

# **COUNTY GOVERNMENT OF VIHIGA**



**DEPARTMENT OF PHYSICAL PLANNING, LANDS, HOUSING AND  
URBAN DEVELOPMENT**

**VIHIGA MUNICIPALITY DEVELOPMENT CONTROL AND ZONING  
REGULATIONS**

**2025**

**APPROVALS**

I certify that the Vihiga Municipality Development Control and Zoning Regulations has been prepared as the requirements of Planning policies, laws, regulations and standards.

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## **DEVELOPMENT CONTROL AND ZONING REGULATIONS**

### **1. Development Control**

Development control ensures that developments comply with the approved spatial development plans, policy guidelines, regulations, and standards.

### **2. Key Instruments for Development Control**

The key instruments guiding this plan include:

- i. Article 66 of the Constitution of Kenya, 2010 which regulates the use of any land or any interest in or right over any land, enacting appropriate legislation ensuring that investments in property benefit local communities and their economies;
- ii. The National Land Policy (Sessional Paper No. 3 of 2009) that stipulates the principles and values that govern regulation of land use and empowers all planning authorities to regulate the use of land in public interest, through establishing development control standards, processes and procedures relating to the sustainable use of land and the preservation of environmental values; and
- iii. Sessional Paper No. 1 of 2013 of National Land Policy, which provides legal, administrative, institutional and technological framework for the optimal utilization and productivity of land-related resources sustainably and desirably at national, county and community levels.
- iv. Urban Areas and Cities Amendment Act 2019
- v. County Governments Act 2012
- vi. Physical and Land Use Planning Act 2019 that empowers counties as well as defines the function, procedure, matters, tools, and institutions in charge of development control
- vii. Environmental Management and Coordination (Amendment) Act, 2015, and

It is also in line with the National Spatial Plan; County Government of Vihiga Integrated Strategic Urban Development Plan for Urban Centers (2012-2030); Physical Planning Regulations and Standards; as well as other Fiscal measures. The application of the related legislation should be checked against each prescribed zone within which the land falls, and against permissible uses which, under the zoning regulations allowed for each zone.

### **3. Zoning Regulations**

Zoning regulations are local laws that control how land and buildings can be used in a specific area, this case Vihiga Municipality. They are a creation of county government to manage land development and urban planning.

#### **3.1 Objectives**

- To prevent conflicting land uses.
- To maintain the character of an area.
- To protect the community and ensure the common good.

#### **3.2 Scope**

**Land use:** Zoning regulations categorize land into different zones, such as residential, commercial, industrial (light and heavy), recreational, open spaces, institutional and agricultural.

**Building size and shape:** Zoning regulations can limit the height, size, and shape of buildings.

**Plot size:** Zoning regulations can specify the size of plots.

**Density:** Zoning regulations can limit the density of buildings in an area.

**Activities:** Zoning regulations can limit the types of activities that are permitted on a property.

**Environmental protection:** Zoning regulations can protect natural resources and wildlife.

#### **3.3 Enforcement**

The departments of Physical Planning, Lands, Housing and Urban Development and collaboration with department Enforcement and Compliance shall ensure enforcement and compliance with the development control and zoning regulation.

#### **3.4 Penalties for Violations**

Penalties for violating zoning regulations shall include fines, demolition of unauthorized structures, and legal action.’

### **4. Residential Areas**

#### **4.1. Permitted, Conditional and Prohibited Land Use**

There are certain land uses, which under the zoning regulations are not residential but are permissible within the residential zones. If they conform to one of the other uses

specified in the description below consent must be given. On the other hand, attention must be given to uses that are not permitted.

#### **4.1.1. Permitted Uses**

For any particular zone, the land uses are meant to be consistent with the intent and character of the Land Use Development Plan. These uses are expected to be compatible and they do not have adverse effects on existing development and are meant to add value. In many cases, the uses are similar to each other. However, mixed uses may be permitted recognizing the complementary of functions. For example some of the permitted uses in residential zones includes:

- Residence: bungalow, maisonette, multi-family dwelling (multi-storey flats/apartments), row housing, detached, semi-detached, and residential-cum-work.
- Hostels, renting houses, old age home, community hall, police post, and guest houses (not exceeding 200 m<sup>2</sup> in floor area).
- Day care centres and kindergartens, corner shops, small shopping centres, and health facilities (dispensaries, nursing home, etc.).
- Educational facilities, religious premises, library, gymnasium, park, technical training centre, exhibition and art gallery, clubs, banks, transportation facilities and services, post office, hostels of non-commercial nature, etc.

#### **4.1.2. Conditional Uses**

A conditional use or special exception is a tool designed to introduce flexibility into the zoning plan. For each land use zone, the plan will usually describe uses that are allowed by right, uses that may be allowed if specified standards are met, and uses that are prohibited. The second type of use is known as a conditional use, special use or special exception. Exceptions may also be made for minor deviations from dimensional requirements (such as setbacks or height limits), and for specified construction activities (such as filling and grading near navigable waters).

Unlike a permitted use, however, a conditional use is not allowed by right at all locations in a particular zone. Rather, it must undergo special review by the planning committee if it is appropriate for the site. Some of the conditional uses in residential zones include:

- Night shelters, petrol pumps, motor vehicle repairing workshop/garages, household industry, bakeries and confectioneries, storage of LPG gas cylinders, burial grounds, restaurants and hotels (not exceeding 200 m<sup>2</sup> in floor area), and small butchery.
- Printing press, cinema hall, auditoriums, markets for retail goods, weekly markets (if not obstructing traffic circulation and open during non-working hours), informal markets, multipurpose or junior technical shops, municipal, county and central government offices, and police stations.
- Public utility buildings like electrical distribution depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges/mobile towers, and matatu station/boda boda stand (occupying a floor area not exceeding 200 m<sup>2</sup>).

#### **4.1.3. Prohibited Land Uses**

Land-use regulation is not restricted to controlling existing buildings and uses. In large part, it is designed to guide future developments. Because of incompatibility and adverse effects on existing developments, some uses are prohibited in certain zones. Some of the prohibited uses in residential zones include:

- Heavy, large and extensive industries, and: noxious, obnoxious and hazardous industries.
- Warehousing, storage godowns of perishables, hazardous, and inflammable goods.
- Workshops for matatus/boda boda/buses, and the like.
- Slaughterhouses, and hospitals treating contagious diseases (e.g. tuberculosis).
- Wholesale market, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, international conference centre, courts, sports training centre, reformatory, garrisons, etc.

A competent authority may from time to time add to or amend the above list by considering overall land use compatibility through notification and public participation.

#### **4.1.4. Parking Spaces within Residential Areas**

With many families owning vehicles nowadays, parking space has become an integral part of residential areas. One car parking space per 100 sq.m. gross built area is adequate with reference to Table B1: ‘Car Parking in Buildings’ of Kenya Planning

and Building Regulations 2009, and considering the different bedroom dwelling units in the town, the following parking norms can guide parking in residential areas:

- One parking space per two 1-bedroom dwelling unit;
- One parking space per one 2-bedroom dwelling unit; and
- Two parking spaces per one 3-bedroom dwelling unit.

#### **4.1.5. Road Network and Building Lines within Residential Areas**

No new road shall be less than 9m carriageway in the new areas. No person shall erect any building other than a boundary wall or other fence nearer to the road than such building line may be so prescribed; If at the discretion of the County Physical Planning, Lands, Housing and Urban Development Department or competent authority such building line may vary in distance, from the road boundary throughout a road or part thereof. Such building line shall generally be in accordance with the specifications described below:

- Where roads range between 6m-18m in width, the building line shall be 6m,
- For any road above 18m in width, the building line shall be 9m.
- Where the width of an existing street in front of any new building is less than 6m, no part of such building shall be nearer to the centre-line of the street than 3m.

#### **4.1.6 Dead-end Streets (Cul-de-sac)**

A dead-end-street should be aligned in such a way that it shall give access to not more than 10 residential plots and it should not exceed 60 m in length and shall have a turning radius of at least 15m hammerhead. Vehicles should be able to turn on forward gear without having to engage reverse gear.

**Table 1: Categories of Residential Uses and Allowable Planning Standard**

Type of Density	Type of Dwelling	Zoning Code	Minimum plot size (Ha)	Max Ground Coverage (%)		Plot Ratio (PR)		Building Line(m)
				S	U	S	U	
Low density	Bungalow Maisonette	0 <sub>3</sub>	0.1	50	40	60	50	6
Medium density	Semi-detached & Row housing Town houses	0 <sub>2</sub>	0.045	55	45	100	125	6
High density	Flats/Apartments	0 <sub>1</sub>	0.045	70	60	400	200	6
Low density	Detached house in Agriculture Zone	0 <sub>3</sub>	0.1	50	40	60	50	6

**Source: Physical Planning Handbook 2007**

**Notes: S- sewered; U-Unsewered**

## 5. Industrial Areas

The development and planning standards for industrial zone industrial estates/parks shall be governed by the following requirements:

- The development of industrial area may have plotted development for non-polluting individual industrial units. Some part of industrial estate may be used for flatted group industry and service industries. The industrial area should have an access/approach from major roads.
- The industrial estate shall have minimum 20-25 % of the area reserved for the following complimenting facilities:
  - a) Sub fire station, banks, petrol pump, restaurants
  - b) Police Station, Waste Disposal Dumping Yard, Truck Terminal, parking area, Taxi stand etc.
  - c) Industrial Area Centre (Commercial Centre) to accommodate commercial and other facilities, show rooms etc.
  - d) Electric Sub-station, Water Supply Tank, Common effluent Treatment Plant etc.
  - e) Other facilities such as Recreational Club, Associations, Community Hall, Medical Centre, Administrative Block and other allied common facilities.
- New Industrial Estate should be located on the main roads or secondary roads.
- No road within the industrial estate shall be less than 9 to 11.5 m wide (collector road).

- There should be minimum 10-15 % of the area for landscaping and developed as park and buffers (organized open space). Minimum 10 m wide buffer should be provided all along the industrial area with tree plantation.
- One ECS parking per 100 square meters floor area be provided.
- The size of plots, plot ratio and setbacks permissible in industrial estates are given in the table below.

**Table 2: Requirements of Industrial Plots**

Type	Existing Development	Min Plot Size (Ha)	Max. Ground Coverage %	Plot Ratio	Maximum No. of floors allowed	Minimum Setback		
						Front	Side	Rear
Light Industry	Light industries and/ or vacant	0.05	75	1:1	2.00	6	3	3
Medium Industry	Medium Industries and vacant	2	50	1:1	2.00	9	6	4.5
Heavy Industry	Large industries and/or vacant	10	30	1:0.6	2.00	12	6	9
Slaughter-House	Existing slaughter house and vacant	2	40	1:0.8	2.00	9	9	4.5

Source: Physical Planning Handbook 2007

**Table 3: Road Widths and Car Parking in Industrial Area**

S.No.	Type of Road	Width
i.	Major communication route (highway)	60 m
ii.	Spine roads (major roads)	25 m
iii.	Collector roads	18 m
iv.	Access streets	15 m
v.	Service lane	9 m
vi.	Parking space: one car space for every	6-10 orkers

### 5.1. Sewerage Connection

The industrial unit has to be connected to a sewer system. If there is no sewer available in the area, then a bio-digester of adequate size has to be installed by the owner for taking approval. Industrial units of that are chemical in nature or where chemical waste is generated in the process should install an affluent treatment plant

with a capacity to adequately treat the chemicals. In such case, the chemical waste shall not be mixed with toilet waste. The new industrial area may be planned as per the following norms for allocation of land for various uses.

## 5.2. Restricted Uses

Some of the uses may be permitted with special sanction of the County These may include noxious, obnoxious and hazardous industries, storage of explosive and inflammable and dangerous materials, junkyards, electric power plants, service stations, cemeteries, business offices, bank and financial institutions, helipads, religious buildings, gas installations and gas works, stone crushing, small shopping centres, etc.

## 6. Educational Areas

The table below provides a summary of planning standards for various educational facilities.

**Table 3: Requirements of Educational Facilities**

Categories	Min. Plot Size (Ha)	Max. Ground Coverage %	Plot Ratio	Maximum no. of floors allowed
Primary schools	1.2	25	1: 0.5	Ground Plus1
Secondary schools	3.4	30	1: 0.9	Ground Plus2
Special schools	3.5	30	1: 0.6	Ground Plus1
Youth Polytechnic	3.5	30	1: 0.6	Ground Plus1
Research Institute	10	20	1: 0.8	Ground Plus3
University	50	10	1: 0.4	Ground Plus3
Engineering College, National Polytechnic	10	20	1: 0.8	Ground Plus3
Medical training college	10	20	1: 0.8	Ground Plus3
Management training/ teachers training institute	5	30	1: 1.2	Ground Plus3

**Source: Physical Planning Handbook, 2007**

## 7. Recreational Areas

Permitted uses within recreational zones may include; parks, playgrounds, botanical/zoological gardens, clubs, stadiums (indoor and outdoor), stadiums with/without health centre for players and staff, picnic huts, holiday resorts, shooting ranges, sports training centres, integrated sport centres, swimming pools, special

recreation, library, public utilities (for recreational uses) etc. The Table below provide permissible planning standards recreational facilities are given in the table below.

**Table 4: Requirements of Plots in Recreational Use**

Public Purpose Facility	Min. Plot Size (Ha)	Max. Ground Coverage %	Plot Ratio	Maximum no. of floors allowed
Municipal park	5	1.5	1:0.015	1 (Ground)
Amusement park	10	10	1: 0.2	2 (Ground Plus One)
Zoo	10	5	1:0.5	1 (Ground)
Integrated sports centre – City Level	30	10	1:0.2	2 (Ground Plus One)
Integrated sports centre – Sector Level	10	10	1:0.2	2 (Ground Plus One)
Sector park	5	1.0	1:0.01	1 (Ground)
Sector playground	5	1.0	1:1.01	1 (Ground)
Stadium	5	10	1:0.2	2 (Ground Plus One)
Cluster park	1	1.0	1:1.01	1 (Ground)
Sub-Sector park Hall	2	1.0	1:1.01	1 (Ground)
Sub-Sec playground	2	1.0	1:0.01	1 (Ground)
Cluster playground	1	1.0	1:0.01	1 (Ground)

**Source: Physical Planning Handbook, 2007**

### 7.1 Restricted uses

Building and structures ancillary to uses permitted in open spaces and parks such as stands for vehicles for hire, taxis, matatus, boda bodas, and passenger cars; facilities such as police posts, fire posts, and post offices; commercial uses of a temporary nature like cinema and other shows; public assembly halls; restaurants; open air cinemas; hostels for sportspersons, etc.

### 7.2 Prohibited uses

Any building or structure, which is not required for recreation, except for emergency services.

## 8. Public Purpose Areas

These public purpose areas include; prison, basic health centre/nursing home, dispensary, sub district level hospital, communicable disease hospital, veterinary hospital, cultural centre, convention centre, community hall, orphanage home,

rehabilitation centre, juvenile home, police station, fire station etc. The various planning standards are presented in the tables below:

**Table 5: Requirements of Plots under Health Services**

Type of use proposed	Min. Plot Size (Ha)	Max. Ground Coverage %	Plot Ratio	Maximum no. of floors allowed
Municipality Level -Referral Hospital	8	25	1: 1	4
Sub-county level hospital	4	25	1: 0.75	3
Health Centre	2	30	1:0.9	3
Basic health sub-centre/nursing home	1	30	1:0.9	3
Communicable disease hospital	4	25	1:1	4
Dispensary	0.5	40	1:0.8	2
Veterinary hospital	5	30	1:0.6	2

**Source: Physical Planning Handbook, 2007**

**Table 6: Planning Requirements of Social Facilities**

Public Purpose Facility	Min. Plot Size (Ha)	Max. Ground Coverage %	Plot Ratio	Maximum no. of floors allowed
Integrated office complex	20	25	1:1.5	4-8
Convention centre	10	20	1: 0.8	4
Socio – Cultural centre/ Exhibition cum fair ground	15	10	1:0.2	2
Fire station	0.5	20	1:0.4	2
Prison	16	10	1:0.3	3
Juvenile home	2	25	1:0.75	3
Police station	2	30	1:1.2	4
Rehabilitation centre	0.5	25	1:0.75	3
Sub- Sector level community Centre	1	25	1:1.0	4
Community Hall	0.3	25	1:1.0	4
Orphanage	1	25	1:0.5	2

**Source: Physical Planning Handbook, 2007**

## **9. Commercial Areas**

### **9.1. Permitted Uses in Commercial Areas**

These uses are shops, convenience/neighbourhood shopping centre, local shopping centres, cluster centre, sub-CBDs, professional offices, workplaces/offices, banks,

stock exchange/financial institutions, bakeries and confectioneries, cinema halls/theaters, malls, banqueting halls, guest houses, restaurants, hotels, petrol pumps, warehousing, general business, wholesale, hostel/boarding housing, banks/ATM, auditoriums, commercial service centres/garages/workshop, wedding halls, weekly/informal markets, libraries, parks/open space, museums, police stations/posts, Matatu stands, Boda-Boda stands, parking sites, post offices, government/institutional offices, etc.

## **9.2. Restricted Uses**

Non-polluting, non-obnoxious light industries, warehousing/storage godowns of perishable, inflammable goods, coal, wood, timber yards, bus and truck depots, gas installation and gas works, polytechnics and higher technical institutes, junkyards, railway stations, sports/stadium and public utility installation, religious buildings, hospitals, and nursing homes.

## **9.3. Prohibited Uses**

All uses not specifically mentioned above are prohibited in this zone unless the County Government grants special considerations

## **10. Conservation Areas/Deferred Land**

These include hills, rivers, game parks, national parks, wildlife conservancies, etc. Hills shall be used for forests conservation. Rivers and their riparian shall be utilised in a manner that enhances their conservation and promises sustainability with a minimum of 6 meters buffer zone.

## **11. Fire Safety**

The Fire Safety (FS) is key component when DRR management as related to built-up environments. The regulations recommend adoption of the following planning as relates to fire and safety standards.

### **11.1. Buildings Construction Materials:**

- FS1: The type of building materials or methods used for construction shall be in a position to resist fire for the recommended minutes in order to minimize the spread and intensity of fire as shown in the table below. This also ensures safe evacuation of occupants or users.
- FS2: Where any combustible roof covering material including thatch, shingles and bituminized felt on boarding is used and the plan area of such roof is more

than 20m<sup>2</sup>, the distance between the building so covered and any boundary of the site on which such building is situated should be not less than 4.5m. If the slope of a building roof does not exceed 60 degrees, a minimum distance of 1.0m between any two such areas should be provided whereas if the roof is in excess of 60 degrees a minimum distance of 1.0m measured horizontally and 3.0m measured along the slope of such roof between any two such areas should be provided.

**Table 7: Type of Building Occupancy and Fire Resistance Minutes for Materials**

Occupancy type	Fire resistance (Minutes)
Entertainment & public assembly, Theatrical & indoor sport, Places of instruction, Worship, Outdoor sport, Moderate & Low risk commercial service & industrial, Museum, Plant room, Offices, Hotels, Dormitory, Domestic residence, Detached dwelling house, Moderate & Low risk storage, Parking garage.	60
High Risk Commercial Service, Exhibition halls, High Risk Industrial, Places of Detention, Hospitals, Large Shops, Wholesaler Stores, High Risk Storage.	120

**Source: Kenya National Planning and Building Code, 2009**

### 11.2. Emergency Routes

- FS3: Any building of a height of more than three storeys should be provided with not less than two escape routes. No emergency routes are required if the travel distance from the farthest point in any room, measured along the escape route, to the nearest escape door is less than 30m or in any building of not more than three storeys in height.

**Table 8: Minimum Width Standards for Escape Routes**

Maximum number of persons	Minimum width (mm)
120	1100
130	1200
140	1300
150	1400
160	1500
170	1600
180	1700
190	1800
200	1900

**Source: Kenya National Planning and Building Code, 2009**

### **11.3. Exit Doors**

- FS4: Where the population of any room is not more than 25 persons the width of any exit door should be at least 900mm. Any classroom, lecture room or boardroom that has a population of more than 50 persons or any other room that has a population of more than 25 persons should have not less than two exit doors. One such door should open in the direction of travel along the escape route. Where the population is more than 240 persons, three or more exit doors should be provided.

### **11.4. Fire detection and Alarm Systems**

- FS5: All occupied areas within any building, which exceeds 30m in height or contains any storey exceeding 5,000m<sup>2</sup> in floor area, should be equipped with fire detection, and manually activated fire alarm system and an emergency evacuation communication system.

### **11.5. Fire Hydrants**

- FS6: Any building exceeding 12 m in height or with a total floor area exceeding 1,000m<sup>2</sup> should be provided with fire hydrants based on not less than one per 1,000m<sup>2</sup> or not less than one per storey. Hydrants provided should have a 24m or 30m long fire hose together with couplings and a 16mm internal diameter nozzle.
- FS7: In any permanent amusement park or exhibition ground, shopping centre or group housing, cluster housing, or town house complex ground or raised hydrants should be installed. They should be placed at a distance not greater than 90m from these facilities.

- FS8: Public fire protection in cities and major towns is crucial. Thus, fire hydrants should be installed in public rights-of-way, City-owned property, or City-approved easement and connected to local authority water mains. Public fire hydrants should be located in streets or roads dedicated to public use. Locations these hydrants should be approved by the relevant authority prior to installation.
- FS9: The hydrant bonnets should be colour coded in accordance with Kenya Bureau of Standards to show the amount of water that can be discharged out of them as shown in the table below. Red banding on hydrants mainly show that they are out of service.

**Table 9: Fire Hydrants Colour Coding and its Meaning**

Marking of Fire Hydrants Bonnets and caps	
Bonnet colour	Litres per minute
Green	4,000 or greater
Orange	2,000-4000
Red	Less than 2000

**Source: Kenya National Planning and Building Code, 2009**

- FS10: Hydrants shall not be used for any other purpose other than fire protection without express permission from the County.

## **12. Electricity Sub-Stations (ESS)**

In order to have electricity connection, a person has to make an application to Kenya Power requesting for the same. Application procedure entails 4 steps:

- Step 1 – Filling and submitting application form to the nearest Kenya Power office. This can also be done online.
- Step 2 - Upon receipt of application, Kenya Power technician visits applicant's site to assess the requirements for preparation of cost estimates after which a quotation is sent to applicant.
- Step 3 – Customer pays connection fee.
- Step 4 – Construction and metering.

**Table 10: Sub-Station Location**

Capacity of line	Way leave (Meters)
11 KV	10
33 KV	20
40 KV	20
66 KV	30
132 KV Single circuit towers	50
11 KV Double Circuit towers	60

Source Physical Planning Handbook, 2007

### 13. Advertisement Signs within Commercial Nodes (Zone 1)

Application for the erection of advertisement signs on buildings within commercial nodes be approved, subject to their compliance with the following conditions:-

- a. On facades with continuous windows above the first floor canopy level, no advertisements shall be permitted above that floor
- b. On the ground floor, the normal provisions for advertisements shall prevail.
- c. In addition to the normal provisions for advertisements the following condition shall prevail:-
  - i. Sky signs above roof level shall be permitted, provided that such signs are retractable and are retracted during hours of daylight. All structural details to be submitted and approved before fabrication commences.
  - ii. Where the roof deck is provided with protection canopies, signs shall be erected on such canopies only.
  - iii. All signs shall be illuminated in an approved manner.

### 14. Community-Based Quarantine Facilities

Quarantine is the separation and restriction of movement or activities of persons who are not ill but who are believed to have been exposed to infection, for the purpose of preventing transmission of diseases. Persons are usually quarantined in their homes, but they may also be quarantined in community-based facilities.

The purpose of quarantine during disease outbreak is to reduce transmission by

- Separating contacts of patients from community
- Monitoring contacts for development of sign and symptoms of the disease, and

- Segregation of suspects, as early as possible from among other quarantined persons

#### **14.1. Location**

- Preferably placed in the outskirts of the urban/ city area (can be a hostel/unused health facilities/buildings, etc.)
- Away from the people's reach, crowded and populated area
- Well protected and secured (preferably by security personnel/ army)
- Preferably should have better approachability to a tertiary hospital facility having critical care and isolation facility

#### **14.2. Access Considerations**

- Parking space including Ambulances etc.
- Ease of access for delivery of food/medical/other supplies
- Differently-abled Friendly facilities (preferably
- Well ventilated preferably natural

#### **14.3. Basic Infrastructure/Functional Requirements:**

- Rooms/Dormitory separated from one another may be preferable with in-house
- capacity of 5-10 beds/room
- Each bed to be separated 1-2 meters (minimum 1 metre) apart from all sides.
- Lighting, well-ventilation, heating, electricity, ceiling fan
- Potable water to be available
- Functional telephone system for providing communications.
- Support services- fooding, snacks, recreation areas including television
- Laundry services
- Sanitation services/Cleaning and House keeping
- Properly covered bins as per BMW may be placed

#### **14.4. Space Requirements for the Facility**

- Administrative offices- Main control room/clerical room
- Logistics areas/Pharmaceutical rooms
- Rest rooms- doctors/nurses/supporting staffs
- Clinical examination room/ nursing station / Sampling area
- Laundry facilities (on- or off-site)

- Mess/Meal preparation (on- or off-site)
- Holding area for contaminated waste
- Wash room/Bathroom/Toilet

## 15. Road Reserve Widths within a Sub-Division Scheme

**Table 11: Road Reserve Widths within a Sub-Division Scheme**

<b>Details</b>	<b>Recommended Width in Meters (M)</b>
i) Cul-de-sac, serving not more than two subplots which re not capable of being further sub-divided	6
ii) Cul-de-sac or short connecting road serving not more than six sub-plots, where in the opinion of the City Engineer it is reasonable to expert that further widening may be obtained from the adjacent plot upon eminent subdivision	6
iii) Cul-de-sac or short connecting road	9
iv) Normal residential street not exceeding 150m. in length	12
v) Residential street exceeding 150m	15
vi) Residential street exceeding 500m. in length	18
vii) Streets not exceeding 500m. in length, but which are likely to become bus routes	18
viii) Streets exceeding 500m. in length which are likely to become routes and streets in industrial development	25
ix) Important through-routes likely to require major treatment in the future	30-36
x) Dual carriageways (present or future, including 4 routes on the proposed transportation grid)	50
xi) Major communications routes (including 5 and 6 routes on the proposed transportation grid)	60

## **16. Naming of Streets and Roads**

Selected suitable names for streets and roads should be provided and utilized by the Municipality whenever the need arose and that such names should include:-

- Names of places,
- Rivers,
- Trees,
- Plants,
- Mountains,
- Buildings
- Personalities
- Historical sites

Streets and estates should not be named after living people. The names to be used should be easy to comprehend, should bear some significance to the place and need not necessarily be names of persons.

## **17. Sitting Waste Stabilization Ponds Distance from Built-Up Areas**

Waste Stabilization Ponds shall be appropriately separated from sensitive land uses including residential areas. This will help in minimizing the effect of such infrastructure like on human health. Therefore, ponds shall be located at least 200m downwind from the community they serve and away from any likely area of future expansion.

### **17.1. Distance from Ecologically Sensitive Areas and Restricted/Protected sites**

Areas including ecological sites, national parks, sanctuary, forests and other open spaces and recreational areas in urban settlements shall not have sewage treatment infrastructure in close proximity. Before selecting sites for the facility, the ecological and aesthetic value of these places should be evaluated carefully. Environmentally sensitive areas such as forest areas with natural flora and fauna, parks, and gardens shall be avoided while choosing site for the infrastructure. A buffer distance of not less than 200 meters shall be put between these land uses and the site of sewer treatment plant.

## **17.2. Distance from Airports and Airstrips**

To overcome the threat of birds interrupting landing and taking off of aircrafts, the sewage treatment plant shall be located at a distance of at least 2 kilometers away from the runway.

## **17.3. Fencing of the facility**

Security fencing shall be established around the perimeter of the operational area of the sewage treatment infrastructure. This will assist in regulating access to the site, which can help reduce the risk of accidents and exposure to pollution as well as prevent unauthorized entry and disposal.

## **18. Development Control Application, Evaluation and Approval Procedures**

1. Receiving and Recording of the Applications
2. Vetting as per the Standard Operation Procedure;
  - Does the Application Meets the Development Control and Zoning Regulations and the requirements of the Physical and Land Use Planning Act 2019
  - Availability of ownership documents
  - Validity of the Official Search
  - Involvement of the Relevant Professionals
  - Validity of the Professional's Practicing Certificates
  - Evidence of Public Participation if necessary
3. Preparation of Memo for Circulation to the relevant directorates and entities for comments and billing
4. Invoicing and payment
5. Preparation of the agenda
6. Holding of the technical committee meeting
7. Forwarding of the minutes to the CECM through the CO for approval
8. Communication of the technical committee decision to the applicants by the Director Physical Planning