High-End Luxury Villa/Mansion

A high-end luxury villa or mansion is a large, high-quality detached residential dwelling designed for a single household. It is characterized by generous floor space, premium architectural design and finishes, landscaped private outdoor spaces, enhanced privacy and high-quality residential amenities. It may also include guest accommodation, staff quarters and private recreational facilities, subject to applicable planning and building regulations.

Recommended Plot Size

The recommended plot size for a high-end luxury villa shall be between **2,000 m² and 3,000 m²**, as follows:

- Recommended minimum plot size: **2,000 m²**
- Maximum plot size: **3,000 m²**

These standards are based on international practices adapted to Rwanda's context, where efficient land use, urban density and infrastructure provision are important. A plot of up to 3,000 m² is sufficient to accommodate a luxury residence, supporting facilities, recreational amenities, access, parking and landscaping.

Requirements for High-End Luxury Villas

A proposed high-end luxury villa or mansion shall comply with all applicable zoning, environmental, infrastructure and building-control requirements. It shall also meet the following core requirements:

- High-quality, climate-responsive and context-sensitive architectural design;
- Generous and well-organised internal living spaces;
- High-quality construction materials and finishes, with preference given to locally produced materials;
- At least **40% of the plot area reserved for green spaces and landscaping**;
- Adequate privacy, safety and controlled access;
- Adequate parking and internal vehicular and pedestrian circulation;
- Appropriate guest, staff and service facilities;
- Sustainable water, wastewater, stormwater and solid-waste management systems;
- Energy-efficient design and, where possible, renewable-energy systems;
- Smart-home, security and property-monitoring systems;
- Reliable utility connections, water storage and backup-energy systems;
- Compliance with the **Made in Rwanda Policy**, where applicable; and
- Appropriate contribution to community infrastructure and services, where required.

Premium Components

In addition to the core requirements, the development shall incorporate at least **70% of the following applicable premium components**:

1. Swimming pool;
2. Private fitness studio or gym;
3. Spa, sauna or wellness room;
4. Home theatre or media room;
5. Home library, study or executive office;
6. Recreation or games room;
7. Outdoor kitchen, barbecue or dining area;
8. Gazebo, terrace or outdoor entertainment pavilion;
9. Private tennis court, basketball court or other sports facility;
10. Art studio, music room or creative workspace;
11. Wine cellar or specialised storage room;
12. Separate guesthouse or dedicated guest wing;
13. Private courtyard, water feature or similar landscape feature;
14. Children's play area;
15. Roof terrace, viewing deck or similar outdoor amenity; and
16. Enhanced accessibility features, including a lift where appropriate.

Only components that are suitable for the proposed development, plot size and location shall be considered when assessing the 70% requirement. The components shall be functional and properly integrated into the overall design.

Temporary Hold on Permits

Development and building permits for high-end luxury villas or mansions shall not be issued until specific regulations for this development category are established. These regulations may include special taxes, contributions to an affordable housing fund, infrastructure charges or other applicable requirements.

4.1.2 Green Hotel

A **green hotel** is a hotel development that meets the following minimum requirements:

- Maximum building coverage: 40% of the total plot area;
- Minimum green and landscaped area: 40% of the total plot area, excluding parking and paved surfaces;
- At least 60% of the required green area shall consist of soft landscaping, including trees, gardens and other permeable planted surfaces;
- Use of renewable energy to meet at least 20% of the hotel's energy demand;
- Provision of rainwater-harvesting and water-efficient systems;
- Waste separation, recycling and safe wastewater-management facilities; and
- Protection of existing mature trees and natural site features, where applicable.

The remaining plot area may accommodate access roads, parking, walkways and other supporting facilities. Compliance with a recognised green-building or sustainable-tourism standard may also be required.

4.2 Parking Requirements

4.2.1 General Description

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

4.2.2 General Parking Requirements

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

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

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

Table 53: Residential Parking Requirements

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

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

Table 54: Non-Residential Parking Requirements

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

Hospitals	0.75 car parking space /5 beds	1 car parking space /5 beds	
		1.25 motorcycle space/5 beds	
	1motorcycle space /5 beds		

Uses	Min Parking Requirement	Max Parking Requirement	Remarks
	Parking Space for ambulances and service lorries must be provided, depending on the type and needs of the hospital.		
Primary and secondary schools	0.75 car parking space /2 classrooms	1 car parking space /2 classrooms	
	Bus parking space must be provided depending on the needs of the educational facility		
Universities			
	0.75 car parking space /5 lecturers	1 car parking space /5 lecturers	
Public facilities (Clinics, health centres, crèche)	Parking space for service lorries must be provided, depending on the type and needs of the public facilities.	1 car parking space /200 m^2 GFA	
Museums, libraries, cultural and tourism centres, places of worships	0.75 car parking space /150 m^2 GFA	1 car parking space /150 m^2 GFA	
Theatres, cinemas, other entertainment	0.75 car parking space /10 seats	1 car parking space /10 seats	
Stadium	0.75 car parking space /10 seats	1 car parking space /10 seats	
Parks and recreational spaces	**0.75 car parking /1000 m2 of park area**	**1 car parking /1000 m2 of park area**	

4.2.3 Location and Typology of parking Lots

Off-Street – On Site parking

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

Off- Street Shared Parking Facility

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

On- Street Parking

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

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

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

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

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

4.2.4 Parking Strategy

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

Table 55: Residential Parking Strategy

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

Table 56: Non-Residential Parking Strategy

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

Uses	Parking Strategy	Conditions
Hospitals	• Off Street on plot • On street • Off-street common parking spaces	**There can be shared parking between apartment parking spaces and day time parking requirement for restaurants, cafes, bakeries, shops and other commercial, microenterprise spaces and offices (Refer Shared Parking regulations under Incentives section 8.4)** **For developments within 500m distance from BRT (once operational), parking derogations may be allowed by CoK, after proper assessment.**
Primary and secondary schools	• Off Street on plot • Off-street	
Universities		
Public facilities (Clinics, health centres, crèche)	• Off Street on plot (R1 and R1A zones) • On street (where required and appropriate for all zones) • Community parking following land consolidation (R1B, R2, R3, R4zones) • Off-street common parking spaces (in case of no land consolidation, and where appropriate, including C1, C3, zones)	
Museums, libraries, cultural and tourism centres, places of worships	• Off Street on plot • On street • Off-street common parking spaces	
Theatres, cinemas, other entertainment		
Stadium		
Parks and recreational spaces		

4.2.5 Requirement for Permeable Paving Materials for Parking Lots

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

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

4.2.6 Derogations to General Parking requirements

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

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

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

4.3 SETBACK REGULATIONS

4.3.1 Introduction

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

Where buildings traditionally define the street edge, new development should reinforce that relationship. In lower-density areas, villas may be set back to preserve an established landscaped character. Setbacks shall therefore respond to the intended zone, street character, building type and applicable safety and infrastructure requirements.

The setback regulations are based on:

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

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

4.3.2 Setbacks principles

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

- In low-density residential areas, it is allowed for the setback to reflect and build upon the existing residential character of landscaped front gardens, defined by a low boundary wall or fence.
- In medium-density residential and mixed-use areas, it is important to encourage a high level of pedestrian interaction with the private domain. This interaction shall support lively streets comprising of retail, commercial, cafes and restaurants. These areas have an urban character and minimise distances and travel times and they are located where high levels of pedestrian activity exists. Frontages in these zones shall play a role in framing and defining streets and public places.
- High-rise buildings in mixed-use zones should generally have a base and upper element. The primary street facade should have a strong sense of verticality. Step backs are suggested as a tool to preserve the Sky Exposure Plane7, preserving interesting views and creating dynamic frontages.
- Balconies should be used in moderation and be integrated into the overall composition of the façade. They should not be implemented in a monotonous or repetitive configuration. This applies to both recessed and cantilevered balconies.
- Arcades and galleries provide a basic level of protection from the elements of rain, wind, and sun. They allow for a comfortable climate for walking, shopping, and the general use of the public domain for cafes and restaurants. Arcades should be provided along primary pedestrian routes, to provide a visually consistent streetscape that promote the place for shopping, cafes, and restaurants. The design of arcades and galleries shall provide a continuous alignment for the street frontage by integrating adjacent arcades and galleries if it`s feasible.
- The animation of the street is a tool for creating vibrant and safe places. Active lanes are usually lined with shops, cafes and restaurants that communicate directly with the public domain. Multiple entrances to buildings with direct access to the street also contribute to the liveliness and safety of the street.
- The ground floor of mixed-use buildings must enter the public domain where animated frontages are required. Animated frontages are located along heavily trafficked pedestrian routes, typically connecting spaces together; it encourages the interaction between the ground floor use and the public domain and boosts the use of the footpath for opportunities to interact, such as seating for cafes and the temporary delivery of goods.

4.3.3 General Setback Provisions

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

1. **Basement setback** - At least 3 m setback shall be kept from the plot boundary fronting road (to allow for any below grade services that may be required and ensure the viable growth of trees). For common lot boundaries, there shall be 0 (Zero) setback.

2. **Ancillary Buildings** - are allowed within the rear or side setback of the lot, provided they are at zero setback and their width does not exceed

   a. 30% for residential

   b. 50% for commercial and Industrial of the lot frontage.

3. **Setback between Multiple Buildings on the Same Lot** – Refer to the specific zoning setback requirements

4. **Existing building edge alignment**: all new developments shall follow existing alignment on designated streets where frontages continuity is required according to the UD regulations.

5. Openings on Zero Side setback – no windows or any other ventilation opening shall be allowed on building sides when the building is developed with zero side setback.

6. **Rear and Side setbacks** – It is recommended to locate on-plot parking spaces in the rear or side setbacks of each building. For this reason, provision for larger setback is made in R2, R3, C1, C3 and other zones.

7. **Arcades and Galleries** – are recommended along main commercial (collector level and above) streets or in any case CoK-OSC establishes it through Urban Design Guidelines as in the case of Nyarugenge CBD, Gahanga and Kimironko Urban Design Areas.

Building typology	Primary front setback	Secondary front setback (corner plots)	Side setback	Rear setback	Arcade/gallery setback
RESIDENTIAL					
R1 - Single-Family Residential Zone					
Detached villas	3.0 m minimum	3.0 m minimum	2.0 m minimum	2.0 m minimum	N/A
R1A - Single-Family (Densification Areas - Townhouses) Zone					
Detached villas, townhouses	3.0 m minimum - local roads, minor arterials and collectors 5.0 m minimum - major arterials	3.0 m minimum	1.0 m minimum	3.0 m minimum	N/A
Semi-detached villas	3.0 m minimum - local roads, minor arterials and collectors 5.0 m minimum - major arterials	3.0 m minimum	2.0 m minimum	3.0 m minimum	N/A
Attached	3.0 m minimum	3.0 m minimum	0.0 m minimum (no openings allowed; see Section 6.9.3.7)	3.0 m minimum	N/A
R1B - Rural Residential Zone					
Detached	1.0 m minimum	1.0 m minimum	1.0 m minimum	1.0 m minimum	
Semi-detached	1.0 m minimum	1.0 m minimum	1.0 m minimum	1.0 m minimum	
Attached	1.0 m minimum	1.0 m minimum	0.0 m minimum (no openings allowed; see Section 6.9.3.7)	1.0 m minimum	
R2 - Medium-Density Residential - Improvement Zone					
Detached building	3.0 m minimum	3.0 m minimum	3.0 m minimum	3.0 m minimum	
Semi-detached	3.0 m minimum	3.0 m minimum	3.0 m minimum	3.0 m minimum	
Attached	3.0 m minimum	3.0 m minimum	0.0 m minimum (no openings allowed; see Section 6.9.3.7)	3.0 m minimum	
R3 - Medium-Density Residential - Expansion Zone					
Detached building	2.0 m minimum 3.0 m maximum	3.0 m maximum	2.0 m minimum	2.0 m minimum	
Semi-detached	2.0 m minimum 3.0 m maximum	3.0 m maximum	3.0 m minimum	4.0 m minimum	
Attached	0.0 m minimum 3.0 m maximum	3.0 m maximum	0.0 m minimum (no openings allowed; see Section 6.9.3.7)	4.0 m minimum	
Row housing	0.0 m minimum 3.0 m maximum	3.0 m maximum	0.0 m minimum (no openings allowed; see Section 6.9.3.7)	4.0 m minimum	

Building typology	Primary front setback	Secondary front setback (corner plots)	Side setback	Rear setback	Arcade/gallery setback
RESIDENTIAL (CONTINUED)					
R4 - High-Density Residential Zone					
Detached building	5.0 m minimum	3.0 m minimum	3.0 m minimum	4.0 m minimum	
Semi-detached	5.0 m minimum	5.0 m minimum	5.0 m minimum on corner plots	4.0 m minimum	
COMMERCIAL					
C1 - Mixed-Use Commercial Zone					
Detached building	3.0 m minimum	1.0 m minimum 3.0 m maximum	3.0 m minimum	3.0 m minimum	2.0 m minimum
Semi-detached	3.0 m minimum	1.0 m minimum 3.0 m maximum	3.0 m minimum	3.0 m minimum	2.0 m minimum
Attached building	3.0 m minimum	1.0 m minimum 3.0 m maximum	0.0 m minimum (no openings allowed; see Section 6.9.3.7)	3.0 m minimum	2.0 m minimum
O-C2 - Neighbourhood Mixed-Use Zone - Overlay					
	0.0 m minimum	N/A	N/A	N/A	2.0 m minimum
C3 - City Commercial Zone					
Detached building	3.0 m minimum - local roads, minor arterials and collectors 5.0 m minimum - major arterials	3.0 m minimum	3.0 m minimum	3.0 m minimum	
Semi-detached	3.0 m minimum - local roads, minor arterials and collectors 5.0 m minimum - major arterials	3.0 m minimum	3.0 m minimum	3.0 m minimum	5.0 m minimum
Attached building	3.0 m minimum - local roads, minor arterials and collectors 5.0 m minimum - major arterials	3.0 m minimum	0.0 m minimum (no openings allowed; see Section 6.9.3.7)	3.0 m minimum	5.0 m minimum

Building typology	Primary front setback	Secondary front setback (corner plots)	Side setback	Rear setback	Arcade/gallery setback
PUBLIC ADMINISTRATIVE AND SERVICES					
PA - Public Administrative and Services					
Government offices	15.0 m minimum	5.0 m minimum	10.0 m minimum	10.0 m minimum	
PF - PUBLIC FACILITIES					
PF1 - Educational institutes	3.0 m minimum - local roads, minor arterials and collectors 7.0 m minimum - major arterials	3.0 m minimum - minor arterials and collector roads 7.0 m minimum - major arterials	3.0 m minimum	3.0 m minimum	
PF2 - Health facilities	N/A - subject to the applicable health-facility hierarchy and detailed design				
PF3 - Religious facilities	3.0 m minimum - local roads, minor arterials and collectors 7.0 m minimum - major arterials	3.0 m minimum - minor arterials and collector roads 7.0 m minimum - major arterials	3.0 m minimum	3.0 m minimum	
PF4 - Cultural centres and sites / neighbourhood facilities	3.0 m minimum - local roads, minor arterials and collectors 7.0 m minimum - major arterials	3.0 m minimum - minor arterials and collector roads 7.0 m minimum - major arterials	3.0 m minimum	3.0 m minimum	

Building typology	Primary front setback	Secondary front setback (corner plots)	Side setback	Rear setback	Arcade/gallery setback
INDUSTRIAL					
I1 - Light Industrial Zone					
Detached building	3.0 m minimum	3.0 m minimum	1.5 m minimum	1.5 m minimum	
Semi-detached	3.0 m minimum	3.0 m minimum	3.0 m minimum	1.5 m minimum	
Attached building	3.0 m minimum	3.0 m minimum	0.0 m minimum (no openings allowed; see Section 6.9.3.7)	3.0 m minimum	
I2 - General Industrial Zone					
	N/A	N/A	N/A	N/A	
FOREST AND OPEN SPACES					
P1 - Parks and Open Spaces Zone					
	N/A	N/A	N/A	N/A	
P2 - Sports and Eco-Tourism Zone					
	10.0 m minimum - local roads, minor arterials and collectors 25.0 m minimum - major arterials	10.0 m minimum - minor arterials and collector roads 15.0 m minimum - major arterials	20.0 m minimum	20.0 m minimum	
P3-A - National Parks Zone					
	N/A	N/A	N/A	N/A	
AGRICULTURE					
	1.0 m minimum	1.0 m minimum	1.0 m minimum	1.0 m minimum	
TRANSPORT					
Holding depots	20.0 m minimum	5.0 m minimum	10.0 m minimum	10.0 m minimum	

4.4 CONDITIONAL USE REQUIREMENTS

1. LANDUSE: RESIDENTIAL						
	PERMITTED ACTIVITIES ON CONDITION (CONDITIONAL USE)	**ADDITIONAL REQUIREMENT**				**GENERAL REQUIREMENT**
		CHECKLIST	**YES**	**NO**	**DECISION**	
1	**Semi-Detached houses**: is a home/house that is joined to one other house by a shared wall, but otherwise stands separate.	Meets all criteria and conditions specified under the R1 classification				1. All technical requirements must be fulfilled based on the categories outlined in the Ministerial Order that defines building classifications and permitting procedures. 2. All the zoning requirement of the hosting zoning (R1, R1A, R1B, R2, R3, R4) shall govern the development, including but not limited to: Maximum Building Coverage, Minimum Landscaping Coverage, Maximum Floor Area Ratio (FAR), Density requirements, Maximum Allowed Building Height, etc) 3. All applicable standards related to public facilities, including but not limited to churches, schools, and healthcare facilities, must be met. 4. Conference halls, bars, and large event facilities are not permitted unless they are within a hotel or a public facility 5. All projects classified under Categories 2 and 3 must be submitted for a Non-Objection Request, along with a Site Visit Report that details the plot's information.
2	**Restaurant**: refers to a commercial facility within or near a residential development area that is designated or approved for food service activities.	Does the proposed development provide adequate parking capacity in compliance with the required standard of at least one (1) parking space per five (5) occupants?				
		Has a noise control and soundproofing plan been submitted? If so, does the plan demonstrate compliance with the maximum allowable noise level of 40-50 dB?				
		Does the project not include any open-air infrastructure or facilities (e.g., outdoor seating, recreational areas, or open service zones)?				
		Isn't there an existing project of a similar nature located within a 500-metre radius of the proposed development site?				
3	**Guest house**: a building containing sleeping facilities for temporary usage only and may have a bathroom, but shall not have a kitchen or other cooking facilities.	Does the proposed development provide adequate parking capacity in compliance with the required standard of at least one (1) parking space per Ten (10) guests?				
	B&B: Bed and Breakfast (B&B) is a small lodging or accommodation that offers overnight or day stays and includes breakfast at the room rate.	Has a noise control and soundproofing plan been submitted? If so, does the plan demonstrate compliance with the maximum allowable noise level of 40-50 dB?				
	Hotels (incl. its ancillary): is a building that provides rooms and services for people to stay in for a short period of time or can stay	Does the project include any open-air infrastructure or facilities (e.g., outdoor seating, recreational areas, or open service zones)?				

1. LANDUSE: RESIDENTIAL						
	overnight (or for a few days/weeks) in furnished rooms and can host meeting and have access to services such as: Housekeeping &Room services and Food and beverage options and Amenities (gym, pool, lounge, etc.)	Does the project include any open-air infrastructure or facilities (e.g., outdoor seating, recreational areas, or open service zones)?				
		Is there an existing project of a similar nature located within a 500-metre radius of the proposed development site?				
4	**Commercial Retail and office Facilities when allowed by O-C2 Overlay**: The O-C2 Overlay is usually applied to areas intended for mixed office and commercial use. The term Commercial retail facility refers to the facility of certain types of businesses that sell goods or services directly to customers. For Commercial Retail Facilities when allowed by O-C2 Overlay: The O-C2 Overlay is usually applied to areas intended for commercial use not for offices. and the term Commercial retail facility refers to the facility of certain types of businesses that sell goods or services directly to customers.	Does the proposed development provide adequate parking capacity in compliance with the required standard of at least one (1) parking space per fifty (50) square metre- gross floor area?				
	Micro – Enterprise: includes but not limited to Skilled Trades and Services, Food and Retail, Freelance and Online: micro-enterprise in a residential zone refers to a very small-scale business that operates within a neighbourhood as long as it does not change the residential character of the neighbourhood, such as: Hair dressing saloon, Online retail business, Computer, repair or IT support and Small Photography studio.Accessory Residential Units: also commonly called Accessory Dwelling Units are small, secondary housing units located on the same plot as a main house, for example like Back yard cottages, Annexes etc.…	Has a noise control and soundproofing plan been submitted? If so, does the plan demonstrate compliance with the maximum allowable noise level of 40-50 dB?				
		Is there an existing project of a similar nature located within a 500-metre radius of the proposed development site?				
5	**Public facilities when suggested by Public Facilities Overlay**: a Public Facilities Overlay (PFO) is an additional zoning layer that	Does the proposed development site (UPI) fall within the designated public overlay area of the residential zone?				

1. LANDUSE: RESIDENTIAL						
	identifies areas where public facilities may be allowed, expanded, or encouraged.	Does the proposed development provide adequate parking capacity in compliance with the required standard of at least one (1) parking space per Ten (10) Occupants?				
		Does the primary access road serving the proposed development site have a minimum width of twelve (12) metres?				
		Has a noise control and soundproofing plan been submitted? If so, does the plan demonstrate compliance with the maximum allowable noise level of 40-50 dB?				
		Is the Medical waste management plan provided? if applicable				
		Is there an existing project of a similar nature located within a 500-metre radius of the proposed development site?				
		Allowed church building - Accommodations for priests and operators, - Public facilities such as washrooms/changing rooms, - Small commercial and retail use not exceeding 100 m² gross floor area, - Recreational facilities and 1 Meeting Hall)				
6	**Accessory Residential Unit**s: also commonly called Accessory Dwelling Units are small, secondary housing units located on the same plot as a main house, for example like Back yard cottages, Annexes etc.…	Meets all criteria and conditions specified under the R1 classification				

2. LANDUSE: COMMERCIAL						
	PERMITTED ACTIVITIES ON CONDITION (CONDITIONAL USE)	**ADDITIONAL REQUIREMENT**				**GENERAL REQUIREMENT**
		CHECKLIST	**YES**	**NO**	**COMMENTS**	

1	**Public facilities** includes all types of educational and research institutions; all categories of health facilities and pharmacies; religious establishments of any denomination; cultural, heritage, and memorial sites such as museums, cultural centers, and memorials; a wide range of sports and leisure infrastructures including sports complexes, stadiums, pitches, playgrounds, golf courses, recreational clubs, and public swimming pools;	Does the proposed development site (UPI) fall within the designated public overlay area of the residential zone?				1. All technical requirements must be fulfilled based on the categories outlined in the Ministerial Order that defines building classifications and permitting procedures. 2. All the zoning requirement of the hosting zoning (C1, C3, C4) shall govern the development, including but not limited to: Maximum Building Coverage, Minimum Landscaping Coverage, Maximum Floor Area Ratio (FAR), Density requirements, Maximum Allowed Building Height, etc) 3. All applicable standards related to public facilities, including but not limited to churches, schools, and healthcare facilities, must be met. 4. All projects classified under Categories 2 and 3 must be submitted for a Non-Objection Request, along with a Site Visit Report that details the plot's information.
		Does the proposed development provide adequate parking capacity in compliance with the required standard of at least one (1) parking space per Ten (10) Occupants?				
		Does the primary access road serving the proposed development site have a minimum width of twelve (12) metres?				
		Has a noise control and soundproofing plan been submitted? If so, does the plan demonstrate compliance with the maximum allowable noise level of 50-60 dB?				
		Is the Medical waste management plan provided? if applicable				
2	**Transportation terminals** are facilities where passengers or goods start, end, or transfer their journeys, including bus and railway stations, airports, seaports, and similar hubs for organised boarding, alighting, and cargo handling. Transport interchange is a facility where passengers or goods transfer efficiently between different transport modes, integrating services like buses, taxis, rail, cycling, or air travel within one coordinated space.	Is there an existing project of a similar nature located within a 1,000-metre radius of the proposed development site?				
3	**Hotels**	Does the proposed development provide adequate parking capacity in compliance with the required standard of at least one (1) parking space per Ten (10) guests?				
		Has a noise control and soundproofing plan been submitted? If so, does the plan demonstrate compliance with the maximum allowable noise level of 50-60 dB?				
		Is there an existing project of a similar nature located within a 1,000-metre radius of the proposed development site?				

4	**Wholesale and warehousing** refers to the large-scale purchase, storage, and distribution of goods. It involves facilities where products are received, stored, sorted, and supplied in bulk to retailers, institutions, or other businesses rather than directly to consumers	Does the proposed development provide adequate parking capacity in compliance with the required standard of at least one (1) parking space per Ten (10) guests?				
5	**Garage and Parking**: A garage is an enclosed facility designed for storing, sheltering, and sometimes maintaining vehicles. It provides protection from weather and may include space or equipment for repairs and servicing where a Parking refers to designated open or structured spaces where vehicles can be temporarily or long-term stationed. These areas are organised to allow safe, orderly stopping and waiting of vehicles.	Has a noise control and soundproofing plan been submitted? If so, does the plan demonstrate compliance with the maximum allowable noise level of 50-60 dB?				
		Has the project obtained an Environmental Impact Assessment (EIA) certificate?				
		Does the site layout permit smooth and unobstructed vehicular access, allowing for easy in-and-out movement of cars?				
6	**Petrol stations**	Does the proposed project fully comply with the requirements outlined in Regulations No. 010/ENERGY/RURA/2025, dated 12/08/2025, governing petrol service stations in Rwanda?				

3. LANDUSE: AGRICULTURE AND LIVESTOCK						
	PERMITTED ACTIVITIES ON CONDITION (CONDITIONAL USE)	**ADDITIONAL REQUIREMENT**				**GENERAL REQUIREMENT**
		CHECKLIST	**YES**	**NO**	**COMMENTS**	
1	Facilities Supporting Agricultural uses including: Drying facilities, stores, washing stations, agro-selling points, office station not exceeding 50 m²	Do all agricultural supporting facilities collectively occupy no more than 10% of the plot area covered by the permit request?				1. All technical requirements must be fulfilled based on the categories outlined in the Ministerial Order that defines building classifications and permitting procedures. 2. All The office station facility is allowed only if it is submitted together with one of the following related projects: drying facilities, stores, washing stations, or agro-selling points. 3. For temporary farm, the facility should not
		Is there any existing project of a similar nature in the neighbourhood of the proposed development?				
2	Temporary Farm store	is the project grounded?				
		Is the total floor area not exceeding 1,000 m²?				
		will the project utilize non-durable materials?				

4	Livestock Farming	Are livestock farming facilities supporting agricultural activities limited to a maximum of 30% of the plot to be developed? (cfr: Zero grazing program)				exceed two (2) years 4. No accommodation facilities is allowed in Agricultural and livestock zone 5. All projects classified under Categories 2 and 3 must be submitted for a Non-Objection Request, along with a Site Visit Report that details the plot's information. 6. The total built-up area of all supporting farm/livestock facilities (office, storage, and washrooms) shall not exceed 50 m² and that such facilities shall not be detached or stand-alone structures, 7. All kind of rooms be it, for workers or other stuff are prohibited
5	Artificial dams	Does the Dam project submitted with Environmental impact assessment certificate?				
6	Temporary Camping					

4. LANDUSE: RELIGIOUS FACILITIES						
	PERMITTED ACTIVITIES ON CONDITION (CONDITIONAL USE)	**ADDITIONAL REQUIREMENT**				**GENERAL REQUIREMENT**
		CHECKLIST	**YES**	**NO**	**COMMENTS**	
1	Accommodations for priests and operators	1 dwelling unit with maximum 4 bedrooms per 100 church occupants				1. All technical requirements must be fulfilled based on the categories outlined in the Ministerial Order that defines building classifications and permitting procedures. 2. All those facilities should only be permitted when submitted along with a worship hall unless it is an education services 3.
2	Accommodations for visitors and workers	1 room per 50 church occupants				
3	Public facilities such as washrooms/changing rooms					
4	Small commercial and retail use.					
5	Dining halls	when there is Education Services				
6	Education Services					
7	Recreational facilities					
8	Meeting Halls	1 with area not exceeding the worship hall				

9	NB: Religious connected services and facilities will comply with high					
	rise building (G+N)					

4.5 INDUSTRIAL LISTING

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

Modifications to the listing and to the categorisation of the industry type can be made in agreement between the National Land Authority (NLA), the City of Kigali, Districts and the Ministry of Trade and Commerce (MINICOM).

4.5.1 I1 – Light industries

- Light industries are generally compatible with food industries.
- A minimum buffer of 50 m shall be maintained between a light-industrial building and the nearest residential building.
- Factory shall not generate large quantities of trade effluent or solid waste.

4.5.2 LIST OF LIGHT INDUSTRIES

- Information technology service activities
- Specialised design activities; Photographic activities
- Retail trade, except motor vehicles and motorcycles
- Repair of computers and peripheral equipment; Repair of communication equipment; Repair of furniture and home furnishings
- Publishing of books, periodicals, and other publishing activities; Motion picture, video and television program production, sound recording and music publishing activities.
- Repair of consumer electronics
- Repair of household appliances and home and garden equipment
- Manufacture and repair of watches and clocks (not involving spray-painting, electroplating, or galvanizing operations).
- Warehousing and storage.
- Manufacture of paper products without printing activities.
- Repair of footwear and leather goods
- Repair of furniture and home furnishings
- Washing and (dry-) cleaning of textile and textile products (Not elsewhere classified)
- Manufacture of measuring, testing, navigation and control equipment, excluding processes that use chemicals, including gaseous chemicals.
- Medical and dental practicing.
- Packaging activities.
- Research and Development involving small quantities of chemicals.
- Wholesale and retail trade and repair/garage of motor vehicles and motorcycles
- Manufacture of made-up textile goods (Not elsewhere classified)
- Manufacture of carpets, wood works, workshops, craft centers and other finishing products (Not elsewhere classified).
- Manufacture of footwear
- Manufacture of luggage, handbags and the like, saddlery and harness
- Manufacture of articles of hair
- Manufacture of games and toys
- Printing and service activities related to printing
- Printing and reproduction of recorded media
- Manufacture of plastic products not elsewhere classified.
- Manufacture of containers and boxes of paperboard.
- Manufacture of paper products also involving printing activities without pulping works or decolourising operations.

4.5.3 I2 – General industries

1. A minimum buffer of 500 m shall be maintained between a general-industrial building and the nearest residential building.
2. A factory shall install, operate and maintain pollution-control equipment to minimise air, water and noise pollution arising from its operations, in accordance with applicable national standards.

4.5.4 LIST OF GENERAL INDUSTRIES

1. Large-scale Manufacture of food products
2. Blending of flavours.
3. Manufacture of jewellery, bijouterie, and related articles
4. Machining; treatment and coating of metals
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 medical and dental instruments and supplies
11. Manufacture of soap and detergents, cleaning and polishing preparations, perfumes, and toilet preparations
12. Large-scale Manufacture of made-up textile goods, with dyeing, bleaching and/or other finishing operations.
13. Spinning, weaving, and finishing of textiles
14. Manufacture of textiles not elsewhere classified.
15. Tanning and dressing of leather; dressing and dyeing of fur
16. Manufacture of furniture, those made primarily of metal
17. Manufacture of builders' carpentry and joinery
18. Manufacture of wooden containers.
19. Manufacture of wood and of products of wood and cork, except furniture; manufacture of articles of straw, metal and plaiting materials.
20. Manufacture of other products of wood; manufacture of articles of cork, straw, metal and plaiting materials
21. Manufacture of other fabricated metal products; metalworking service activities
22. Manufacture of other fabricated metal products.
23. Manufacture of batteries and accumulators
24. Cutting, shaping and finishing of stone
25. Maintenance and repair of motor vehicles
26. Repair of transport equipment, except motor vehicles
27. Installation of industrial machinery and equipment
28. Filling/bottling of inert industrial gases such as nitrogen, helium, and argon.
29. Storage of chemicals, detergents, oils, solvents, pesticides, and related products.
30. Storage of rubber products and other odorous products.
31. Manufacturing industries not elsewhere classified.

4.5.5 SPECIAL INDUSTRIES

- A minimum buffer of 500 m shall be maintained between the boundary 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.
- A factory shall install, operate and maintain pollution-control equipment to minimise air, water and noise pollution arising from its operations, in accordance with applicable national standards.

4.5.6 LIST OF SPECIAL INDUSTRIES

1. Processing and preserving meat, fish, crustaceans, and molluscs.
2. Manufacture of dairy products.
3. Canning and preserving of fruits and vegetables.
4. Canning, preserving, and processing of fish, crustaceans, and similar food.
5. Manufacture of vegetable and animal oils and fats.
6. Manufacture of grain mill products, starches, and starch products.
7. Manufacture of sugar, cocoa, chocolate, and sugar confectionery.
8. Manufacture of macaroni, noodles, couscous, and similar farinaceous products
9. Manufacture of prepared animal feed.
10. Manufacture of prepared meals and dishes
11. Manufacture of other food products n.e.c.
12. Manufacture of wines and beverages.
13. Manufacture of soft drinks; production of mineral waters and other bottled waters
14. Manufacture of malt liquors and malt
15. Distilling, rectifying, and blending of spirits; ethyl alcohol production from fermented materials
16. Manufacture of pharmaceuticals, medicinal chemical and botanical products
17. Other industries that are incompatible with food industries may be permitted where they are located at least 100 m away.
18. Manufacture of paints, varnishes and similar coatings, printing ink and mastics
19. Other manufacturing industries involving the use of large quantities of organic solvents.
20. Manufacture of electronic components; Manufacture of computers and peripheral equipment; Manufacture of communication equipment; Manufacture of consumer electronics.
21. Manufacture of electric motors, generators, transformers and electricity distribution and control apparatus.
22. Manufacture of fiber optic cables; Manufacture of wiring devices
23. Manufacture of other electronic and electric wires and cables
24. Manufacture of optical instruments and equipment.
25. Manufacture of magnetic and optical media
26. Manufacture of watches and clocks involving electroplating or galvanizing operations.
27. Manufacture of sporting and athletic goods involving woodworking or electroplating operations.
28. Manufacture of irradiation, electromedical and electrotherapeutic equipment
29. Other manufacturing industries with electroplating or galvanizing operations.
30. Manufacture of furniture and fixtures that are primarily made of metal.
31. Manufacture of basic iron and steel.
32. Manufacture of structural metal products.
33. Manufacture of tanks, reservoirs, and containers of metal
34. Manufacture of steam generators, except central heating hot water boilers
35. Manufacture of basic precious and other nonferrous metals.
36. Casting of iron and steel; Casting of non-ferrous metals
37. Machining; treatment and coating of metals
38. Manufacture of fabricated metal products, except machinery and equipment, not elsewhere classified.
39. Manufacture of engines and turbines, except aircraft, vehicle, and cycle engines
40. Manufacture of gas; distribution of gaseous fuels through mains
41. Tanning and dressing of leather; manufacture of luggage, handbags, saddlery, and harness; dressing and dyeing of fur
42. Spinning, weaving, and finishing of textiles.
43. Preparation and spinning of textile fibres
44. Manufacture of pulp, paper, and paperboard; Manufacture of corrugated paper and paperboard and of containers of paper and paperboard; Manufacture of other articles of paper and paperboard
45. Sawmilling and planning of wood

46. Manufacture of veneer sheets; manufacture of plywood, laminboard, particle board and other panels and board
47. Manufacture of basic chemicals, fertilizer and nitrogen compounds, plastics, and synthetic rubber in primary forms
48. Manufacture of pesticides and other agrochemical products
49. Manufacture of soap and detergents, cleaning and polishing preparations, perfumes, and toilet preparations
50. Manufacture of refined petroleum products.
51. Manufacture of plastics products and man-made fibres.
52. Manufacture of coke oven products
53. Manufacture of other chemical products.
54. Manufacture of rubber tires and tubes; rethreading and rebuilding of rubber tires
55. Manufacture of rubber products not elsewhere classified.
56. Manufacture of glass and glass products.
57. Manufacture of clay building materials.
58. Manufacture of other porcelain and ceramic products
59. Manufacture of cement, lime, and plaster.
60. Manufacture of articles of concrete, cement, and plaster
61. Manufacture of non-metallic mineral products.
62. Manufacture of weapons and ammunition.
63. Manufacture of railway locomotives and rollingstock
64. Manufacture of motor vehicles, motorcycles, and bicycles.
65. Manufacture of air and spacecraft and related machinery
66. Manufacture of military fighting vehicles
67. Manufacture of transport equipment.
68. Manufacture of transport equipment not elsewhere classified.
69. Manufacture of bodies (coachwork) for motor vehicles; manufacture of trailers and semi-trailers
70. Manufacture of parts and accessories for motor vehicles and their engines
71. Manufacture of special-purpose and general-purpose machinery

4.5.7 CATEGORIES OF MAJOR INFRASTRUCTURE

- Transportation: This includes large networks of roads, railways, canals, airports, and seaports that facilitate the movement of people and goods.
- Energy: This encompasses power plants, electricity grids, and systems for the extraction and transport of energy resources.
- Water and Waste Management: This involves dams, water supply systems, wastewater treatment plants, and infrastructure for the proper handling of waste.
- Telecommunications: This category includes the systems for information and communication technology, such as networks and fiber optics.
- Social Infrastructure: This refers to facilities like hospitals and schools that are crucial for social well-being.