



Building the Vibrant Lake Metropolis

KISUMU CITY Local Physical and Land Use Development Plans

VOLUME I

Republic of Kenya
County Government of Kisumu
City of Kisumu
Kisumu Urban Project (KUP)
Financed by the French Development Agency (AFD)
AFD AGREEMENT NO: CKE 1035.01.G

September 2020



**Technical Supplement 1
Zoning Regulations**

Organisation of the report:

The Kisumu LPLUDPs is presented in three volumes:

Volume I: LPLUDPs Final Plan

Volume II: LPLUDPs Final Plan - Action Area Plans and Masterplans

Volume III: LPLUDPs Final Plan - Atlas

Volume I is accompanied by a set of three technical supplements provided separately:

Technical Supplement 1: Zoning Regulations

Technical Supplement 2: Development Control Manual

Technical Supplement 3: Environmental Management Plan

The list above is complemented by a synthetic version of the final report intended for public distribution, the **Public Report**

The following experts have contributed to the report's compilation:

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Building the Vibrant Lake Metropolis

Volume I - Technical Supplement 1: Zoning Regulations

September 2020

Local Physical Development Plans for Kisumu City
(LPLUDPs)



Groupe Huit | Planning Systems | Branded Solution

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ZONING REGULATIONS

What is Zoning?

Zoning regulates the types of uses, the development intensity, the setting and height of buildings on any plot. As such, it serves as an effective planning tool to guide development in a logical and orderly fashion. These regulations are meant to provide landowners and developers with a clear picture of what can and cannot be developed on any plot.

Land uses

Typically, in this context, the zoning regulations indicate the land use for a specific zone on different levels, such as:

- **Primary land use:** The main purposes for which a property may be used
- **Additional uses:** Other uses that may also be allowed if they meet certain criteria
- **Consent uses:** Other uses for which the City may give permission upon application

Principles for Development of Zoning Regulations

a. Legal Non-Conformance

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

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

Any additional floor area required to upgrade the existing operations of the non-conforming use will be subject to the evaluation and approval of the City of Kisumu, and not to exceed 10 percent of the existing use.

b. Privacy

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

c. Sustainable Design

All developments, within the protected areas and protected area buffer zones, shall be designed and developed with due regards to the environment by incorporating environmentally friendly and sustainable design practices in both design and construction of the buildings. Such developments shall be subject to review and approval by the National Environmental Management Authority (NEMA).

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

Objectives of the Zoning Regulations

The objectives of the Zoning Regulations are to provide a clear mechanism for the implementation of the Local Physical and Land Use Development Plan and to direct public and private sector development to follow a clear set of development objectives, definitions and regulations that reflect the vision and concept proposed in the Plans.

The objectives, definitions and regulations ensure that development is carried out to achieve a sustainable, attractive and liveable development pattern in the City, safeguard privacy and amenities, and provide opportunities for growth, with enough flexibility to respond to changing business needs and development trends.

The regulations place an emphasis on encouraging sustainable development and design in order to achieve a quality and sustainable living environment as articulated in different international instruments such as Sustainable Development Goals and the New Urban Agenda.

Definitions

Building: Means any covered and enclosed structure with one or more floors that is whether permanent, temporary or movable, and whether completed or uncompleted affixed to the land and is accessible to humans.

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

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

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

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

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

Public Facilities: Publicly accessible uses like recreational spaces, religious, cultural, social, educational and health-related uses

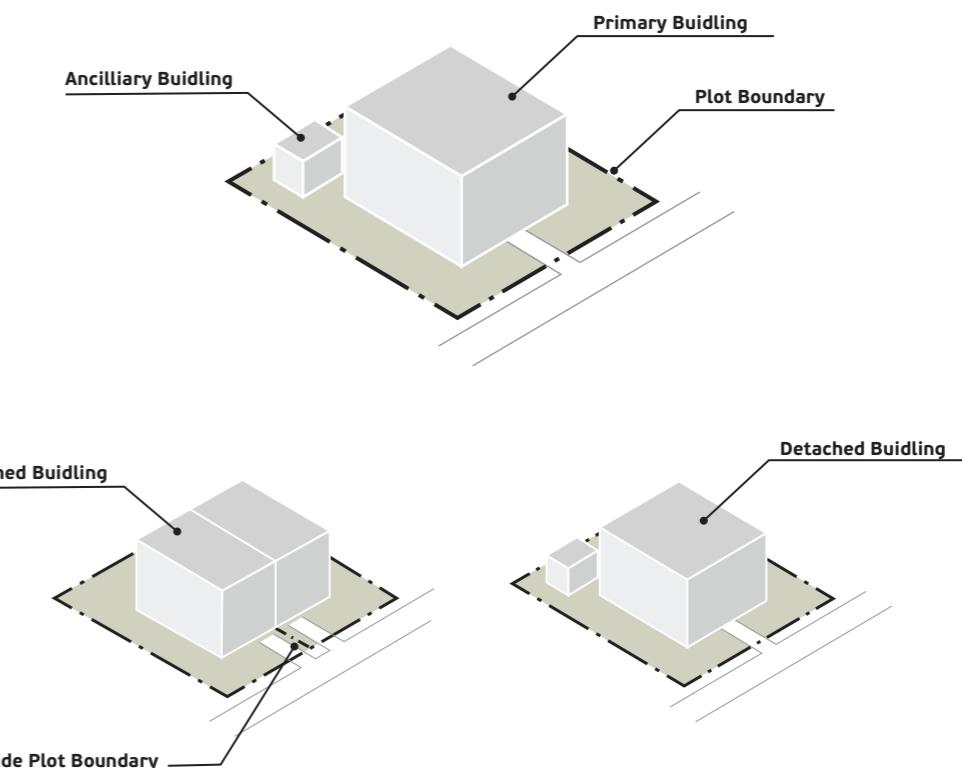
Single-Family Housing: Means a residential building containing only one dwelling unit and occupied by one family

Apartment Building: Building containing more than two floors and containing more than one housing unit on each floor, with a predominantly residential use, with about 20 % of the units reserved for retail or small-scale commercial use in the ground floor, or lowest two floors.

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

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

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



Plot Ratio (Floor Area Ratio): The ratio of total gross floor area of a development to its site area. The gross floor area usually considers the entire area within the perimeter of the exterior walls of the building, which includes the thickness of internal and external walls, stairs, service ducts, lift shafts, all circulation spaces, and so on. It is also referred as Floor Space Index.

Gross Floor Area (GFA): The sum of the gross horizontal areas of all the floors of a building, measured from the exterior face of exterior walls or mid-point of common or party walls.

Plot Area/Site Area: The total horizontal area (in square metres) included within the Plot boundary lines.

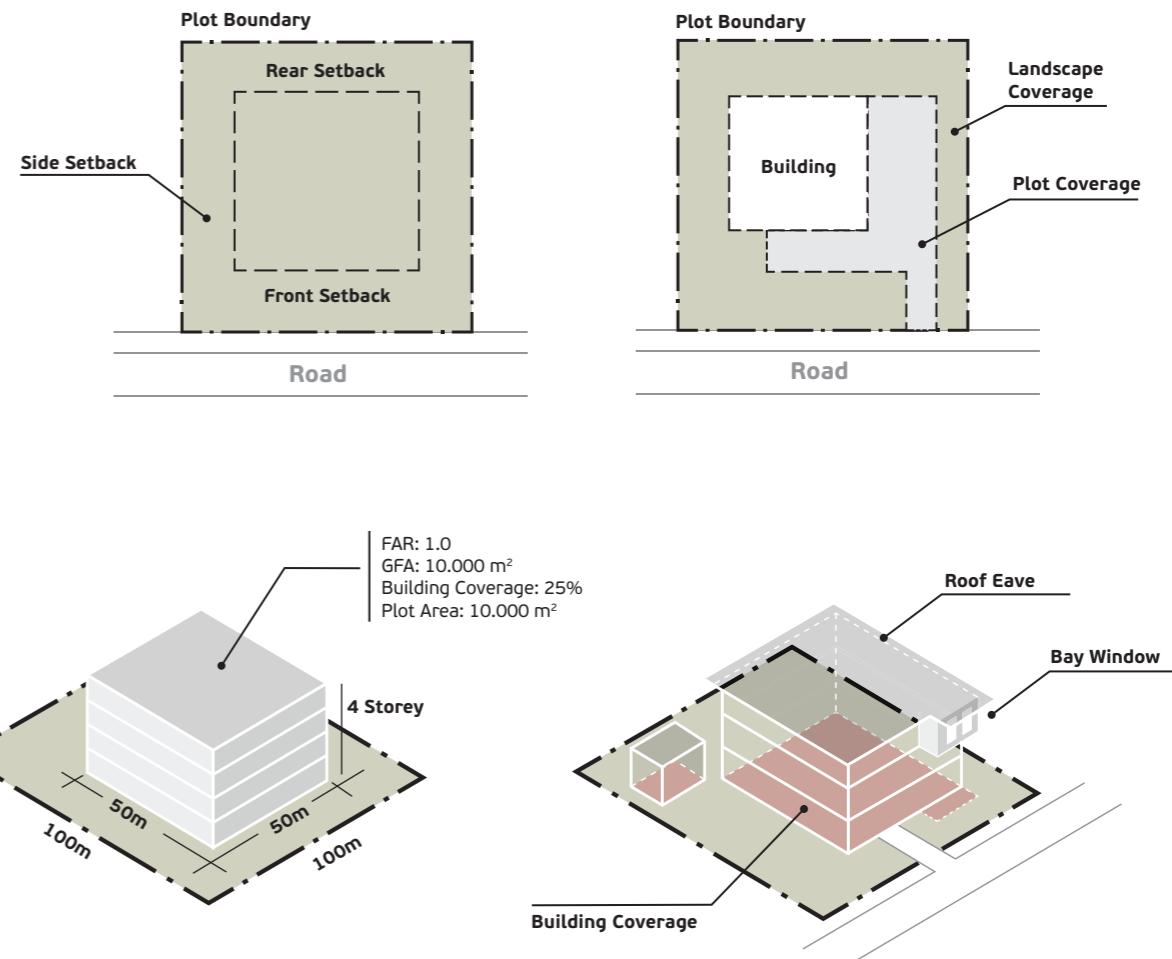
Plot Coverage/Site Coverage/Ground Coverage: The percentage of a Plot area occupied by the ground area of primary and all ancillary buildings, structures and driveways, aisles and parking spaces. It is also referred as Ground Space Index.

Open Space Index: Measures the amount of space unpenetrated by the built environment.

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

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

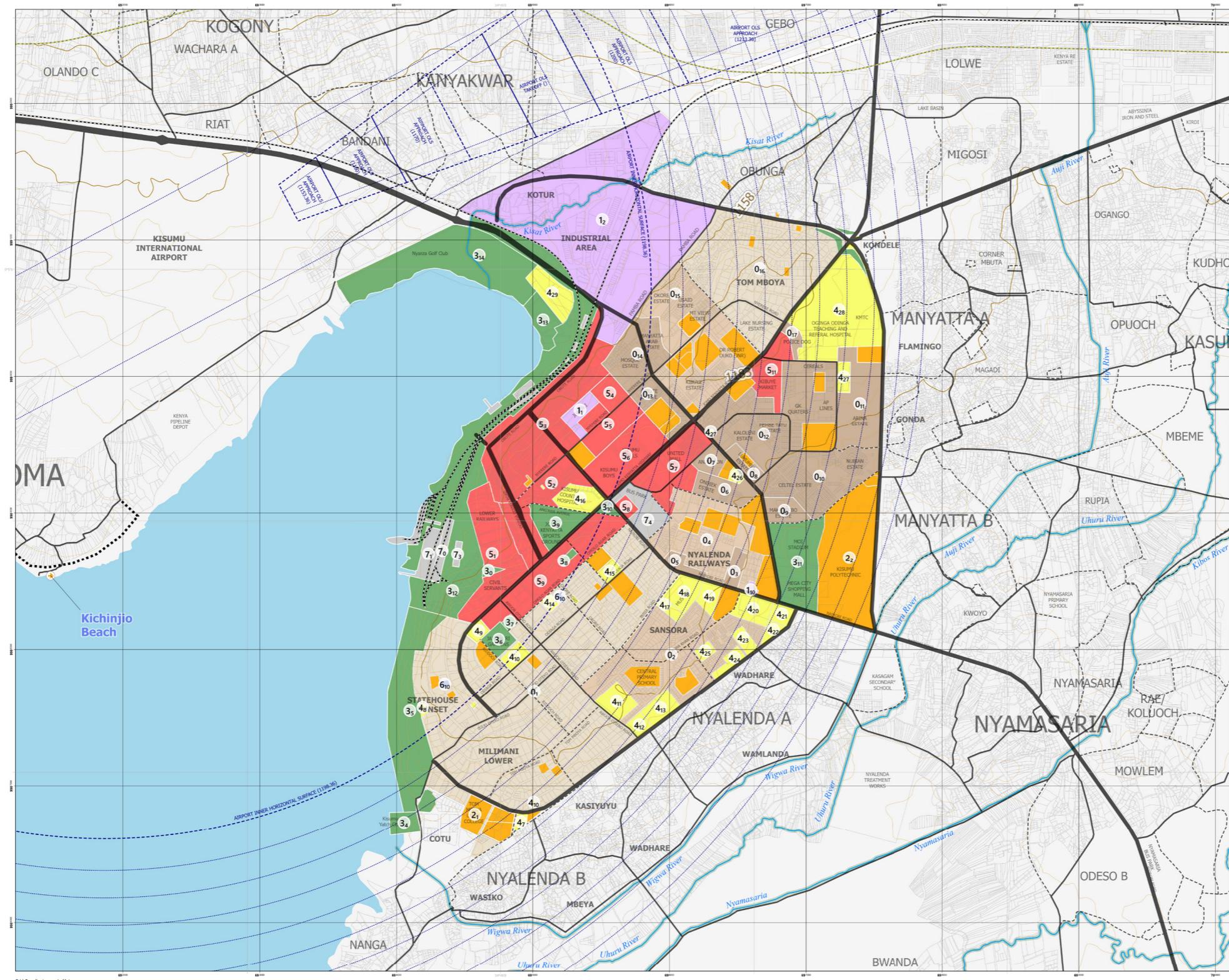
- Bay windows with a projection of 0.5m or less.
- Roof eaves and sun shading projections.
- The shadow area of a building that is from the 3rd storey and above
- Computation of building coverage shall include all existing developments within the plot.



CITY OF KISUMU
LOCAL PHYSICAL & LAND USE DEVELOPMENT PLAN (LPLUDP)
LAND USE PLAN

SCALE: 1:10,000
(LPDP 1) URBAN CORE ZONE
AUGUST 2020

LAND USE CLASSIFICATION	DESCRIPTION	AREA (Ha)
LOW DENSITY RESIDENTIAL	TRANSPORTATION	260.76
MEDIUM DENSITY RESIDENTIAL	CONSERVATION	3.27
HIGH DENSITY RESIDENTIAL	AGRICULTURE	40.40
LIGHT INDUSTRIAL	WATER BODIES	40.00
HEAVY INDUSTRIAL		3.00
EDUCATIONAL		2.49
RECREATIONAL		7.14
PUBLIC PURPOSE		3.10
COMMERCIAL		5.25
PUBLIC UTILITIES		20.00
		20.01
		44.34
		16.51
		2.15
		10.87
		4.24
		16.26
		3.15
		52.01
		3.15
		1.09
		21.25
		7.07
		5.08
		41.23
		1.79
		2.11
		4.79
		1.62
		1.21
		5.21
		5.10
		2.15
		4.06
		1.24
		5.04
		2.42
		4.07
		8.41



Approvals
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.....

Clients	Financed By
County Government of Kisumu	AFD (Agence Française de Développement)
City of Kisumu	
Consultants	groupéhuit développement urbain
	PLANNING

LPLUDP 1: Urban Core

LPLUDP 1: Urban Core

COMMERCIAL

Historic Core

ALLOWED DEVELOPMENT

Primary Uses

- Shopping centres
- General and Professional Offices
- Financial services

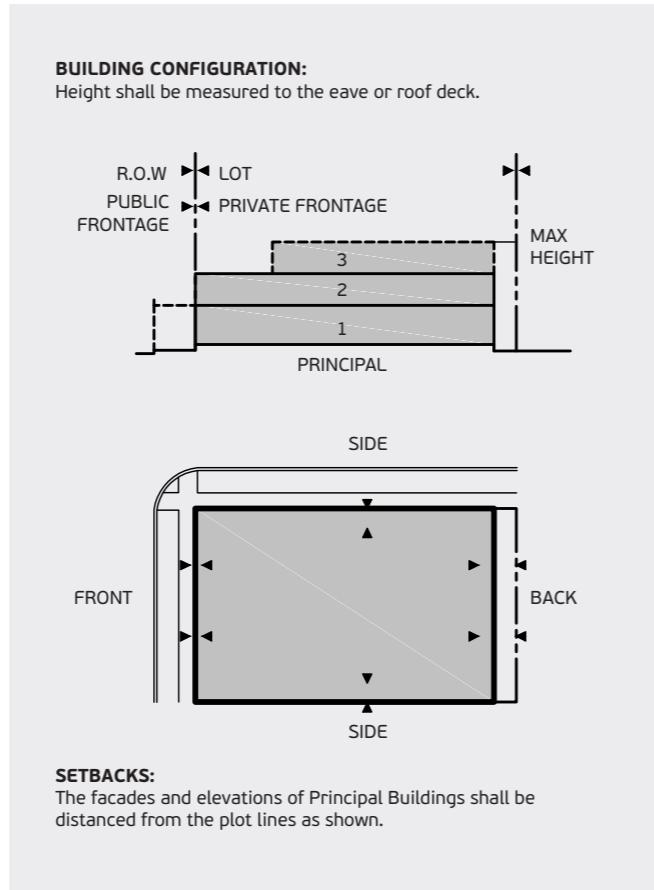
Additional Uses

- Hotels and restaurants
- Leisure and entertainment centres e.g. cinemas
- Galleries, pubs, theatres
- Petrol stations
- Residential apartments with commercial at ground floor

Consent Uses

- Places of worship
- Petty traders' stalls
- Eateries

1. BUILDING FUNCTION & BASE DENSITY	
Commercial	Historic Core
2. BUILDING CONFIGURATION	
Principal Building	Existing + 1
Ancillary Building	-
3. PLOT CONFIGURATION	
Min lot size	0.05Ha
Ground Coverage	Existing / 80% Max.
Plot Ratio	300%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m



Commercial Rezoning

ALLOWED DEVELOPMENT

Primary Uses

- Commercial /retail on the first and second floors
- Offices

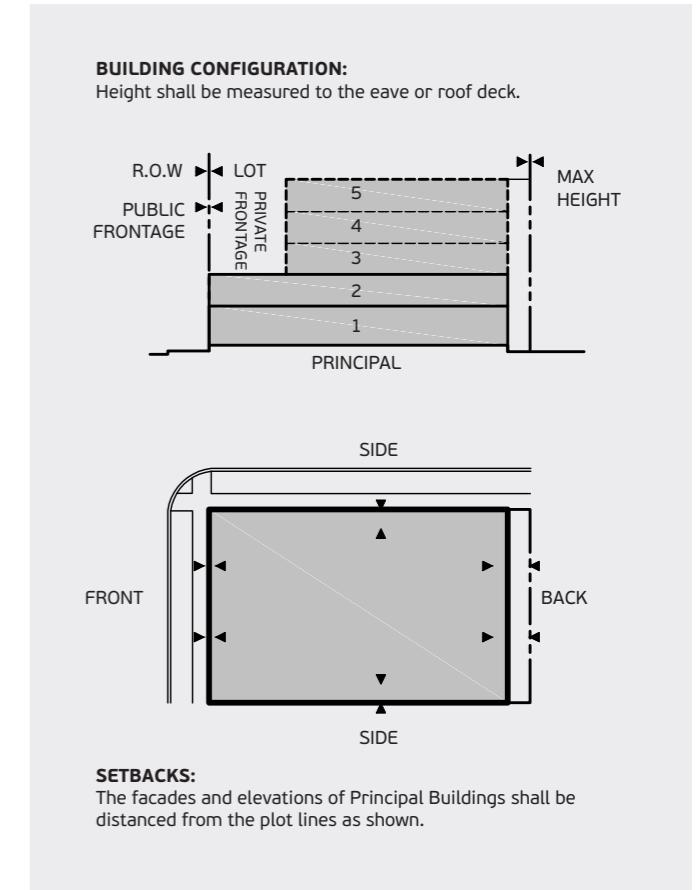
Additional Uses

- Residential and /or office use above second floor
- Hotels and accommodation
- Petrol stations
- Residential flats with commercial at ground floor

Consent Uses

- Petty traders' stalls
- Eateries

1. BUILDING FUNCTION & BASE DENSITY	
Commercial	Commercial Rezoning
2. BUILDING CONFIGURATION	
Principal Building	Ground + 4
Ancillary Building	-
3. PLOT CONFIGURATION	
Min lot size	0.05Ha
Ground Coverage	90% Max.
Plot Ratio	800%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m



LPLUDP 1: Urban Core

COMMERCIAL

CBD Extension A

ALLOWED DEVELOPMENT

Primary Uses

- Commercial use
- Offices
- Conventional Centre

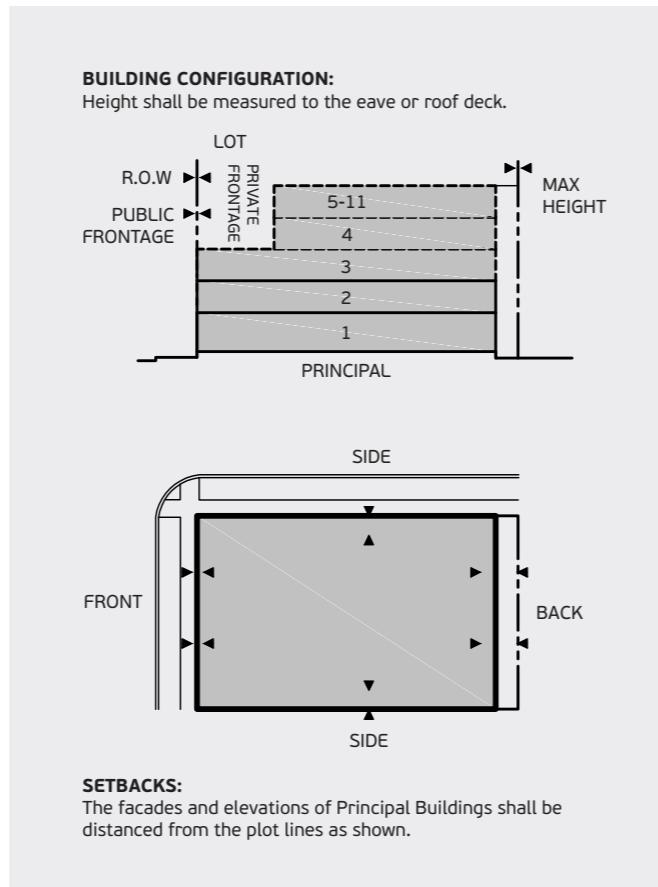
Additional Uses

- Serviced apartments
- Galleries
- Hotels and Restaurants

Consent Uses

- Public facilities
- Mixed use development with commercial at the first 2 floors
- Petty traders' stalls
- Eateries

1. BUILDING FUNCTION & BASE DENSITY	
Commercial	CBD Extension A
2. BUILDING CONFIGURATION	
Principal Building	Ground + 10
Ancillary Building	-
3. PLOT CONFIGURATION	
Min lot size	0.05Ha
Ground Coverage	70% Max.
Plot Ratio	800%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m



CBD Extension B

ALLOWED DEVELOPMENT

Primary Use

- Commercial use including wholesale and retail

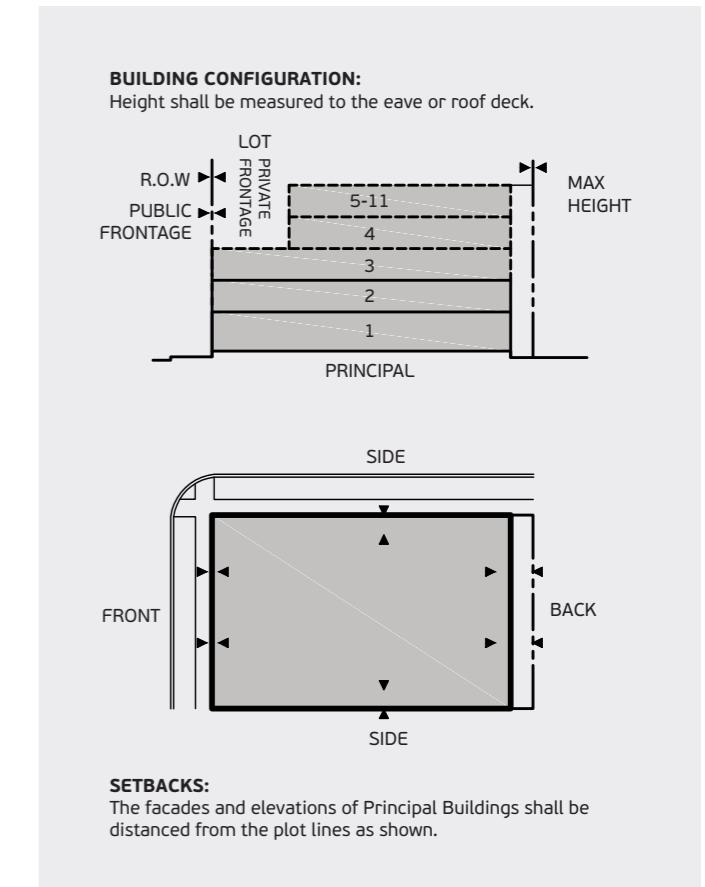
Additional Uses

- Food superstores
- Financial and professional offices
- Food courts

Consent Uses

- Public facilities
- Hotels and Restaurants
- Financial services
- Small logistics and freight and storage services

1. BUILDING FUNCTION & BASE DENSITY	
Commercial	CBD Extension B
2. BUILDING CONFIGURATION	
Principal Building	Ground + 10
Ancillary Building	-
3. PLOT CONFIGURATION	
Min lot size	0.05Ha
Ground Coverage	70% Max.
Plot Ratio	800%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m



LPLUDP 1: Urban Core COMMERCIAL

CBD Extension C

ALLOWED DEVELOPMENT

Primary Use

- Commercial use including retail and wholesale

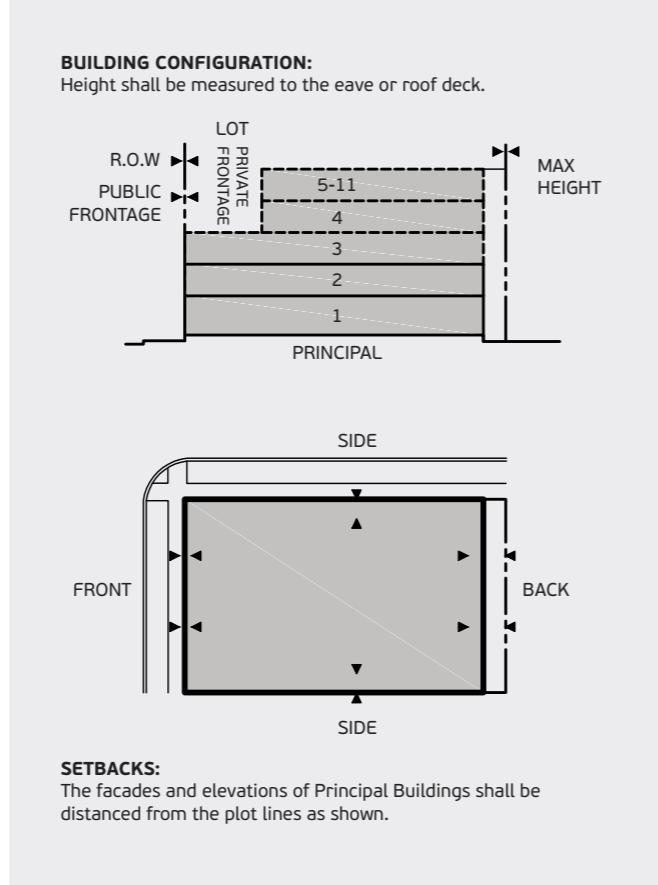
Additional Uses

- Multi-level parking
- Food courts
- Financial services
- Logistics
- Serviced apartments
- Hotels and Restaurants

Consent Uses

- Public facilities
- Mixed use development with commercial at the first 2 floors and residential use on the upper floors
- Petty traders' stalls
- Eateries

1. BUILDING FUNCTION & BASE DENSITY	
Commercial	CBD Extension C
2. BUILDING CONFIGURATION	
Principal Building	Ground + 10
Ancillary Building	-
3. PLOT CONFIGURATION	
Min lot size	0.05Ha
Ground Coverage	70% Max.
Plot Ratio	800%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	0m
Side Setback	0m
Rear Setback	2m



LPLUDP 1: Urban Core RESIDENTIAL – Urban Renewal

URN 1 - Arena Estate
URN 2 - Makasembo Estate
URN 3 - Lumumba Estate
URN 4 - Anderson Estate
URN 5 - Ondiek Estate
URN 6 - Nyalenda Railways
URN 7 - Argwings Kodhek Estate
URN 8 - Patels Flat & Kimute
URN 9 - Mosque, Manyatta Arab & Parts of Okore

ALLOWED DEVELOPMENT

Primary Use

- Mixed Use Residential - Highrise apartments

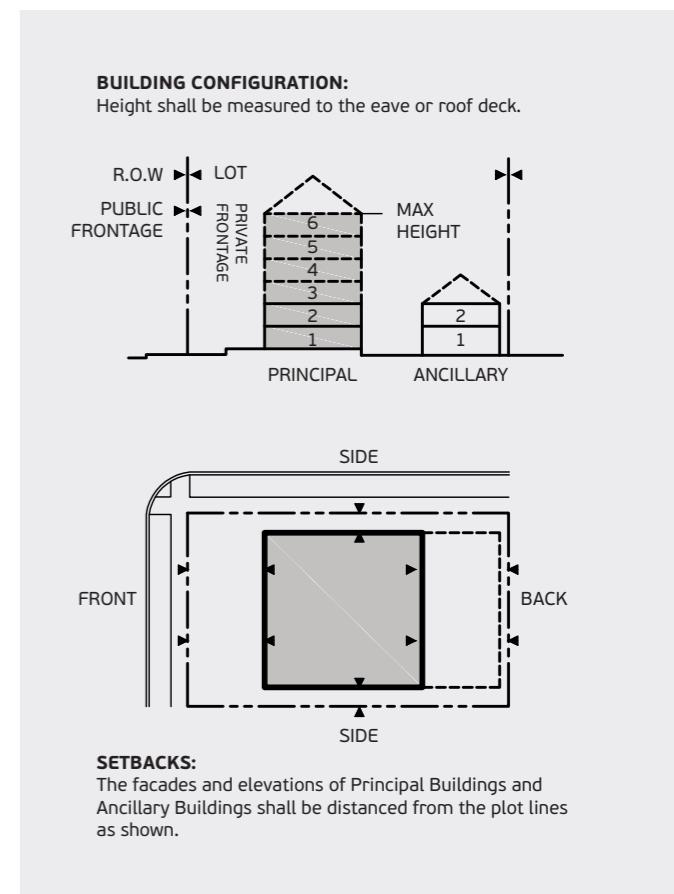
Additional Uses

- Shops within apartment not exceeding 50m² of floor area
- Hotels and Restaurants
- Public Facilities
- Home office
- Matatus stop/boda boda stand (max 100m² floor area)

Consent Uses

- Petty traders' stalls
- Eateries outlets not exceeding 50 seats
- Sundries shops/Groceries
- Barber shops/Hair saloons

1. BUILDING FUNCTION & BASE DENSITY	
Residential: High Density	Urban Renewal
2. BUILDING CONFIGURATION	
Principal Building	Ground + 5
Ancillary Building	Ground + 1
3. PLOT CONFIGURATION	
Min lot size	0.05Ha
Ground Coverage	60% Max.
Plot Ratio	120%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	1.5m
Side Setback	1m
Rear Setback	1m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	1.5m
Side Setback	1m
Rear Setback	1m



LPLUDP 1: Urban Core

RESIDENTIAL – Urban Regeneration

URG 1 - Celtel Estate, Shauri Yako & Nubian
 URG 2 - AP Lines, Pembe Tat, GK Quarters, Kaloleni & Survey
 URG 3 - Railways Quarters, parts of Nyalenda Railways, Oguo Estate & parts of Opiyo Oguma Estate
 URG 4 - Sansura Estate, Museum & KBC
 URG 5 - Kibuye Estate, Robert Ouko Estate, USAID, Mt. View & Okore Estate

ALLOWED DEVELOPMENT

Primary Use

- Mixed Use Residential - Highrise apartments

Additional Uses

- Shops within apartment not exceeding 50m² floor area
- Hotels and Restaurants
- Public Facilities
- Home office
- Matatus stop/boda boda stand (max 100m² floor area)

Consent Uses

- Petty traders' stalls
- Eateries outlets not exceeding 50 seats
- Sundries shops/Groceries
- Barber shops/Hair saloons

1. BUILDING FUNCTION & BASE DENSITY

Residential: High Density	Urban Regeneration
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2. BUILDING CONFIGURATION

Principal Building	Ground + 7
Ancillary Building	Ground + 1

3. PLOT CONFIGURATION

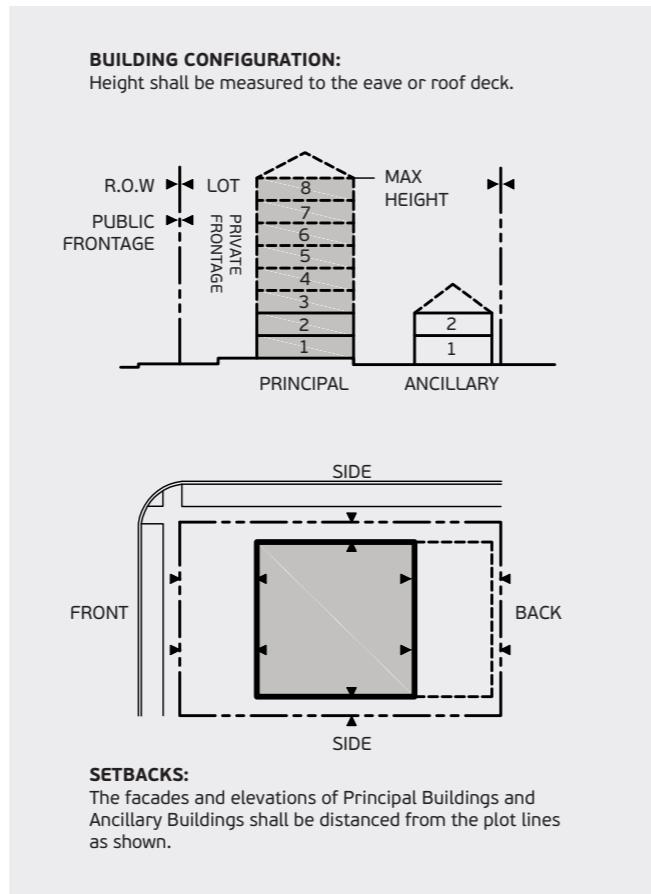
Min lot size	0.04Ha
Ground Coverage	60% Max.
Plot Ratio	150%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	1.5m
Side Setback	3m
Rear Setback	3m

5. SETBACKS - ANCILLARY BUILDING

Front Setback	1.5m
Side Setback	3m
Rear Setback	3m



Statehouse/Sunset
 Milimani Upper
 Milimani Victoria
 Milimani Lower

ALLOWED DEVELOPMENT

Primary Use

- Low Density Residential

Additional Uses

- Shops not exceeding 50m² floor area
- Residential hotels
- Public Facilities
- Home office

Consent Uses

- Sundries shops/Groceries
- Barber shops/Hair saloons

1. BUILDING FUNCTION & BASE DENSITY

Residential: Medium Density	
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2. BUILDING CONFIGURATION

Principal Building	Ground + 1
Ancillary Building	1 Storey Max.

3. PLOT CONFIGURATION

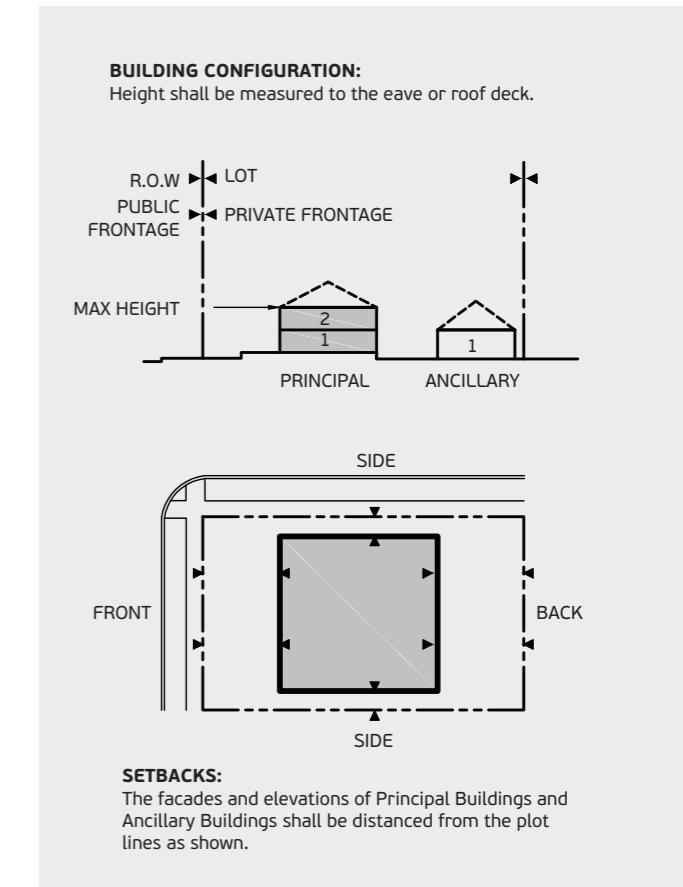
Min lot size	0.2Ha
Ground Coverage	60% Max.
Plot Ratio	100%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	6m
Side Setback	3m
Rear Setback	3m

5. SETBACKS - ANCILLARY BUILDING

Front Setback	6m
Side Setback	3m
Rear Setback	3m



LPLUDP 1: Urban Core

RESIDENTIAL

Lake Nursing
Tom Mboya A and Tom Mboya B
Robert Ouko Senior, US

ALLOWED DEVELOPMENT

Primary Use

- Low Density Residential

Additional Uses

- Shops within apartment not exceeding 50m² floor area
- Residential hotels
- Public Facilities
- Home office

Consent Uses

- Sundries shops/Groceries
- Barber shops/Hair saloons

1. BUILDING FUNCTION & BASE DENSITY

Residential: High Density

2. BUILDING CONFIGURATION

Principal Building	Ground + 4
Ancillary Building	Ground + 1

3. PLOT CONFIGURATION

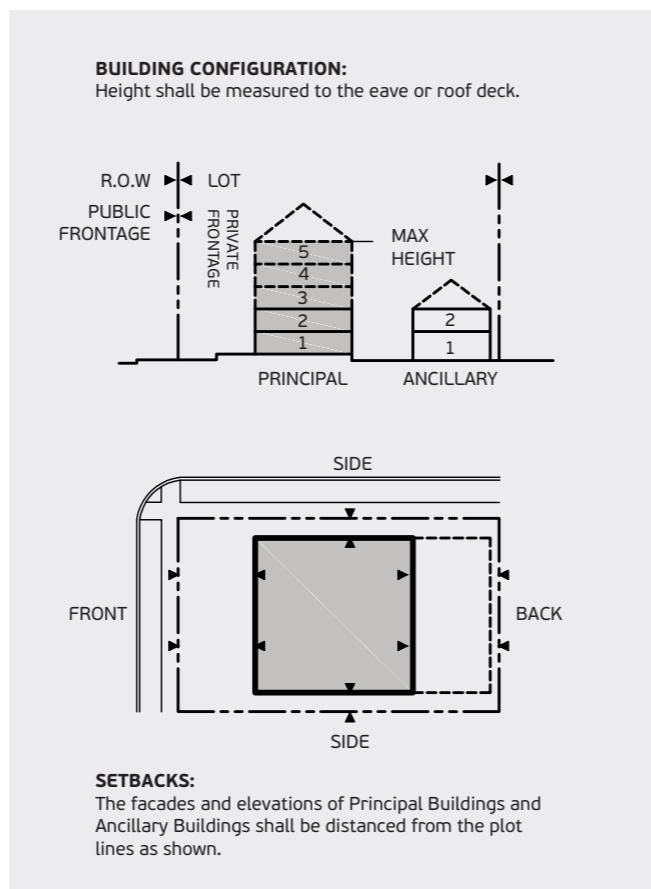
Min. lot size	0.2Ha
Ground Coverage	60% Max.
Plot Ratio	200%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	3m
Side Setback	3m
Rear Setback	3m

5. SETBACKS - ANCILLARY BUILDING

Front Setback	3m
Side Setback	3m
Rear Setback	3m



Statehouse/Sunset
Milimani Upper
Milimani Victoria
Milimani Lower

ALLOWED DEVELOPMENT

Primary Use

- Low Density Residential

Additional Uses

- Shops not exceeding 50m² floor area
- Residential hotels
- Public Facilities
- Home office

Consent Uses

- Sundries shops/Groceries
- Barber shops/Hair saloons

1. BUILDING FUNCTION & BASE DENSITY

Residential: Medium Density

2. BUILDING CONFIGURATION

Principal Building	Ground + 1
Ancillary Building	1 Storey Max.

3. PLOT CONFIGURATION

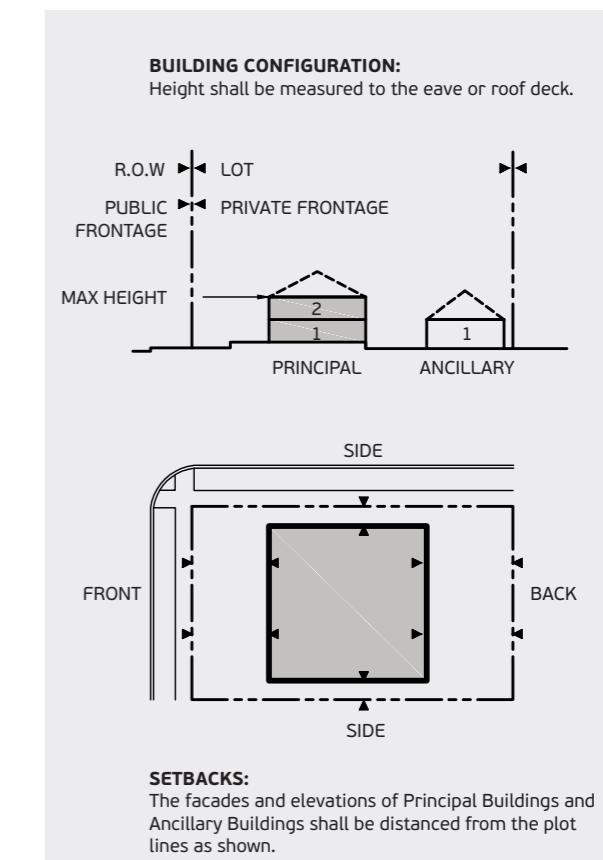
Min. lot size	0.2Ha
Ground Coverage	60% Max.
Plot Ratio	100%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	6m
Side Setback	3m
Rear Setback	3m

5. SETBACKS - ANCILLARY BUILDING

Front Setback	6m
Side Setback	3m
Rear Setback	3m



LPLUDP 1: Urban Core

COMMERCIAL – Markets

Kibuye Market
Jubilee Market

ALLOWED DEVELOPMENT

Primary Uses

- Business Park for SMEs
- Agricultural and horticultural market

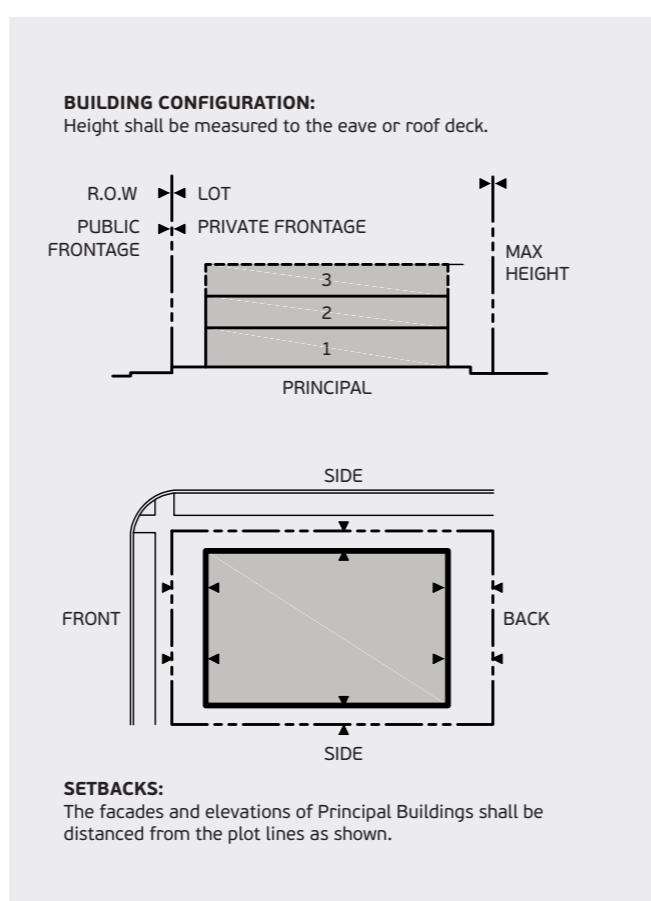
Additional Uses

- Urban market for street traders
- Multifunctional showrooms
- Restaurant

Consent Uses

- Sundries shops/Groceries

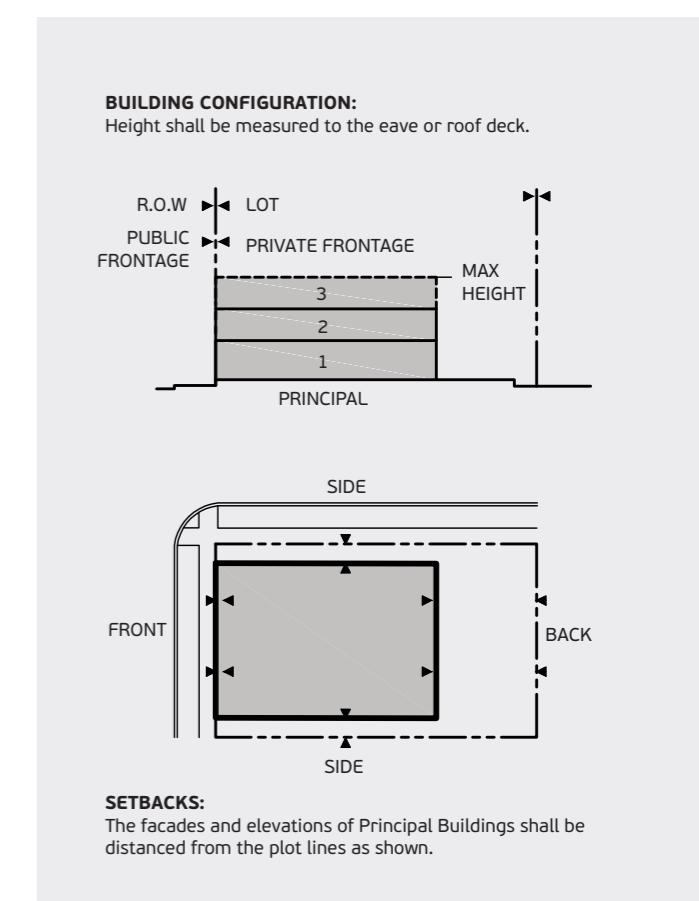
1. BUILDING FUNCTION & BASE DENSITY	
Commercial	Markets
2. BUILDING CONFIGURATION	
Principal Building	Ground +3
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	-
Ground Coverage	60% Max.
Plot Ratio	300%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	3m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	3m
Side Setback	3m
Rear Setback	3m



Commercial/Transport

Uhuru Business Park and Bus Park

1. BUILDING FUNCTION & BASE DENSITY	
Commercial	Business & Bus Park
2. BUILDING CONFIGURATION	
Principal Building	Ground +3
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	-
Ground Coverage	50% Max.
Plot Ratio	50%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	0-6m
Side Setback	3m
Rear Setback	0-6m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	0-6m
Side Setback	3m
Rear Setback	0-6m



LPLUDP 1: Urban Core

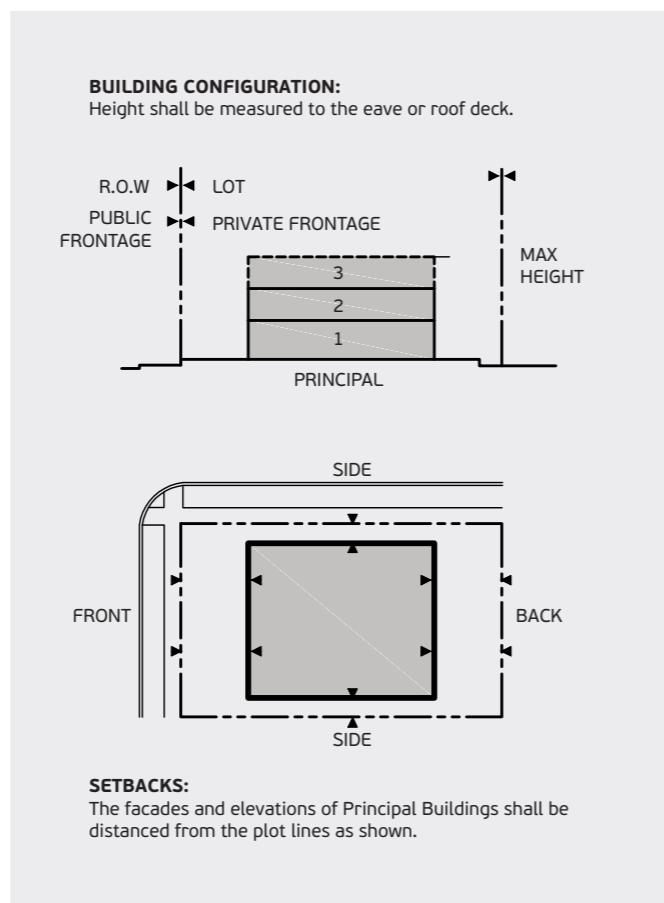
Public Purpose

Jaramogi Oginga Odinga Referral Hospital
 Nyanza Provincial General Hospital
 Museum
 KMTC

ALLOWED DEVELOPMENT

- Civic installations

1. BUILDING FUNCTION & BASE DENSITY	
Public Purpose	Institutions
2. BUILDING CONFIGURATION	
Principal Building	Ground + 2
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	-
Ground Coverage	50% Max.
Plot Ratio	50%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	6m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	6m



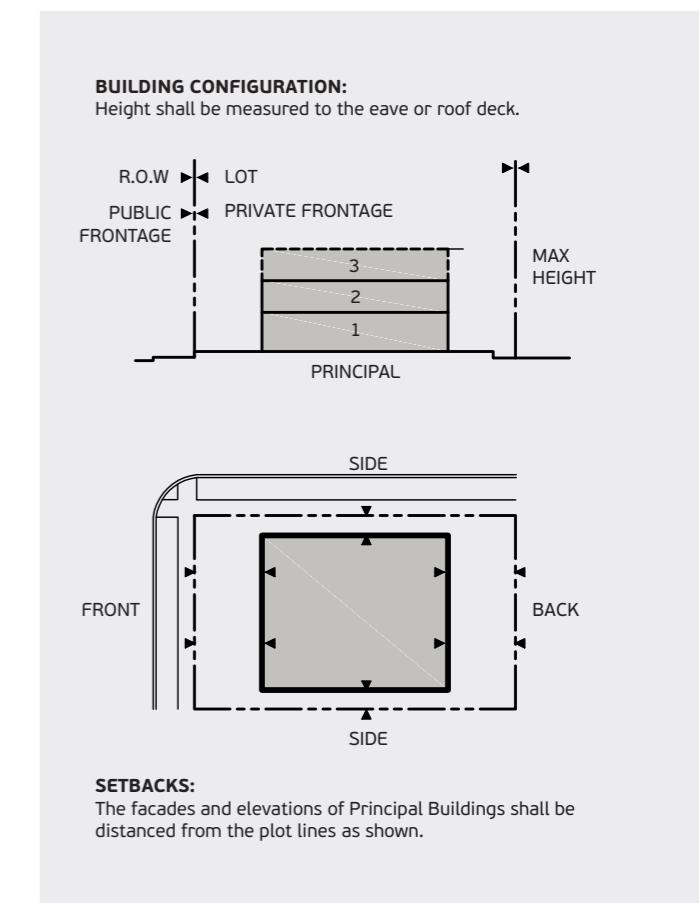
Educational

Kisumu National Polytechnic

ALLOWED DEVELOPMENT

- Educational facilities

1. BUILDING FUNCTION & BASE DENSITY	
Educational	Institutions
2. BUILDING CONFIGURATION	
Principal Building	Ground + 2
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. plot size	-
Ground Coverage	50% Max.
Plot Ratio	50%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	6m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	6m



LPLUDP 1: Urban Core

RECREATIONAL

Open Public Spaces & Parks

ALLOWED DEVELOPMENT

Primary Use

- Recreational

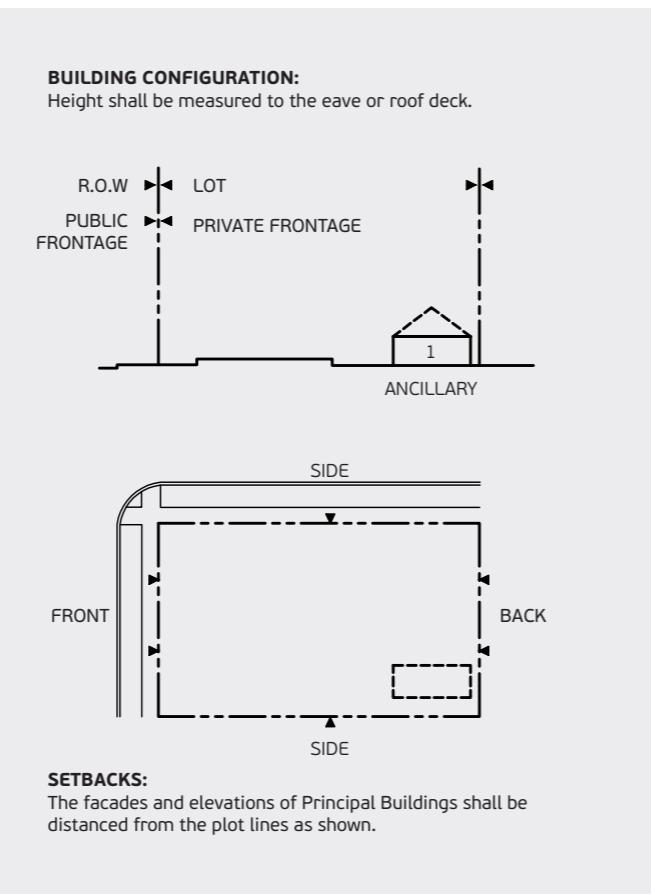
Additional Uses

- Resort Hotels
- Golf Courses
- Sport Complexes
- Gymnasium
- Arts & Culture related uses
- Recreational clubs
- Zoo
- Complementary commercial uses
- Public swimming pools
- Supporting infrastructure

Consent Uses

- Cafeteria, restaurant, rest room/Small kiosks not exceeding 100m²

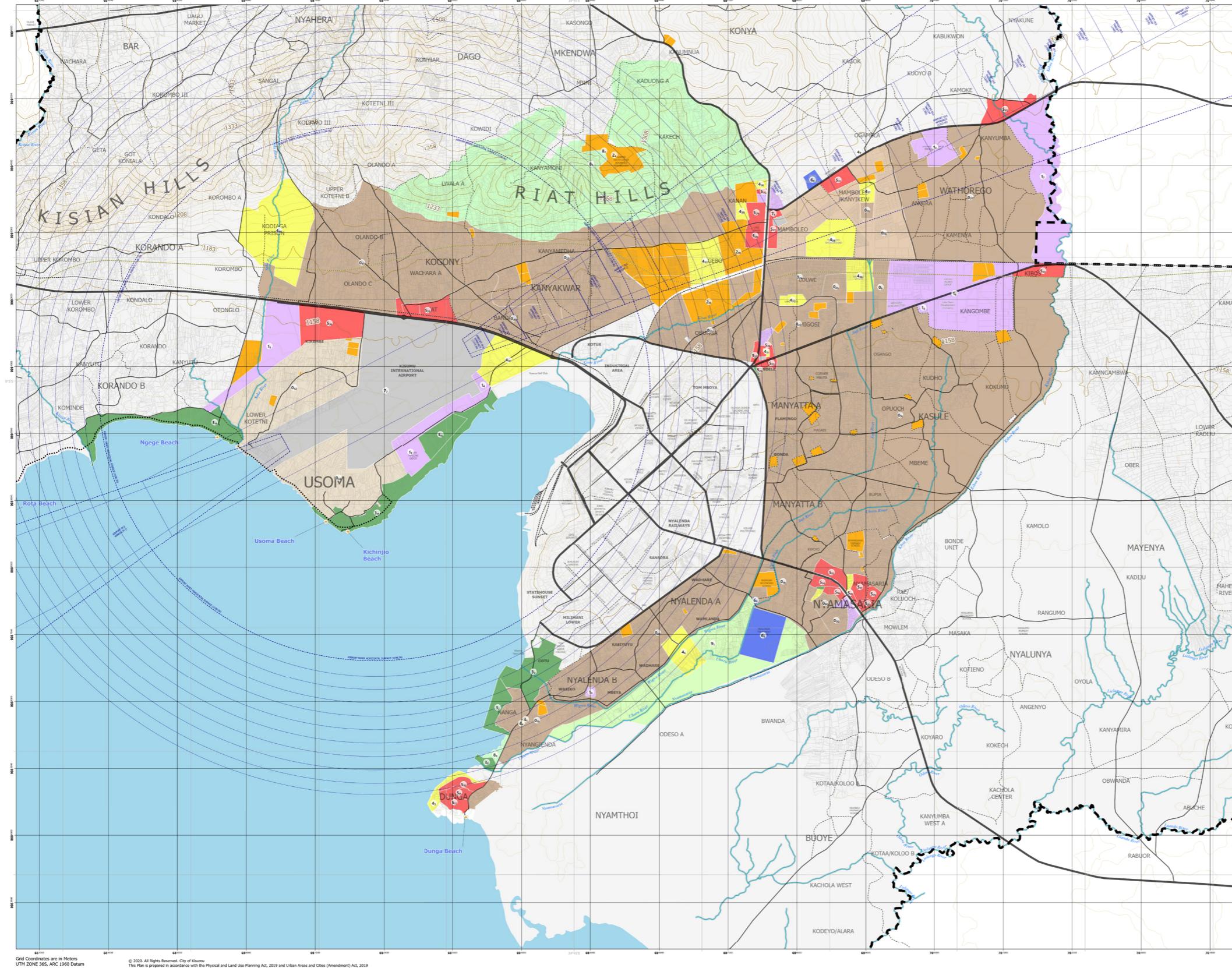
1. BUILDING FUNCTION & BASE DENSITY	
Recreation	Parks & Open Space
2. BUILDING CONFIGURATION	
Principal Building	-
Ancillary Building	Ground +1
3. PLOT CONFIGURATION	
Min. lot size	-
Ground Coverage	-
Plot Ratio	-
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-



CITY OF KISUMU
LOCAL PHYSICAL & LAND USE DEVELOPMENT PLAN (LPLUDP)
LAND USE PLAN

SCALE: 1:20,000
(LPDP 2) URBAN RENEWAL & REGENERATION
AUGUST 2020

N



LEGEND

LAND USE CLASSIFICATION	DESCRIPTION
LOW DENSITY RESIDENTIAL	TRANSPORTATION
MEDIUM DENSITY RESIDENTIAL	CONSERVATION
HIGH DENSITY RESIDENTIAL	AGRICULTURE
LIGHT INDUSTRIAL	WATER BODIES
HEAVY INDUSTRIAL	
EDUCATIONAL	
RECREATIONAL	
PUBLIC PURPOSE	
COMMERCIAL	
PUBLIC UTILITIES	

TRANSPORTATION	
PROPOSED STANDARD GAUGE RAILWAY	
METER GAUGE RAILWAY	
REGIONAL LINK ROADS	
PRIMARY ROADS	
SECONDARY ROADS PROPOSALS	
LAKEFRONT PROMENADE	

ZONE LAND USE CLASS	DESCRIPTION	AREA (HA)
1_a	LOW DENSITY RESIDENTIAL	164.41
1_b	LOW DENSITY RESIDENTIAL	128.79
1_c	LOW DENSITY RESIDENTIAL	174.24
1_d	HIGH DENSITY RESIDENTIAL	16.04
1_e	PROPOSED RESIDENTIAL	16.14
1_f	PROPOSED FUNCTIONAL CENTRE	16.14
1_g	HIGH DENSITY RESIDENTIAL	74.82
1_h	CITY CENTER RESIDENTIAL	248.16
1_i	KALILOKO SUM CONVERSION THROUGH LAND RE-ADJUSTMENT	87.83
1_j	EXISTING MIGRATION SITE & SERVICE SCHNE	55.02
1_k	HIGH DENSITY RESIDENTIAL	74.17
1_l	EXISTING HIGH DENSITY RESIDENTIAL	12.53
1_m	EXISTING MEDIUM DENSITY RESIDENTIAL	4.50
1_n	PROPOSED MEDIUM DENSITY MIXED USE DEVELOPMENT	421.95
1_o	EXISTING MEDIUM DENSITY RESIDENTIAL	160.20
1_p	EXISTING MEDIUM DENSITY RESIDENTIAL WITH COMMERCIAL SPOT ZONING	106.55
1_q	HIGH DENSITY RESIDENTIAL	1298.98
1_r	MANUFACTURER - KALILOKO SUM CONVERSION THROUGH LAND RE-ADJUSTMENT	352.84
1_s	HIGH DENSITY RESIDENTIAL	12.25
1_t	HIGH DENSITY RESIDENTIAL	8.87
1_u	LIGHT INDUSTRIAL	26.08
1_v	FORMER TOWARD ISLAD INDUSTRY	2.36
1_w	INDUSTRIAL	4.02
1_x	EDUCATIONAL	1.96
1_y	EDUCATIONAL INDUSTRY	40.34
1_z	EXISTING MILK PROCESSOR	104.94
2_a	PROPOSED INDUSTRIAL PARK	100.06
2_b	RELAXED INDUSTRIAL	30.38
2_c	EDUCATIONAL	31.28
2_d	PROPOSED SITE FOR EDUCATION OF KISUMU BOYS, KISUMU GIRLS	28.74
2_e	EDUCATIONAL	2.36
2_f	RECREATIONAL	14.39
2_g	ECOLOGICAL SENSITIVE AREA	43.24
2_h	USOMA LAKESHORE	62.85
2_i	RECREATIONAL	20.94
2_j	PROPOSED PUBLIC BEACH	86.17
2_k	PROPOSED BUNGA PUBLIC BEACH	9.37
2_l	PRISON LAND	24.73
2_m	PUBLIC PURPOSE	44.59
2_n	PUBLIC PURPOSE	5.71
2_o	LAKE BASIN DEVELOPMENT AUTHORITY	38.19
2_p	PROPOSED KALILOKO STADIUM	15.58
2_q	PUBLIC PURPOSE	16.77
2_r	KENYA STATE	6.96
2_s	MANUFACTURER CEMETERY	2.96
2_t	PROPOSED KALILOKO SALAHIAH HOSPITAL	4.31
2_u	PROPOSED KALILOKO HOSPITAL	106.61
2_v	PUBLIC PURPOSE	7.72
2_w	COMMERCIAL	0.51
2_x	COMMERCIAL	9.11
2_y	COMMERCIAL	4.98
2_z	COMMERCIAL	9.64
3_a	COMMERCIAL	3.65
3_b	COMMERCIAL	1.76
3_c	COMMERCIAL	1.05
3_d	COMMERCIAL	5.96
3_e	PROPOSED KALILOKO COMMERCIAL CENTER	12.39
3_f	PROPOSED KALILOKO COMMERCIAL CENTER	2.40
3_g	PROPOSED KALILOKO COMMERCIAL CENTER	4.94
3_h	PROPOSED KALILOKO COMMERCIAL CENTER	7.26
3_i	PROPOSED KALILOKO COMMERCIAL CENTER	9.96
3_j	MANUFACTURER COMMERCIAL CENTER	6.60
3_k	MANUFACTURER COMMERCIAL CENTER	1.11
3_l	PROPOSED KALILOKO MARKET CENTER	16.57
3_m	COMMERCIAL	16.16
3_n	COMMERCIAL	22.46
3_o	COMMERCIAL	41.29
3_p	PROPOSED COMPREHENSIVE COMMERCIAL DEVELOPMENT WITH MIXED USE COMPONENTS	4.80
3_q	EXISTING MPC WATER TREATMENT WORKS	36.21
3_r	TRANSPORTATION	1.31
3_s	PROPOSED KALILOKO BUS PARK	105.99
3_t	EXISTING KALILOKO AIRPORT	4.42
3_u	ECOLOGICAL SENSITIVE AREA	716.72
3_v	CONSERVATION	212.22
3_w	ECOLOGICAL SENSITIVE AREA	26.08
4_a	AGRICULTURE	
4_b	ECOLOGICAL SENSITIVE PLANT	

Approvals	
.....
Clients	Financed By
County Government of Kisumu	French Development Agency

Consultants	PLANNING
groupehuit	PROFOUND SOLUTIONS LTD

LPLUDP 2: Urban Renewal & Regeneration

LPLUDP 2: Urban Renewal & Regeneration

INFORMAL SETTLEMENT – LAND READJUSTMENT

Nyalenda

ALLOWED DEVELOPMENT

Primary Use

- Residential - Apartments
- Residential - Incremental

Additional Uses

- Commercial
- Public/
- Infrastructure

1. BUILDING FUNCTION & BASE DENSITY

Residential: High Density

2. BUILDING CONFIGURATION

Principal Building	Ground + 4 / Ground + 2
Ancillary Building	-

3. PLOT CONFIGURATION

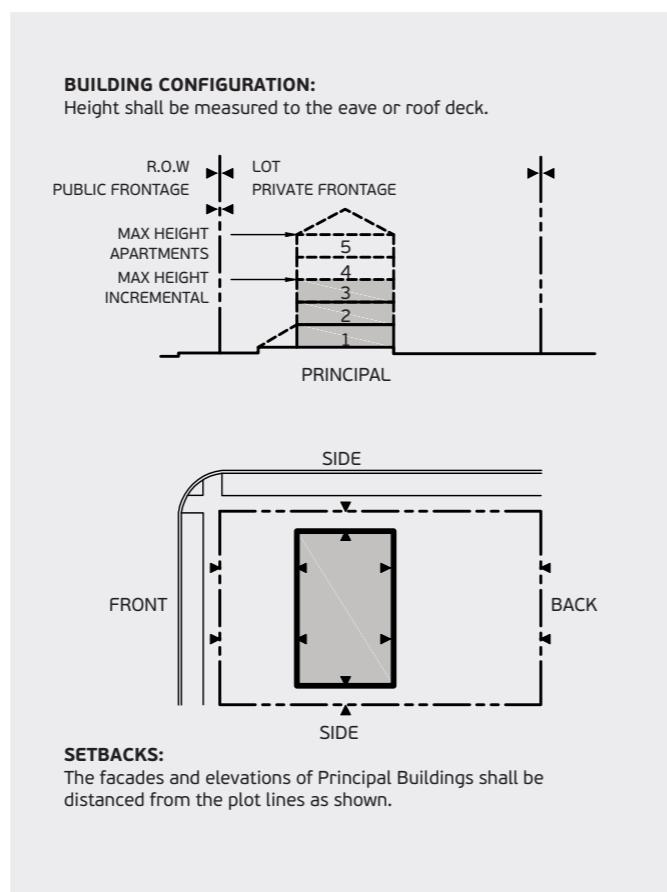
Min. lot size	0.045 Ha
Ground Coverage	60% Max.
Plot Ratio	200%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	1.5m
Side Setback	1.5m
Rear Setback	2.4m

5. SETBACKS - ANCILLARY BUILDING

Front Setback	-
Side Setback	-
Rear Setback	-



Manyatta

ALLOWED DEVELOPMENT

Primary Use

- Residential - Apartments
- Residential - Incremental

Additional Uses

- Commercial
- Public/
- Infrastructure

1. BUILDING FUNCTION & BASE DENSITY

Residential: Low - Medium Density

2. BUILDING CONFIGURATION

Principal Building	Ground + 4 / Ground + 2
Ancillary Building	-

3. PLOT CONFIGURATION

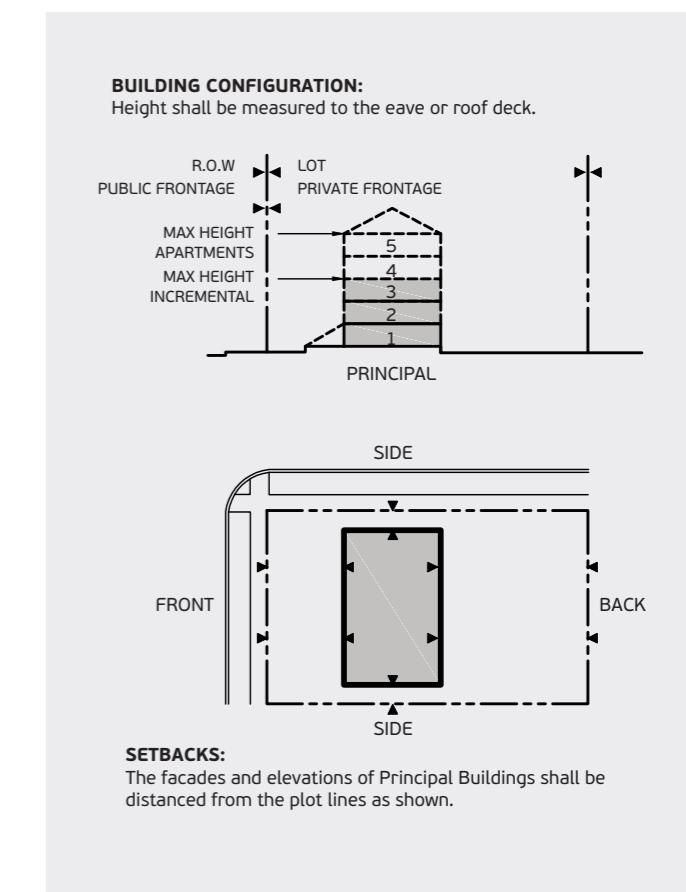
Min. lot size	0.045 Ha
Ground Coverage	60% Max.
Plot Ratio	200%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	1.5m
Side Setback	1.5m
Rear Setback	2.4m

5. SETBACKS - ANCILLARY BUILDING

Front Setback	-
Side Setback	-
Rear Setback	-



LPLUDP 2: Urban Renewal & Regeneration

INFORMAL SETTLEMENT - LAND READJUSTMENT

Obunga

ALLOWED DEVELOPMENT

Primary Use

- Residential - Apartments
- Residential - Incremental

Additional Uses

- Commercial
- Public/
- Infrastructure

1. BUILDING FUNCTION & BASE DENSITY

Residential: High Density

2. BUILDING CONFIGURATION

Principal Building	Ground + 4 / Ground + 2
Ancillary Building	-

3. PLOT CONFIGURATION

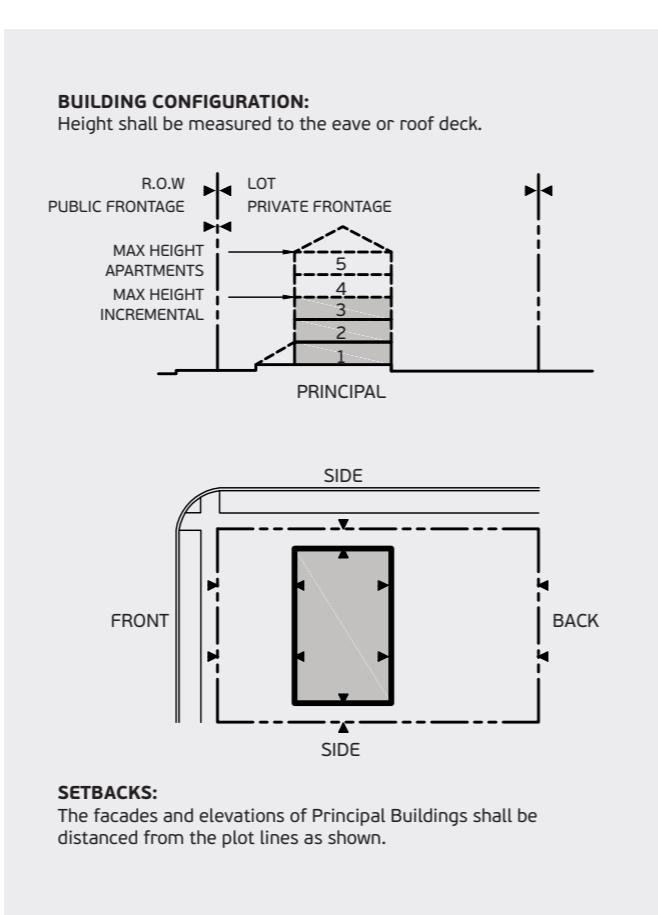
Min. lot size	0.045Ha
Ground Coverage	60% Max.
Plot Ratio	200%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	1.5m
Side Setback	1.5m
Rear Setback	2.4m

5. SETBACKS - ANCILLARY BUILDING

Front Setback	-
Side Setback	-
Rear Setback	-



Migosi

ALLOWED DEVELOPMENT

Primary Use

- Residential - Apartments
- Residential - Incremental

Additional Uses

- Commercial
- Public/
- Infrastructure

1. BUILDING FUNCTION & BASE DENSITY

Residential: Low - Medium Density

2. BUILDING CONFIGURATION

Principal Building	Ground + 4 / Ground + 2
Ancillary Building	-

3. PLOT CONFIGURATION

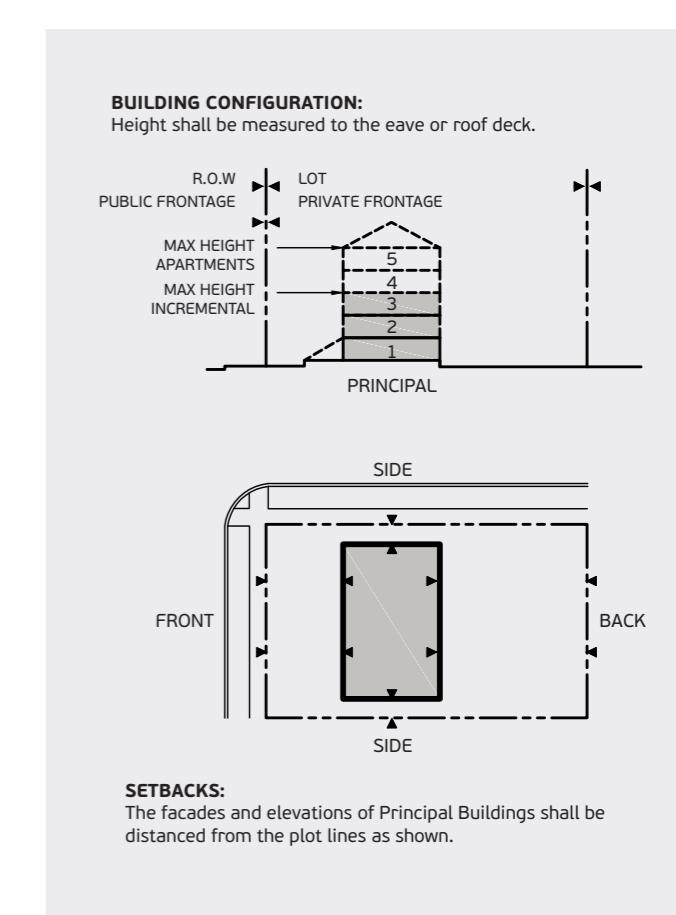
Min. lot size	0.045 Ha
Ground Coverage	60% Max.
Plot Ratio	200%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	1.5m
Side Setback	1.5m
Rear Setback	2.4m

5. SETBACKS - ANCILLARY BUILDING

Front Setback	-
Side Setback	-
Rear Setback	-



LPLUDP 2: Urban Renewal & Regeneration

RESIDENTIAL

Dunga 1

ALLOWED DEVELOPMENT

Primary Use

- Low density Residential

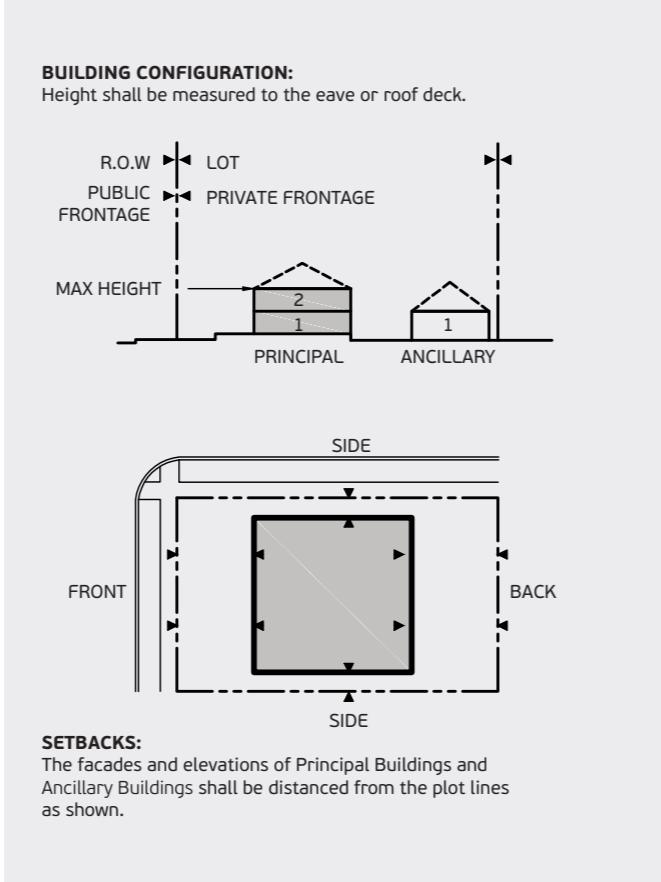
Additional Uses

- Resort Hotels

Consent Uses

- Food hub
- Small kiosks not exceeding 100m²

1. BUILDING FUNCTION & BASE DENSITY	
Residential: Low - Medium Density	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 1
Ancillary Building	1 Storey Max.
3. PLOT CONFIGURATION	
Min. lot size	0.1 Ha
Ground Coverage	60% Max.
Plot Ratio	75%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m



Dunga 2

ALLOWED DEVELOPMENT

Primary Use

- Low density Residential

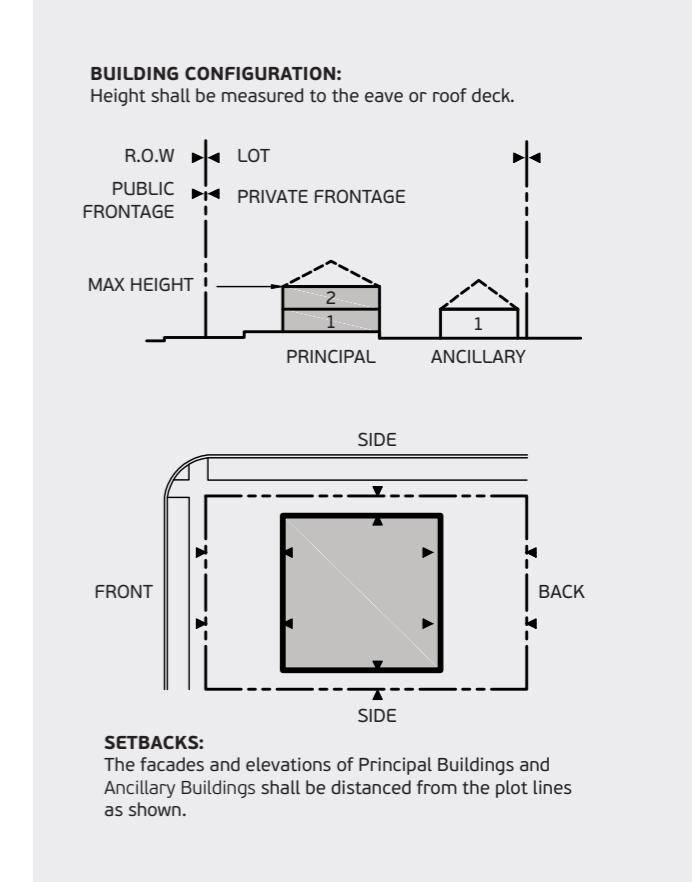
Additional Uses

- Resort Hotels

Consent Uses

- Public Facilities

1. BUILDING FUNCTION & BASE DENSITY	
Residential: Low - Medium Density	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 1
Ancillary Building	1 Storey Max.
3. PLOT CONFIGURATION	
Min. lot size	0.1 Ha
Ground Coverage	60% Max.
Plot Ratio	75%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m



LPLUDP 2: Urban Renewal & Regeneration

RESIDENTIAL

Kenya Reinsurance

ALLOWED DEVELOPMENT

Primary Use

- Medium Density Residential

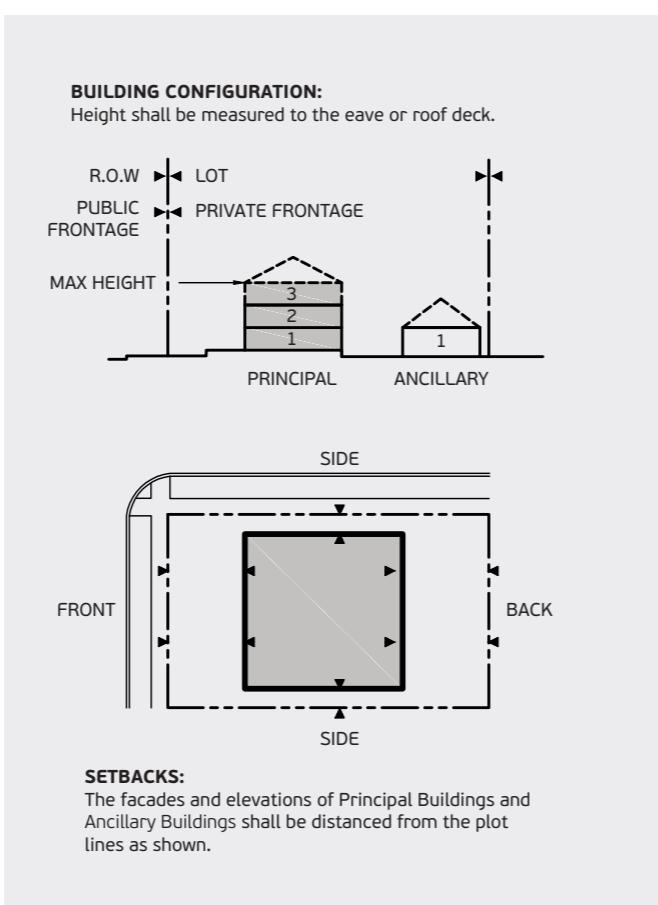
Additional Uses

- Small Shops not exceeding 100m²

Consent Uses

- Public Facilities

1. BUILDING FUNCTION & BASE DENSITY	
Residential: Medium - High Density	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 2
Ancillary Building	1 Storey Max.
3. PLOT CONFIGURATION	
Min. lot size	0.04 Ha
Ground Coverage	60% Max.
Plot Ratio	150%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	1.5m
Side Setback	-
Rear Setback	-
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	1.5m
Side Setback	-
Rear Setback	-



Bandani Area

ALLOWED DEVELOPMENT

Primary Use

- Medium Density Residential

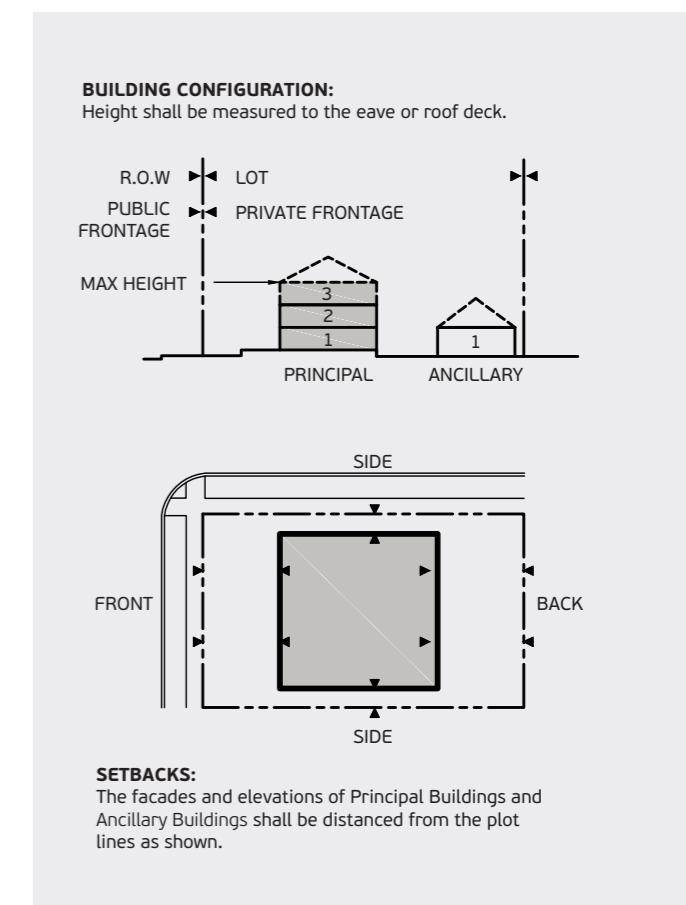
Additional Uses

- Small Shops not exceeding 100m²

Consent Uses

- Public Facilities

1. BUILDING FUNCTION & BASE DENSITY	
Residential: Medium - High Density	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 2
Ancillary Building	1 Storey Max.
3. PLOT CONFIGURATION	
Min. lot size	0.05 Ha
Ground Coverage	60% Max.
Plot Ratio	100%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	1.5m
Side Setback	3m
Rear Setback	3m



LPLUDP 2: Urban Renewal & Regeneration

RESIDENTIAL

Lower Parts of Konyakwar & Kogony
 Riat Holo
 Lower
 Kotetni A
 Krembe
 Usoma A & B
 Banana
 Thim Holo
 Kanyimony
 Upper Kanyamedha
 Nanga etc

ALLOWED DEVELOPMENT

Primary Use

- Low Density Residential

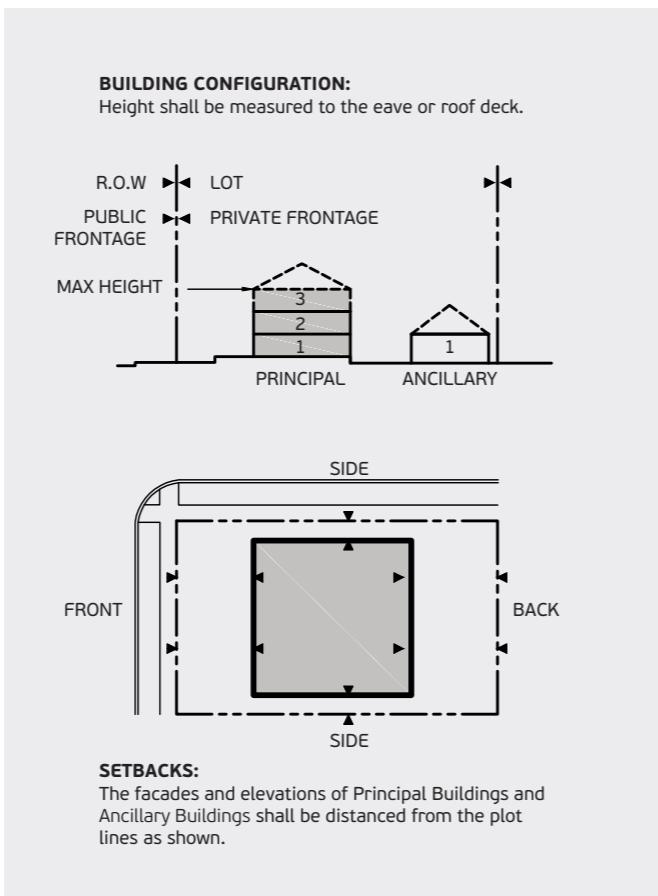
Additional Uses

- Small Shops not exceeding 100m²

Consent Uses

- Public Facilities

1. BUILDING FUNCTION & BASE DENSITY	
Residential: Low Density	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 2
Ancillary Building	1 Storey Max.
3. PLOT CONFIGURATION	
Min. lot size	0.02 Ha
Ground Coverage	40% Max.
Plot Ratio	80%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	3m
Side Setback	1.5m
Rear Setback	1.5m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-



Lower Mamboleo Area
 Lolwe
 Afya
 Mwalimu Sacco
 Migosi Phase 1-5
 Translake Estate
 Shilloh Apartments
 Elgon

ALLOWED DEVELOPMENT

Primary Use

- Medium Density Residential

Additional Uses

- Small Shops not exceeding 100m²

Consent Uses

- Public Facilities

1. BUILDING FUNCTION & BASE DENSITY

Residential: Medium Density

2. BUILDING CONFIGURATION

Principal Building | Ground + 2

Ancillary Building | 1 Storey Max.

3. PLOT CONFIGURATION

Min. lot size | 0.04 Ha

Ground Coverage | 40% Max.

Plot Ratio | 100%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback | 3m

Side Setback | 1.5m

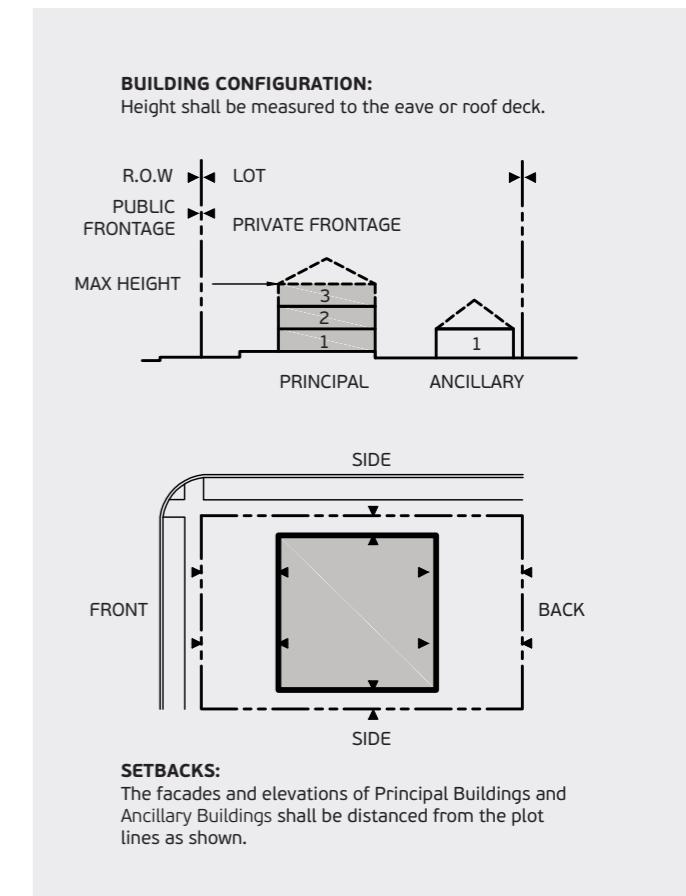
Rear Setback | 1.5m

5. SETBACKS - ANCILLARY BUILDING

Front Setback | -

Side Setback | -

Rear Setback | -



LPLUDP 2: Urban Renewal & Regeneration

RESIDENTIAL

Parts of Korando (Kominde, Upper Kotetni A, Upper Kotetni B, Prison Gate)
Kogony (Olando C, Olando B, Wachara)

ALLOWED DEVELOPMENT

Primary Use

- High Density Residential

Additional Uses

- Hotels (incl. its ancillary uses)
- Shops not exceeding 60m²

Consent Uses

- Public Facilities
- Standalone food outlets with less than 50 seats
- Clubhouse

1. BUILDING FUNCTION & BASE DENSITY

Residential: High Density

2. BUILDING CONFIGURATION

Principal Building	Ground + 4
Ancillary Building	Ground + 1

3. PLOT CONFIGURATION

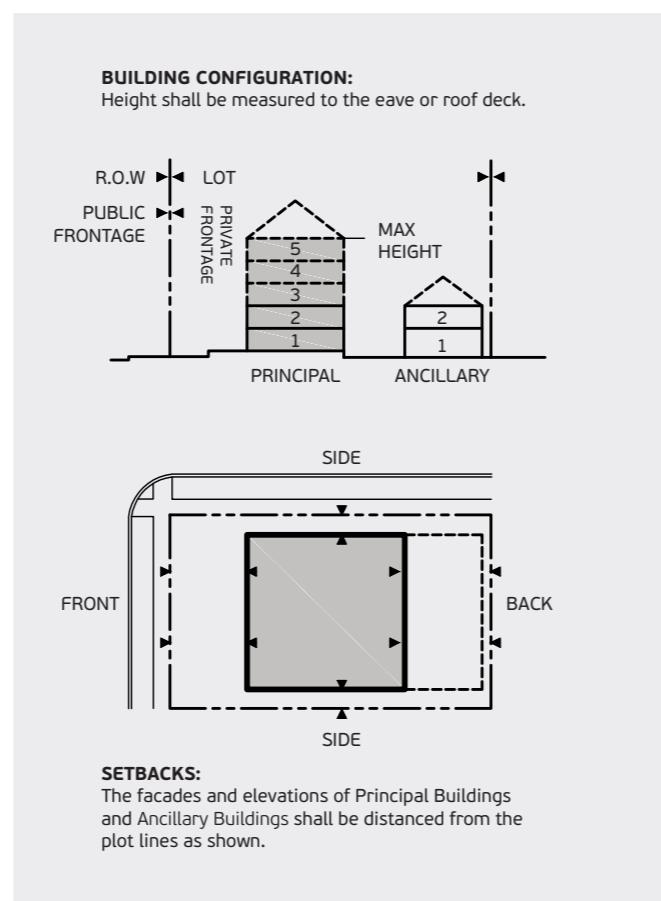
Min. lot size	0.03Ha
Ground Coverage	60% Max.
Plot Ratio	200%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	-
Side Setback	-
Rear Setback	-

5. SETBACKS - ANCILLARY BUILDING

Front Setback	-
Side Setback	-
Rear Setback	-



RECREATIONAL

Dunga Area
Nyangienda Area

ALLOWED DEVELOPMENT

Primary Use

- Recreational

Additional Uses

- Resort Hotels
- Marina for sporting, leisure & transport
- Recreational clubs
- Artificial beaches
- Fishing expedition
- Complementary commercial uses
- Supporting infrastructure

Consent Uses

- Food hubs

1. BUILDING FUNCTION & BASE DENSITY

Hotels

2. BUILDING CONFIGURATION

Principal Building	Ground + 4
Ancillary Building	-

3. PLOT CONFIGURATION

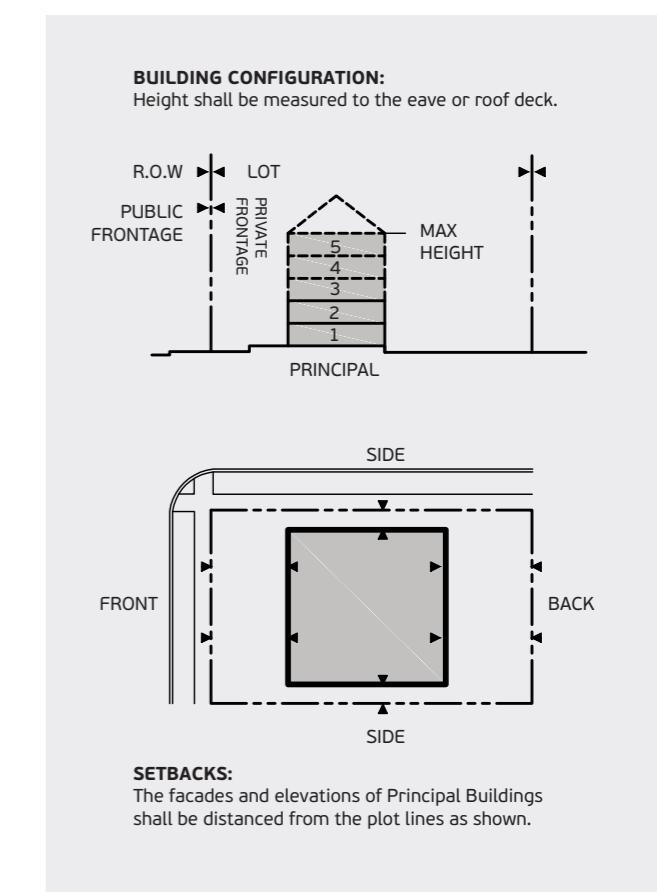
Min. lot size	-
Ground Coverage	60% Max.
Plot Ratio	200%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	-
Side Setback	-
Rear Setback	-

5. SETBACKS - ANCILLARY BUILDING

Front Setback	-
Side Setback	-
Rear Setback	-



LPLUDP 2: Urban Renewal & Regeneration

COMMERCIAL

Nyamasaria Node

ALLOWED DEVELOPMENT

Primary Use

- Commercial

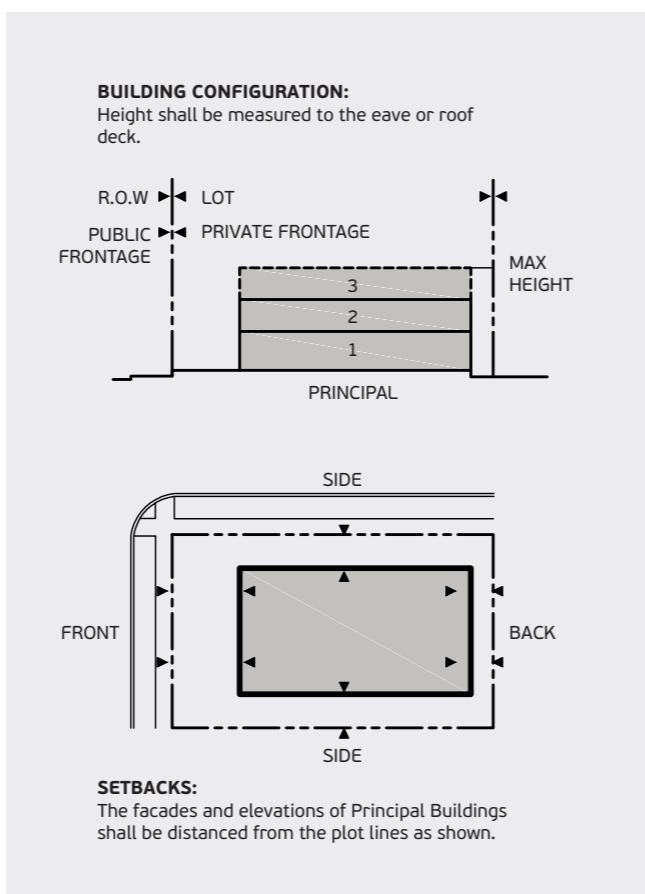
Additional Uses

- Below budget hotels
- SMEs - Furniture
- Residential
- Logistics
- Offices

Consent Uses

- Entertainment
- Car sale lots

1. BUILDING FUNCTION & BASE DENSITY	
Commercial	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 3
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	0.05 Ha
Ground Coverage	50%-70% Max.
Plot Ratio	200%-240%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-



LPLUDP 2: Urban Renewal & Regeneration

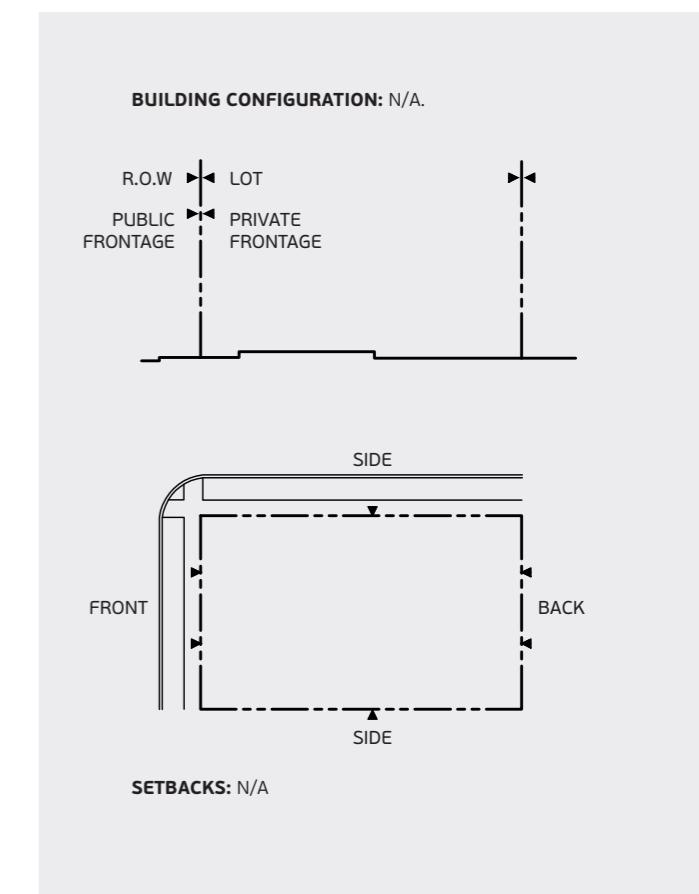
CONSERVATION

Kapuoth
Nam Thoye

ALLOWED DEVELOPMENT

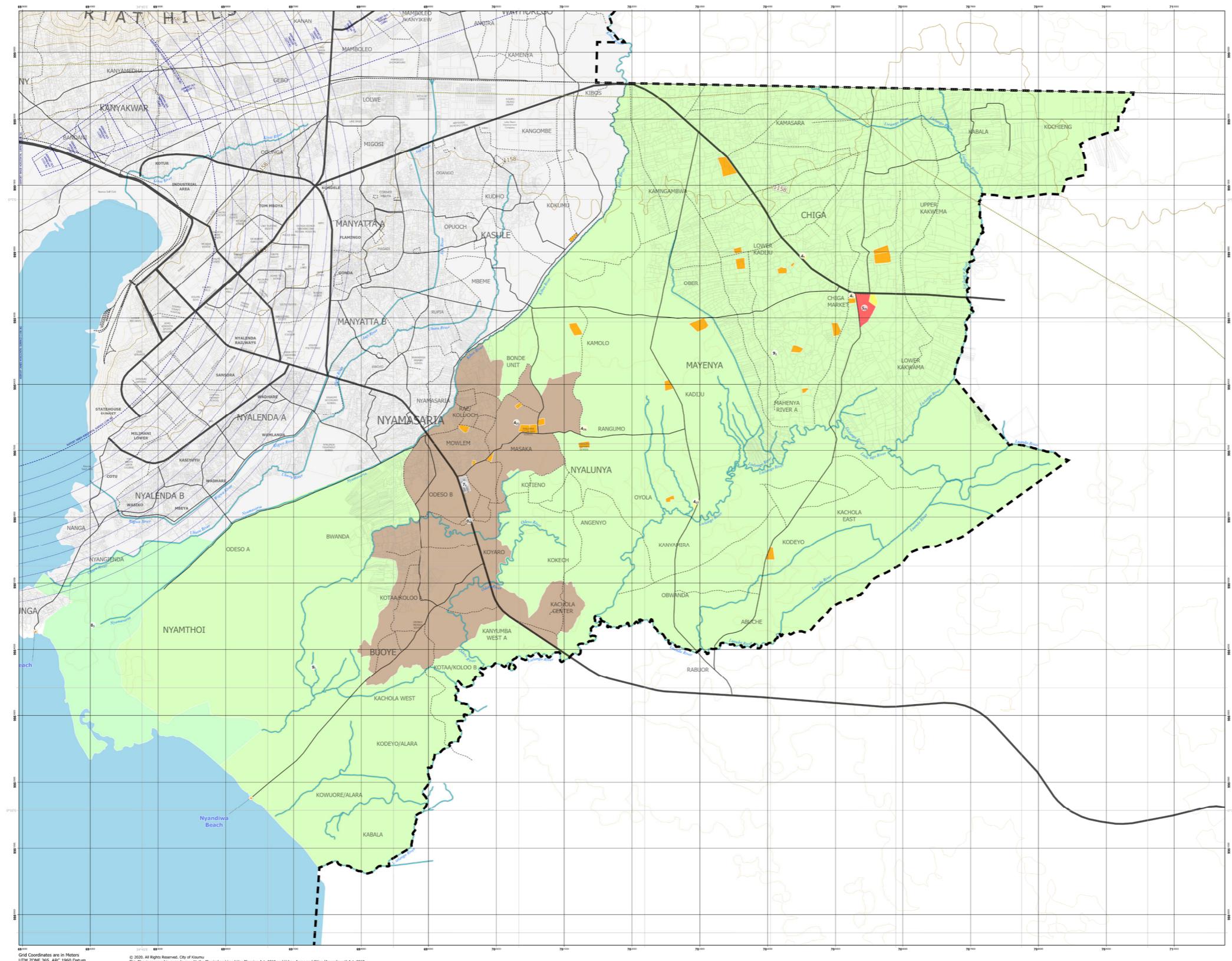
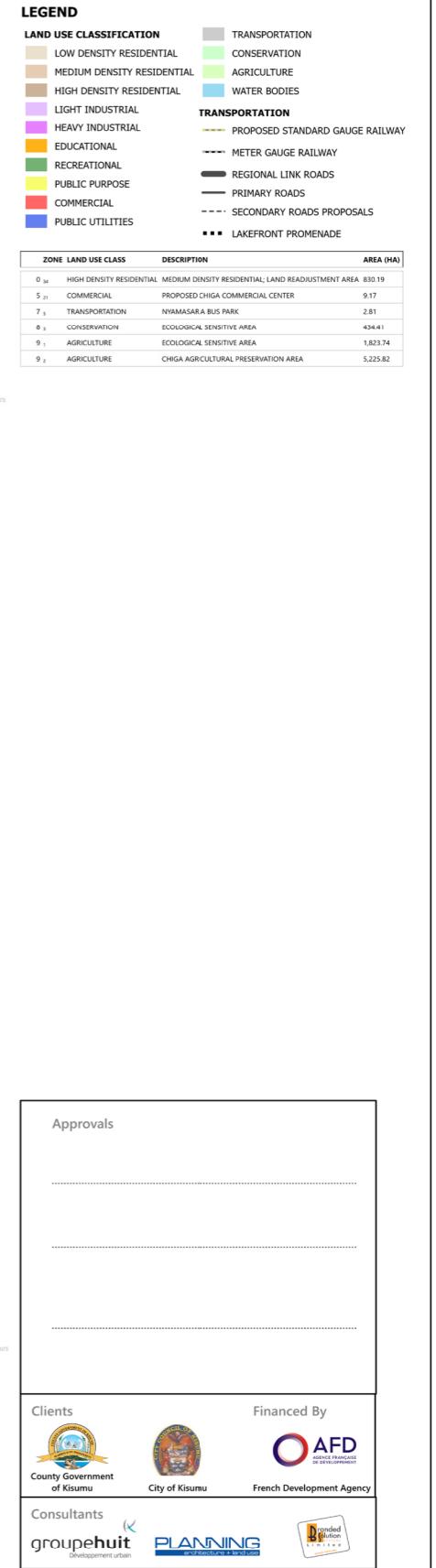
- ESAs – No development allowed

1. BUILDING FUNCTION & BASE DENSITY	
Recreation	
2. BUILDING CONFIGURATION	
Principal Building	-
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	-
Ground Coverage	-
Plot Ratio	-
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-



CITY OF KISUMU
LOCAL PHYSICAL & LAND USE DEVELOPMENT PLAN (LPLUDP)
LAND USE PLAN

SCALE: 1:20,000
(LPDP 3) EASTERN EXTENSION
AUGUST 2020



LPLUDP 3: Eastern Extension

LPLUDP 3: Eastern Extension

RESIDENTIAL

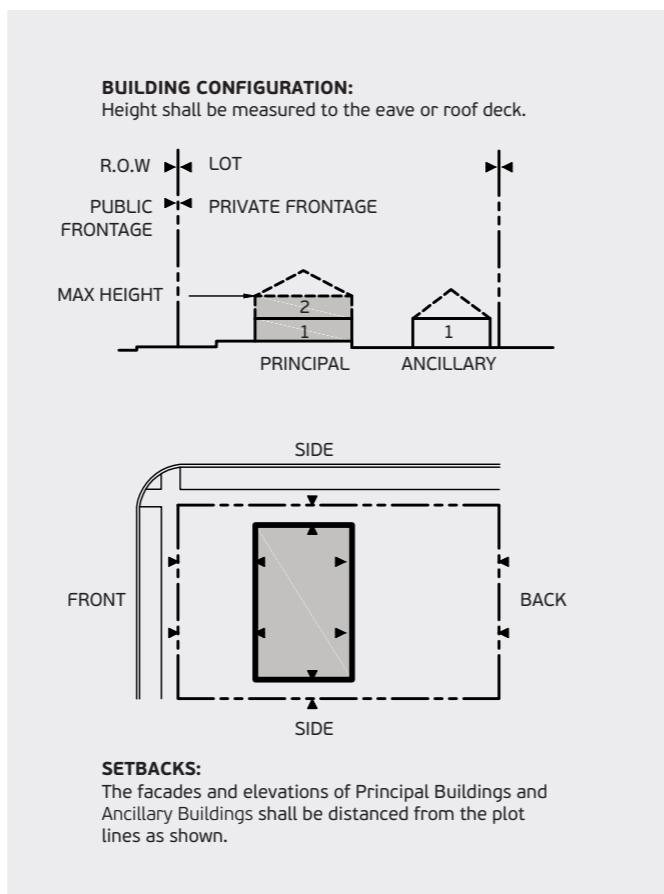
Buoye
Mayenya
Kasule
Chiga

ALLOWED DEVELOPMENT

Primary Use

- Medium Density Residential

1. BUILDING FUNCTION & BASE DENSITY	
Residential: Low Density	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 1
Ancillary Building	1 Storey Max.
3. PLOT CONFIGURATION	
Min. lot size	0.4 Ha
Ground Coverage	20% Max.
Plot Ratio	20%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m



CONSERVATION

All Ecologically Sensitive Areas

ALLOWED DEVELOPMENT

Primary Use

- Conservation Area

Additional Uses

- Low Density Residential
- Nature trail

Consent Uses

- Agriculture (horticulture)

1. BUILDING FUNCTION & BASE DENSITY

Residential: Low Density

2. BUILDING CONFIGURATION

Principal Building	Ground + 1
Ancillary Building	1 Storey Max.

3. PLOT CONFIGURATION

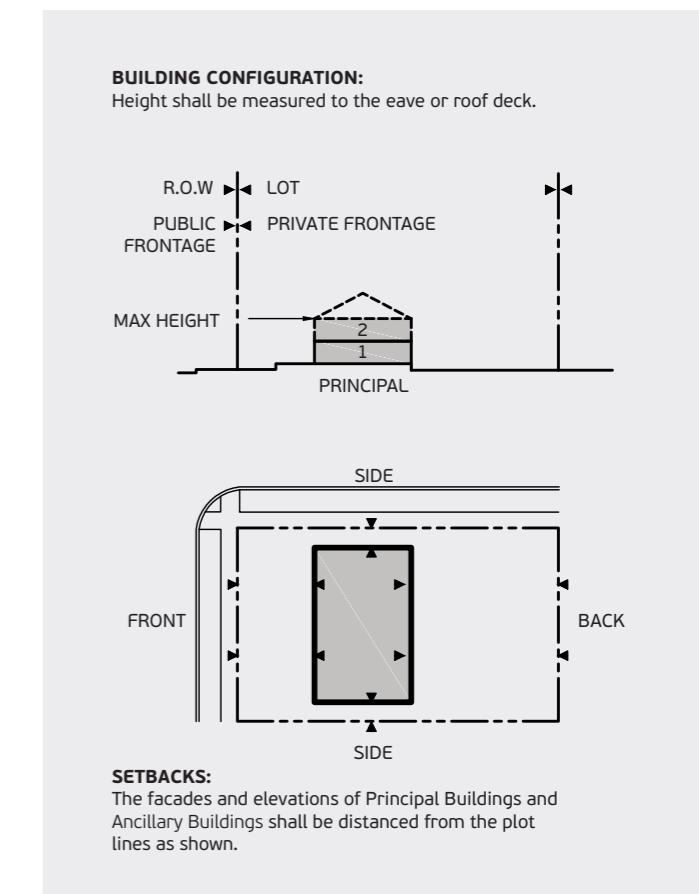
Min. lot size	0.4 Ha
Ground Coverage	20% Max.
Plot Ratio	20%

4. SETBACKS - PRINCIPAL BUILDING

Front Setback	6m
Side Setback	3m
Rear Setback	3m

5. SETBACKS - ANCILLARY BUILDING

Front Setback	-
Side Setback	-
Rear Setback	-



LPLUDP 3: Eastern Extension

EDUCATIONAL

Rae Kanyaika Secondary
 Nyalunya Mixed Secondary
 Jamaa Primary
 Genesis Junior
 Renja Primary
 Omungi Primary among others

ALLOWED DEVELOPMENT

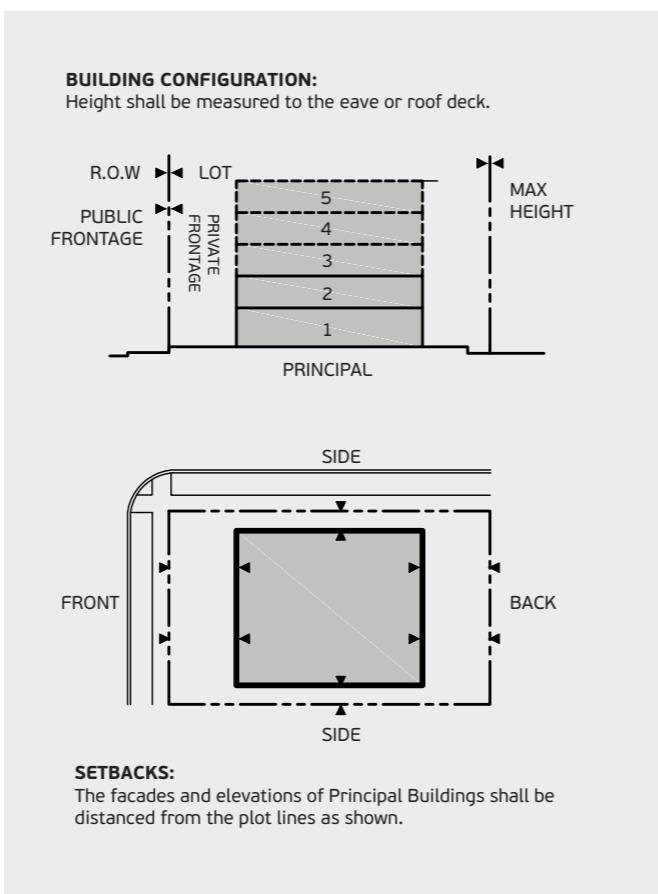
Primary Use

- Educational

Primary Use

- Agriculture

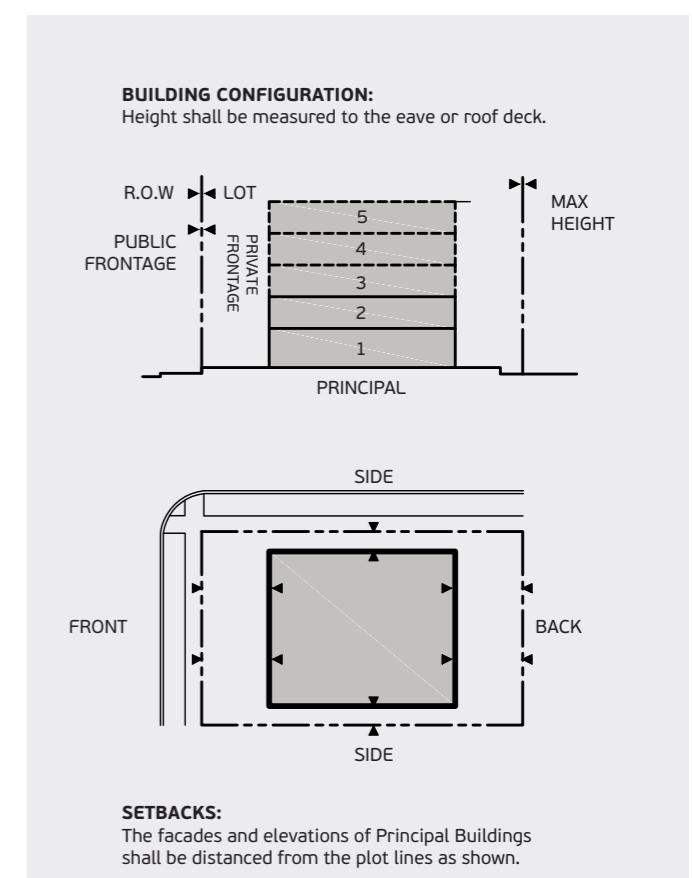
1. BUILDING FUNCTION & BASE DENSITY	
Educational	Institutions
2. BUILDING CONFIGURATION	
Principal Building	Ground + 4
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	0.05 Ha
Ground Coverage	75% Max.
Plot Ratio	100%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	6m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	6m



PUBLIC PURPOSE

Health Facilities

1. BUILDING FUNCTION & BASE DENSITY	
Public Purpose	Health Facilities
2. BUILDING CONFIGURATION	
Principal Building	Ground + 4
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot sizes	0.05 Ha
Ground Coverage	75% Max.
Plot Ratio	100%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	6m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	6m

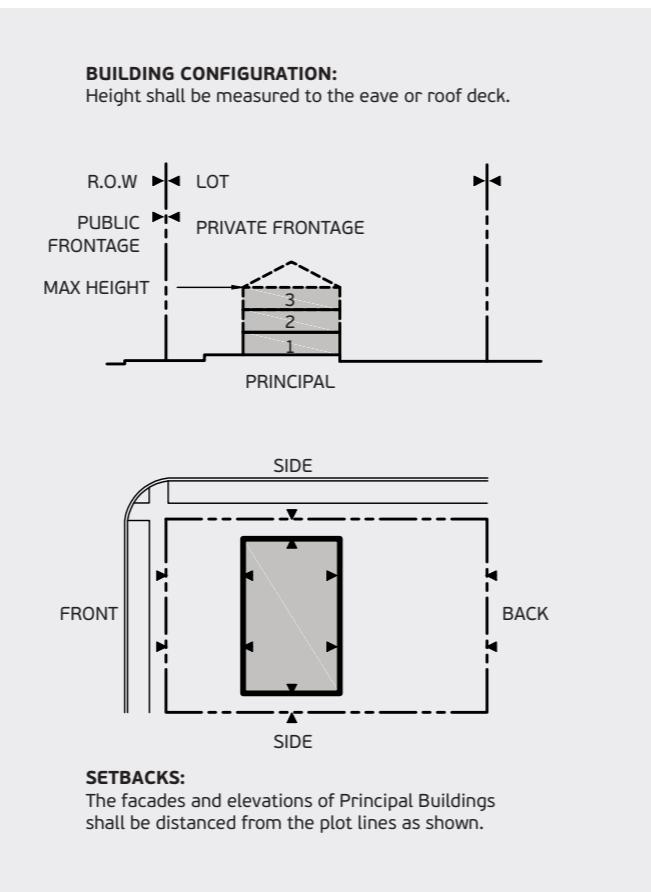


LPLUDP 3: Eastern Extension

AGRICULTURE

All farming sites

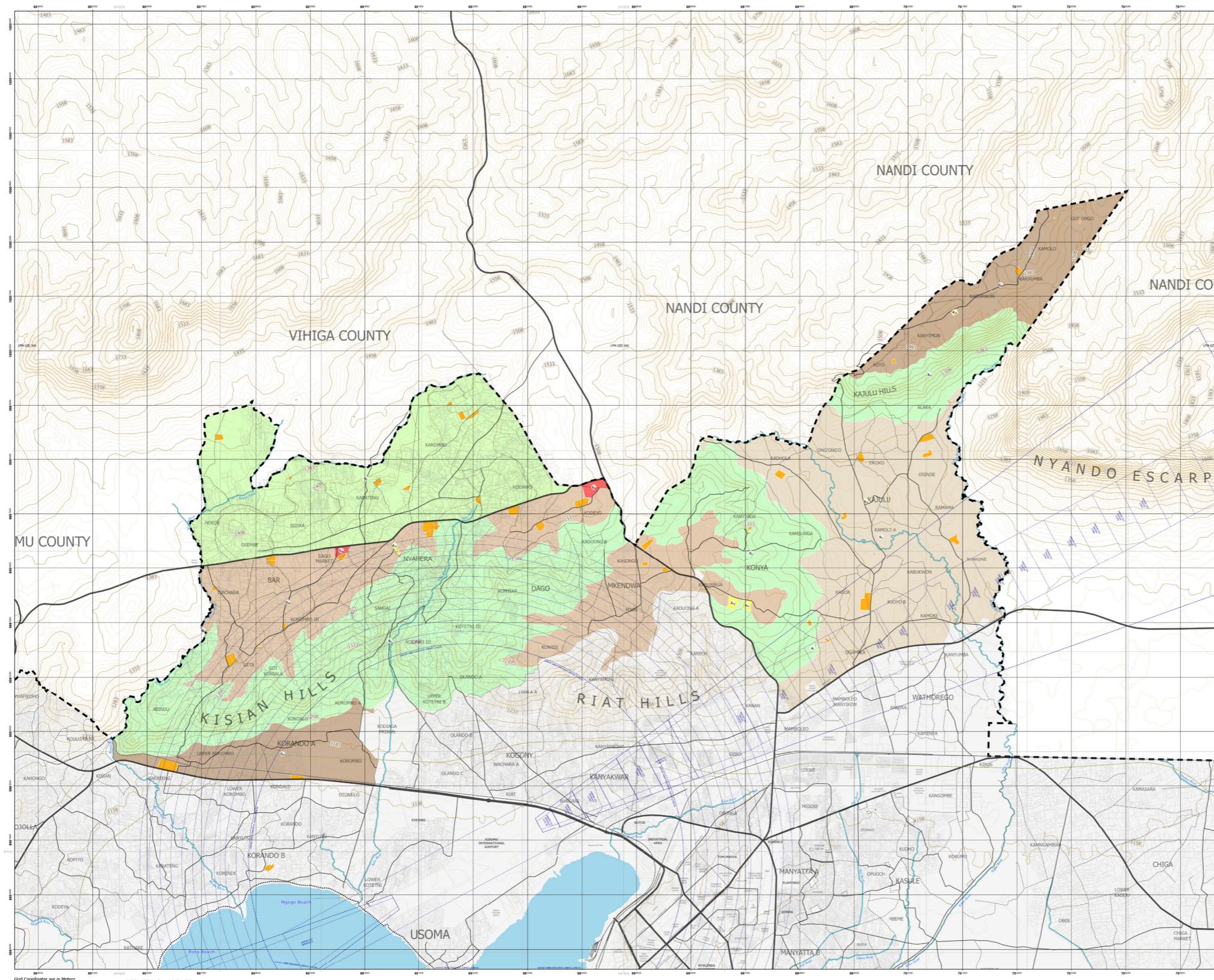
1. BUILDING FUNCTION & BASE DENSITY	
Farmland	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 2
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	0.4 Ha
Ground Coverage	20% Max.
Plot Ratio	20%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m



CITY OF KISUMU
LOCAL PHYSICAL & LAND USE DEVELOPMENT PLAN (LPLUDP)
LAND USE PLAN

SCALE: 1:25,000
(LPDP 4) NORTHERN EXTENSION
AUGUST 2020

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LEGEND	
LAND USE CLASSIFICATION	
LOW DENSITY RESIDENTIAL	TRANSPORTATION
MEDIUM DENSITY RESIDENTIAL	CONSERVATION
HIGH DENSITY RESIDENTIAL	AGRICULTURE
LIGHT INDUSTRIAL	WATER BODIES
HEAVY INDUSTRIAL	
EDUCATIONAL	TRANSPORTATION
RECREATIONAL	PROPOSED STANDARD GAUGE RAILWAY
PUBLIC PURPOSE	METER GAUGE RAILWAY
COMMERCIAL	REGIONAL LINK ROADS
PUBLIC UTILITIES	PRIMARY ROADS
	SECONDARY ROADS PROPOSALS
	LAKEFRONT PROMENADE

ZONE LAND USE CLASS	DESCRIPTION	AREA (HA)
0_1	LOW DENSITY RESIDENTIAL PRIMARILY RESIDENTIAL WITH URBAN AGRICULTURE	1,469.00
0_2	MEDIUM DENSITY RESIDENTIAL PROMOTE LDR WITH HIGHER ENVIRONMENTAL STANDARDS	1,229.47
0_3	HIGH DENSITY RESIDENTIAL PRIMARILY RESIDENTIAL WITH URBAN AGRICULTURE	401.68
0_4	HIGH DENSITY RESIDENTIAL PRIMARILY RESIDENTIAL WITH URBAN AGRICULTURE	631.91
4_1	PUBLIC PURPOSE NYAHIRA SURGERY/HOSPITAL	1.06
4_2	PUBLIC PURPOSE ST. MONICA HOSPITAL/BST. CATHERINE NURSING SCHOOL	2.07
4_3	PUBLIC PURPOSE ST. MONICA HOSPITAL	3.99
5_1	COMMERCIAL PROPOSED KIBONIA COMMERCIAL CENTER	9.77
5_2	COMMERCIAL DAGO MARKET	3.95
8_1	CONSERVATION RIAH HILL SLOPE CONSERVATION AREA (> 8% SLOPE); LOW DENSITY RESIDENTIAL PERMITTED	631.83
8_2	CONSERVATION KISIAN HILL SLOPE CONSERVATION AREA (> 8% SLOPE); LOW DENSITY RESIDENTIAL PERMITTED	1,661.11
8_3	CONSERVATION KAUAI HILL SLOPE CONSERVATION AREA (> 8% SLOPE); LOW DENSITY RESIDENTIAL PERMITTED	326.43
9_1	AGRICULTURE DAGO BAR AGRICULTURAL PRESERVATION AREA WITH LOW DENSITY RESIDENTIAL PERMITTED	1,265.96

Approvals	
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Clients	Financed By
 County Government of Kisumu	 AFD Agence Française de Développement

Consultants
 groupéhuit

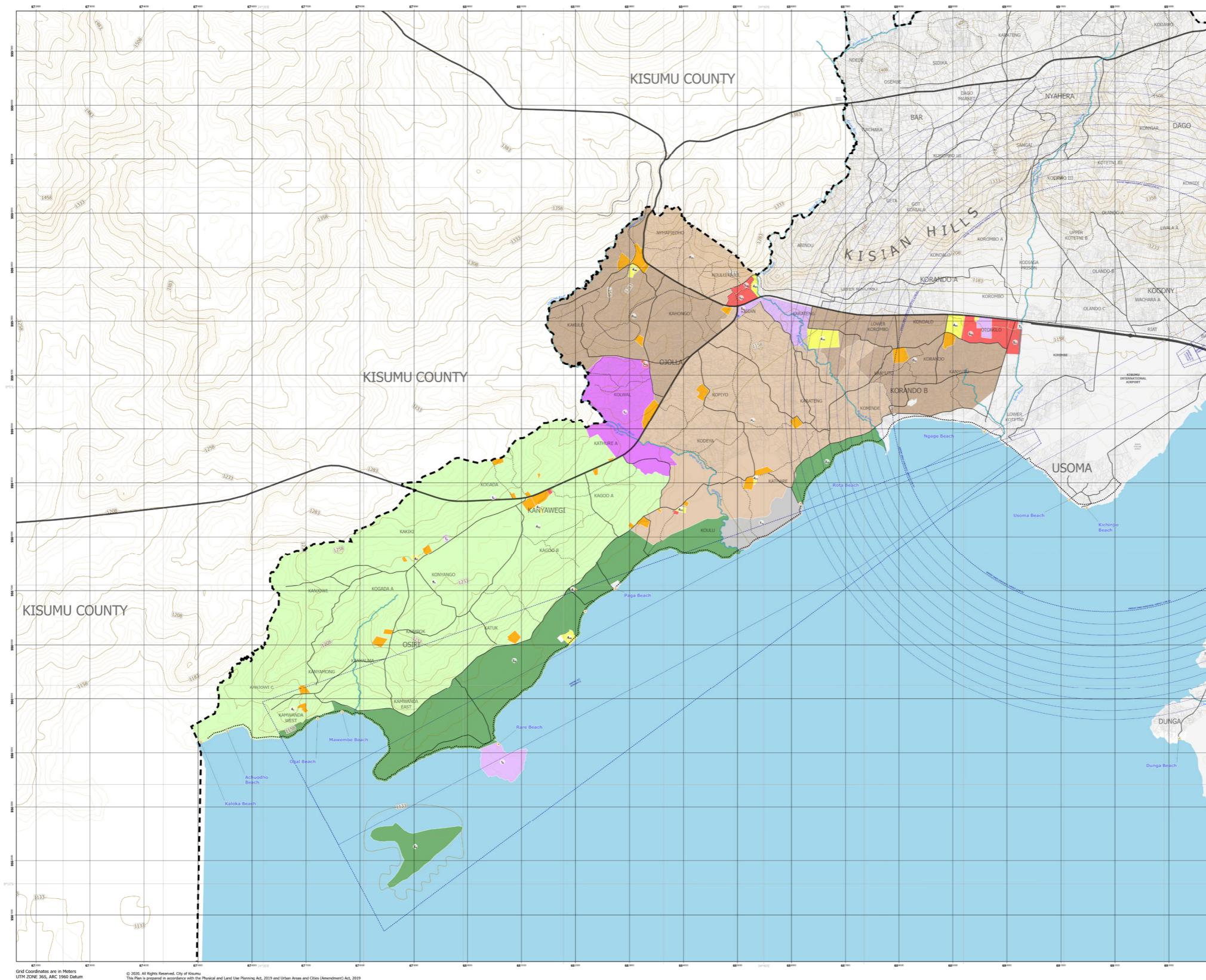
LPLUDP 4: Northern Extension

CITY OF KISUMU

LOCAL PHYSICAL & LAND USE DEVELOPMENT PLAN (LPLUDP)

LAND USE PLAN

SCALE: 1:25,000
(LPDP 4) NORTHERN EXTENSION
AUGUST 2020



ZONE	LAND USE CLASS	DESCRIPTION	AREA (HA)
0_42	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL WITH ENVIRONMENTAL CONSIDERATIONS	1,099.93
0_45	MEDIUM DENSITY RESIDENTIAL	PROMOTE MEDIUM DENSITY RESIDENTIAL	196.69
0_42	HIGH DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	421.33
0_44	HIGH DENSITY RESIDENTIAL	PROMOTE HIGH DENSITY RESIDENTIAL	512.76
1_2	LIGHT INDUSTRIAL	AGRICULTURAL AREA	1.27
1_9	LIGHT INDUSTRIAL	PROPOSED BOAT MAKING & MAINTENANCE INDUSTRY	43.07
1_15	HEAVY INDUSTRIAL	EXISTING QUARRYING	213.73
3_17	RECREATIONAL	PROPOSED PUBLIC INSTITUTION	11.79
3_18	RECREATIONAL	OSIRI - KANYAWEGI LAKEFRONT HOSPITALITY ZONE	619.02
3_20	RECREATIONAL	HOSPITALITY ZONE	59.42
4_21	PUBLIC PURPOSE	MEDICAL CLINIC	1.81
4_42	PUBLIC PURPOSE		11.72
4_44	PUBLIC PURPOSE	EXISTING KEMRI RESEARCH FACILITY	19.45
5_41	PUBLIC PURPOSE	PROPOSED KISUMU SUBCOUNTY HOSPITAL	4.12
4_46	PUBLIC PURPOSE	OICILLA HEALTH CENTRE	3.18
4_47	PUBLIC PURPOSE	OBER SUBCOUNTY HOSPITAL	1.62
4_50	PUBLIC PURPOSE	MEDIUM DENSITY RESIDENTIAL WITH ENVIRONMENTAL CONSIDERATIONS	1.54
5_37	COMMERCIAL	PROPOSED COMMERCIAL DEVELOPMENT WITH MIXED USE COMPONENTS	10.10
5_38	COMMERCIAL	COMMERCIAL CUM RESIDENTIAL	27.00
5_39	COMMERCIAL	PROPOSED IGASAN COMMERCIAL CENTER	12.36
5_40	COMMERCIAL	PROPOSED HOTELS AND RECREATION ACTIVITIES	5.55
5_42	COMMERCIAL	PROMOTE HIGH DENSITY RESIDENTIAL	1.43
7_9	TRANSPORTATION	PROPOSED OTONGGO BUS PARK	1.22
7_18	TRANSPORTATION	KISUMU PORT AREA	75.39
9_*	AGRICULTURE	KANYAWEGI - OSIRI AGRICULTURAL PRESERVATION AREA	2,384.78

Approvals

Clients



Financed By



ed By
 AFD
AGENCE FRANÇAISE
DE DÉVELOPPEMENT

Consultants



LPL UDP 4: Northern Extension

VOLUME I – Technical Supplement 1 **Zoning Regulations**

LPLUDP 4: Northern Extension

RESIDENTIAL

Kiboswa, Dago
Mkendwa
Bar A
Bar B
Ong'adi
Kajulu

ALLOWED DEVELOPMENT

Primary Use

- Low Density Residential

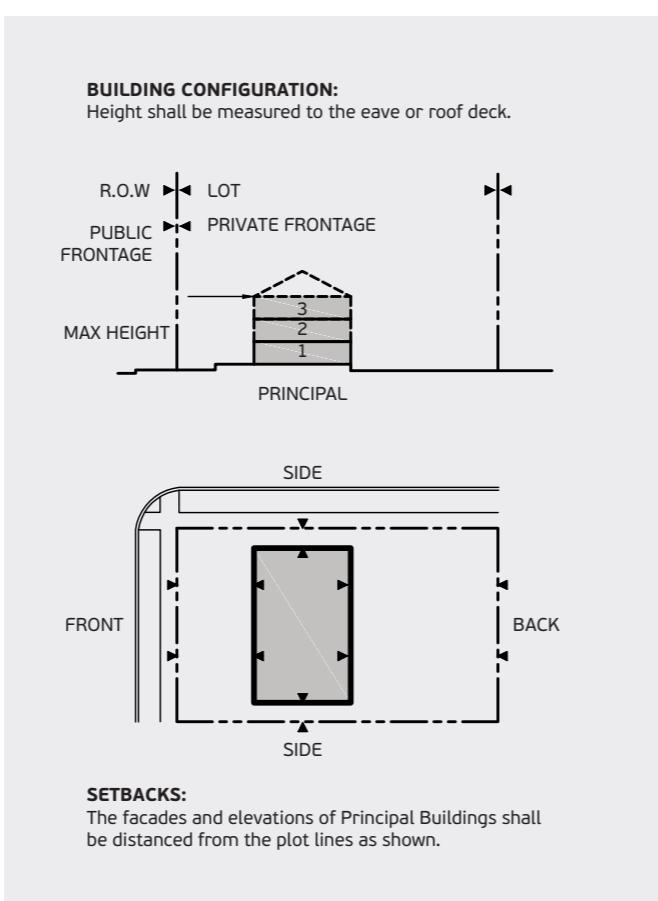
Additional Uses

- Agriculture and tourism
- Shops not exceeding 50m² /of floor area
- Residential hotels
- Public Facilities

Consent Uses

- Sundries shops/Groceries
- Barber shops/ Hair saloons

1. BUILDING FUNCTION & BASE DENSITY	
Residential: Low Density	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 2
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot sizes	0.2 Ha
Ground Coverage	35% Max.
Plot Ratio	35%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m



All medium density residential sites

ALLOWED DEVELOPMENT

Primary Use

- Medium Density Residential

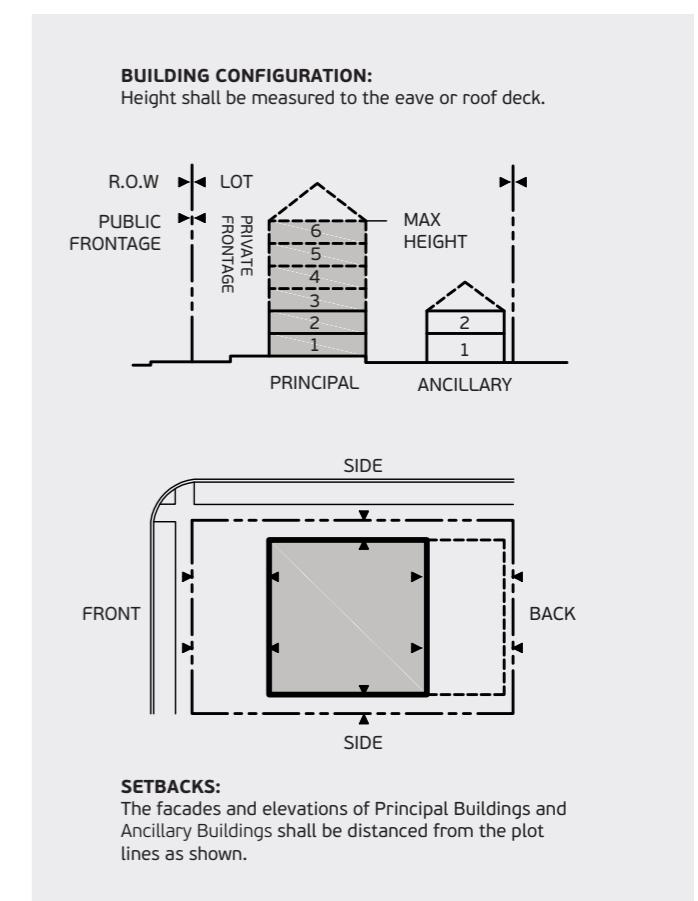
Additional Uses

- Agriculture and tourism
- Shops not exceeding 50m² floor area
- Residential hotels
- Public Facilities

Consent Uses

- Sundries shops/Groceries
- Barber shops/Hair saloons

1. BUILDING FUNCTION & BASE DENSITY	
Residential: Medium Density	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 5
Ancillary Building	Ground + 1
3. PLOT CONFIGURATION	
Min. lot size	0.2 ha
Ground Coverage	50% Max.
Plot Ratio	150%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	3m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	3m
Side Setback	3m
Rear Setback	3m



LPLUDP 4: Northern Extension

RESIDENTIAL

All high density residential sites

ALLOWED DEVELOPMENT

Primary Use

- High Density Residential

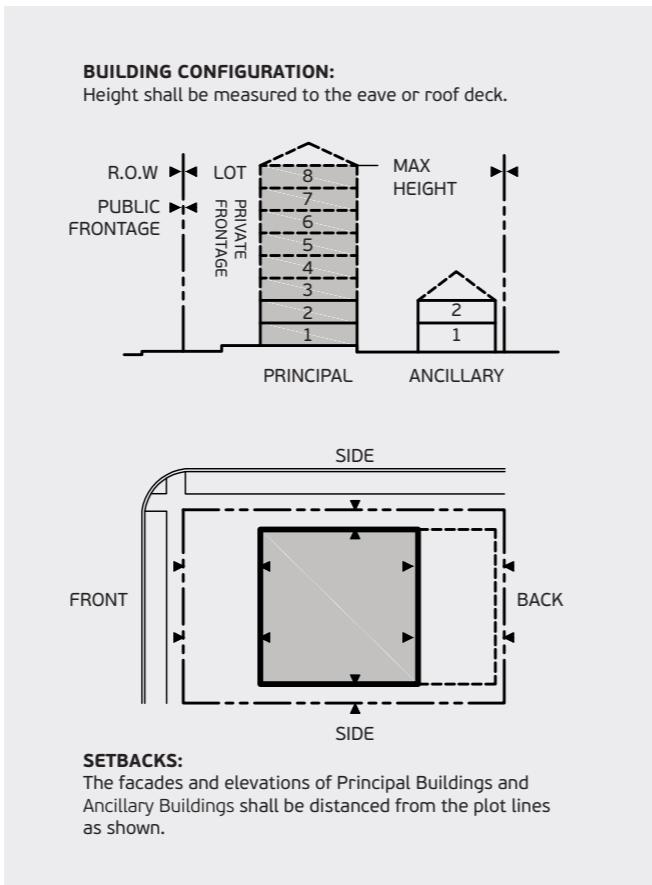
Additional Uses

- Agriculture and tourism
- Shops not exceeding 50m² floor area
- Residential hotels
- Public Facilities

Consent Uses

- Sundries shops/Groceries
- Barber shops/Hair saloons

1. BUILDING FUNCTION & BASE DENSITY	
Residential: High Density	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 7
Ancillary Building	Ground + 1
3. PLOT CONFIGURATION	
Min. lot size	0.03 Ha
Ground Coverage	50% Max.
Plot Ratio	150%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	3m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	3m
Side Setback	3m
Rear Setback	3m



CONSERVATION

All conservation sites

ALLOWED DEVELOPMENT

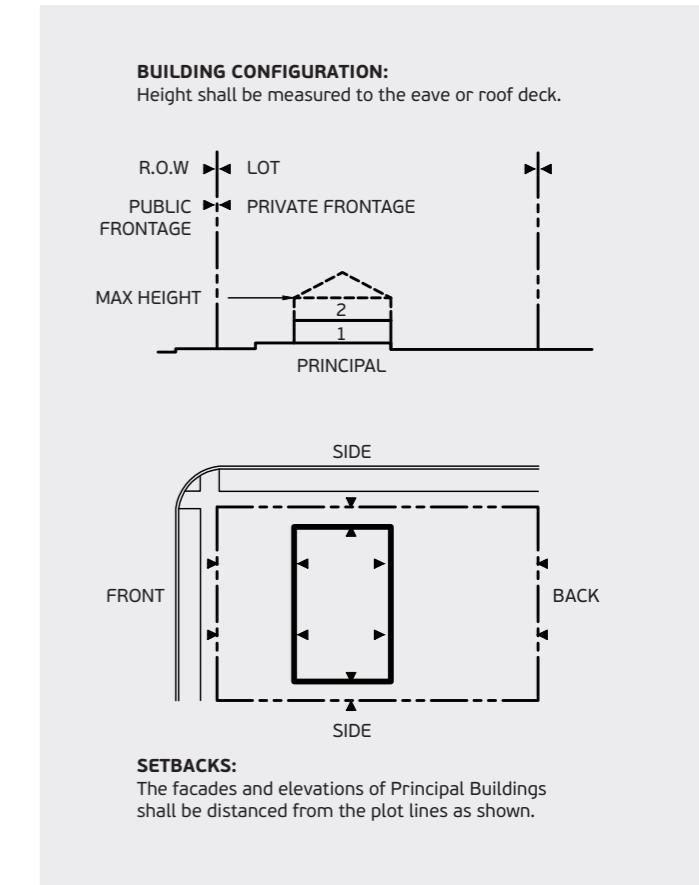
Primary Use

- Conservation Area

Additional Uses

- Low Density Residential
- Nature trail

1. BUILDING FUNCTION & BASE DENSITY	
Conservation	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 1
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	0.4 Ha
Ground Coverage	20% Max.
Plot Ratio	20%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-



LPLUDP 4: Northern Extension

AGRICULTURAL

All farming sites

ALLOWED DEVELOPMENT

Primary Use

Conservation Area

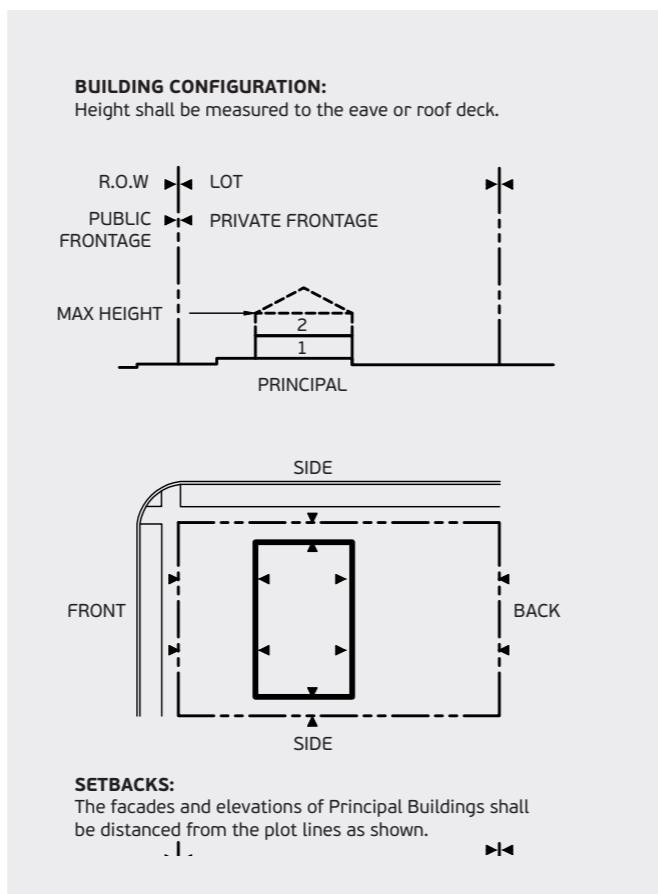
Additional Uses

- Low Density Residential
- Nature trail

Consent Uses

- Sundries shops/Groceries
- Farmhouses

1. BUILDING FUNCTION & BASE DENSITY	
Farming	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 1
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	0.4 Ha
Ground Coverage	20% Max.
Plot Ratio	20%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	3m
Rear Setback	3m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-



INDUSTRIAL

Kisian
Ojolla
Kanyawegi

ALLOWED DEVELOPMENT

Primary Use

- Industrial
- Mining and Value-addition industries

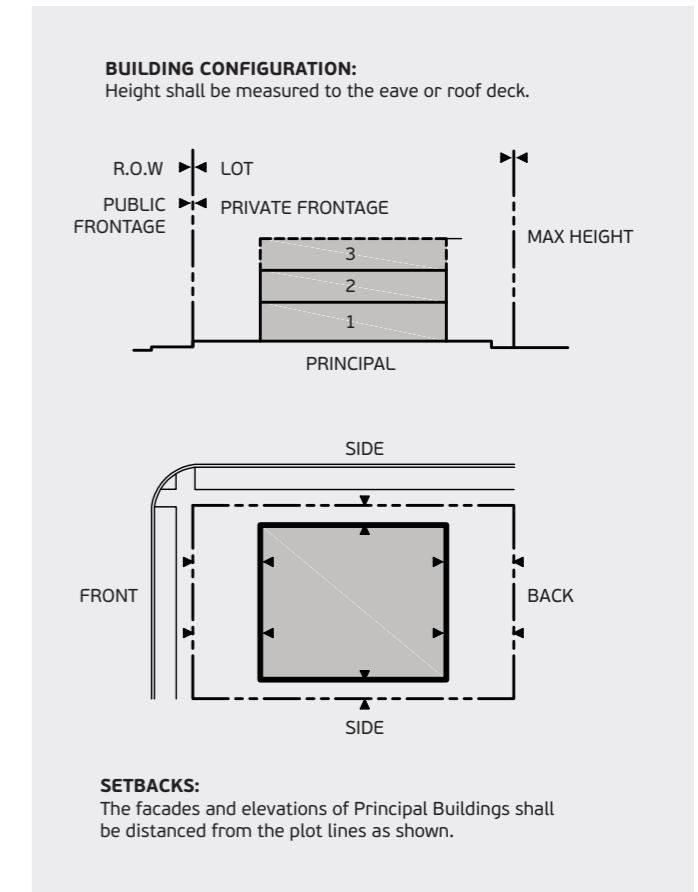
Additional Uses

- Clean industries
- Light industries
- Food processing
- Fashion industry
- ICT industry
- Material industry - wood, paper, glass fibres, metal works
- Business parks, Science parks

Consent Uses

- Petrol stations
- Car wash
- Minor automotive repair shops
- Dry cleaning
- Warehouses
- Fast food outlet (200 seating)

1. BUILDING FUNCTION & BASE DENSITY	
Industrial	
2. BUILDING CONFIGURATION	
Principal Building	Ground + 2
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	0.5 Ha
Ground Coverage	40% Max.
Plot Ratio	70%
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	6m
Side Setback	4m
Rear Setback	4m
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	6m
Side Setback	4m
Rear Setback	4m



LPLUDP 4: Northern Extension

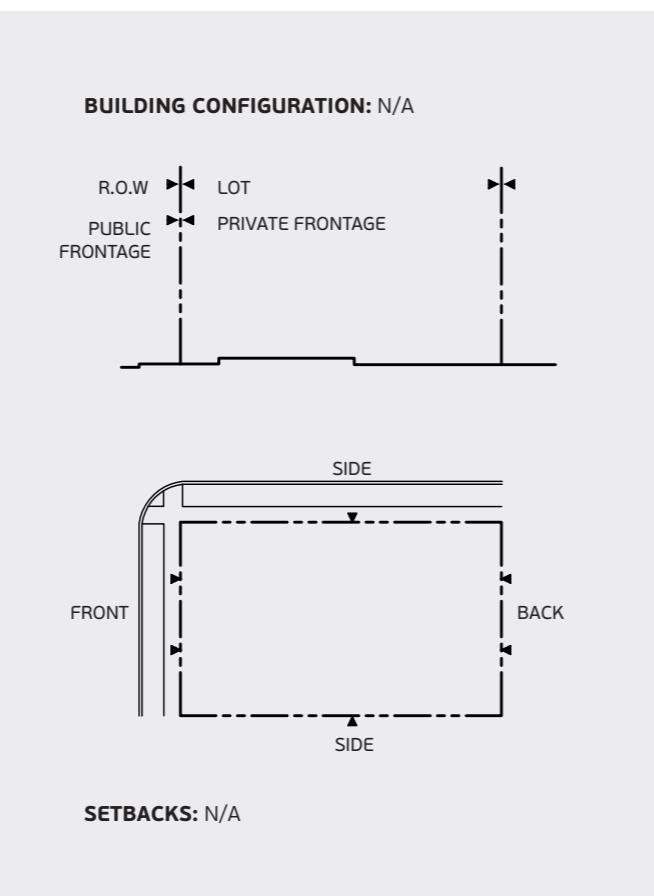
QUARRYING

All quarrying sites

ALLOWED DEVELOPMENT

- Controlled quarry activities

1. BUILDING FUNCTION & BASE DENSITY	
Quarry Pits	
2. BUILDING CONFIGURATION	
Principal Building	-
Ancillary Building	-
3. PLOT CONFIGURATION	
Min. lot size	-
Ground Coverage	-
Plot Ratio	-
4. SETBACKS - PRINCIPAL BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-
5. SETBACKS - ANCILLARY BUILDING	
Front Setback	-
Side Setback	-
Rear Setback	-



Policy Direction

LPLUDP 1: URBAN CORE	Commercial Rezoning Area
<p>Commercial – 5₁</p> <p>Historic Core</p> <ul style="list-style-type: none"> • Preserve and enhance the historic developments in this area • Develop and conserve key developments in the existing historic core to be an attractive landmark and tourist destination • Promote mixed use development and compact development with commercial as primary use • Plot Ratios will be applied together with limitations derived from the conservation guidelines • Provide strong network of parks and open spaces to create park-like environment and to encourage pedestrian movement within the CBD • Allow for a variety of entertainment and recreational facilities such as restaurants, pubs, outdoor dining areas, art galleries, museums, performing arts centres and parks to serve the working population in the CBD • Assess the possibility of adaptive reuse for the heritage buildings and to develop it as a tourist attraction • Encourage amalgamation of plots with sizes less than the minimum prescribed plot sizes • Connection to sewer is mandatory • Minimum 2 metre covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads • Pedestrian circulation between adjacent buildings shall be seamlessly connected; the linkages shall be min 2 metres in width. All pedestrian circulation shall be accessible to the disabled. • One building identification sign shall be permitted on the building • No outdoor storage shall be allowed • No flashing lights are allowed • Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area must be appropriately screened so as not to be visible from residential uses • Existing Buildings: Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: <ul style="list-style-type: none"> » No material change in use which does not comply with the prevailing zoning regulations; » No further increase in floor area of the existing non-conforming use. • Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> » Be subject to the evaluation and approval of the City of Kisumu; and » Not to exceed 10% of the existing use 	<p>Commercial Rezoning Area</p> <ul style="list-style-type: none"> • Restrict traffic for lorries • Retrofit the existing buildings to fit commercial and office uses • Restrict residential use only on the upper floors • Relocate informal activities that have taken up the service lanes along Makasembo Road • Retain the existing wholesale and retail services • Buildings should allow public easy access to the lakefront • Retain and promote the environmental and aesthetic qualities of the wetland through adaptive reuse for educational and recreational activities • Maintain current façade alignment • Develop and maintain sidewalks along Obote and Mumias Road • Undertake land ownership audit which will help in negotiating with local landowners in the event of relocation • Pedestrian circulation between adjacent buildings shall be seamlessly connected; the linkages shall be minimum 2 metres in width. All pedestrian circulation shall be accessible to the disabled • Loading docks, if any, shall be located to the rear of the building • Proper location of the outdoor refuse areas shall be decided by the City of Kisumu upon review of the development application. • Required parking stalls shall be provided within the lot boundary • Parking shall be hard surfaced and provided with adequate drainage • Commercial -1 Parking Lot for 200m² shall be provided • One building identification sign shall be permitted on the building

Commercial – 5₁₄
CBD Extension A
<ul style="list-style-type: none"> • Make provisions for luxury hotels and serviced apartments for the business travellers • Allocate areas with good views and a relaxing environment as entertainment district, to incorporate a variety of food outlets and restaurants, karaoke lounges, pubs and bars, indoor and outdoor performing areas, souvenir shops etc. • The skyline should allow a variation in building heights, a gradual transition between areas with different heights, the creation of focal points which enhances the urban morphology. The high-rise buildings are proposed to be located at the CBD core area and gradually slope down towards the lakefront. The structures abutting the lakefront, should be generally kept lower, to allow unobstructed views to the lake from the developments at the backs • Create attractive plazas, outdoor refreshment areas and lookout points capitalising on the lakefront view • Encourage amalgamation of plots with sizes less than the prescribed minimum lot sizes • Parking for primary use- 2 Parking Lot for the 200m² commercial space and 1 Parking Lot per subsequent 200m² commercial space shall be provided. Disabled parking shall also be provided. • Connection to sewer is mandatory • Minimum 2 metres covered pedestrian walkways shall be provided along the perimeter of the buildings fronting the main roads • Pedestrian circulation between adjacent buildings shall be seamlessly connected; the linkages shall be min 2 metres in width. All pedestrian circulation shall be accessible to the disabled. • One building identification sign shall be permitted on the building • No outdoor storage shall be allowed • No flashing lights are allowed • Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area must be appropriately screened so as not to be visible from residential uses • Existing Buildings: Additions and alterations necessary to retain an existing approved legally non-conforming building and its use in good order and repair will be allowed, subject to: <ul style="list-style-type: none"> » No material change in use which does not comply with the prevailing zoning regulations; » No further increase in floor area of the existing non-conforming use. • Any additional floor area required for the non-conforming use will: <ul style="list-style-type: none"> » Be subject to the evaluation and approval of the City of Kisumu; and » Not to exceed 10% of the existing use
Commercial – 5₁₅
CBD Extension B
<ul style="list-style-type: none"> • Relocation of schools is a long-term programme that should begin in 2030 • Provide comprehensive educational, health and community facilities for the international community living in the CBD • Allow sizeable parcel size to create an iconic development • Allocate areas where informal shopping activities such as street bazaars could take place. • Pedestrian circulation between adjacent buildings shall be seamlessly connected; the linkages shall be minimum 2 metres in width. All pedestrian circulation shall be accessible to the disabled. • Loading docks, if any, shall be located to the rear of the building. • Proper location of the outdoor refuse areas shall be decided by the City of Kisumu upon review of the development application. • Required parking stalls shall be provided within the lot boundary • Parking shall be hard surfaced and provided with adequate drainage • Plant trees along roads, roundabouts landscaped • Commercial –1 Parking Lot for 200m² shall be provided • One building identification sign shall be permitted on the building • Provide Non-motorized transport along all major roads

Commercial – 5₁₆
CBD Extension C
<ul style="list-style-type: none"> • Allow sizeable parcel size to create an iconic development • Allocate areas where informal shopping activities such as street bazaars could take place. • Promote multi-level parking for the existing bus park • Pedestrian circulation between adjacent buildings shall be seamlessly connected; the linkages shall be minimum 2 metres in width. All pedestrian circulation shall be accessible to the disabled. • Loading docks, if any, shall be located to the rear of the building. • Proper location of the outdoor refuse areas shall be decided by the City of Kisumu upon review of the development application. • Required parking stalls shall be provided within the lot boundary • Parking shall be hard surfaced and provided with adequate drainage • Commercial –1 Parking Lot for 200m² shall be provided • One building identification sign shall be permitted on the building
Residential – Urban Renewal
URN 1- Arena Estate
<ul style="list-style-type: none"> • Allocate 50% of the residential units for studio on a floor area of 25m² • Allocate 30% of the residential units for one-bedroom on a floor area of 40m² • Allocate 20% residential units for two-bedroom on a floor area of 50m² • During urban renewal, the demolition of existing built structures and relocation of residents shall be kept to a minimum. • Promote compact and mixed-use development • Promote green space and green landscaping through PPP – tree lined roads, landscaped roundabouts, green spaces in institutions (e.g. schools, health), encourage houses to have green
URN 2 - Makasembo Estate
<ul style="list-style-type: none"> • Allocate 50% of the residential units for studio on a floor area of 25m² • Allocate 30% of the residential units for one-bedroom on a floor area of 40m² • Allocate 20% residential units for two-bedroom on a floor area of 50m² • Promote compact and mixed-use development
Fencing and Walls
<ul style="list-style-type: none"> • Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot • Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metresq • Additional height shall be evaluated on case-by-case basis by the City of Kisumu

URN 3 - Lumumba Estate
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Promote compact and mixed-use development <p>Fencing and Walls</p> <ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres. Additional height shall be evaluated on case-by-case basis by the City of Kisumu
URN 4 - Anderson Estate
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Promote compact and mixed-use development <p>Fencing and Walls</p> <ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres. Additional height shall be evaluated on case-by-case basis by the City of Kisumu
URN 5 - Ondiek Estate
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Promote compact and mixed-use development <p>Fencing and Walls</p> <ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres. Additional height shall be evaluated on case-by-case basis by the City of Kisumu

URN 6 - Nyalenda Railways
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Promote compact and mixed-use development <p>Fencing and Walls</p> <ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres. Additional height shall be evaluated on case-by-case basis by the City of Kisumu
URN 7 - Argwings Kodhek Estate
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Promote compact and mixed-use development <p>Fencing and Walls</p> <ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres. Additional height shall be evaluated on case-by-case basis by the City of Kisumu
URN 8 - Patels Flat & Kimute
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Promote compact and mixed-use development <p>Fencing and Walls</p> <ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres. Additional height shall be evaluated on case-by-case basis by the City of Kisumu

URN 9 - Mosque, Manyatta Arab & Parts of Okore
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Promote compact and mixed-use development <p>Fencing and Walls</p> <ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres. Additional height shall be evaluated on case-by-case basis by the City of Kisumu
Residential – Urban Regeneration
URG 1 - Celtel Estate, Shauri Yako & Nubian
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² For any subdivision, minimum plot size should not go below 0.04Ha Allocate land for "green space" (trees on roads, roundabouts, schools, small parks) Adhere to EMCA regulations on waste, dumping & pollution Provide appropriate incentives to stimulate urban regeneration and infill development Adopt implementation strategies such as land readjustment and land pooling as a strategy for land assembly of fragmented land parcels in meeting housing needs City may provide a density bonus and other incentives to a developer agreeing or proposing to produce affordable housing within the City. Leverage public land and improved infrastructure to bring stimulate private investment in affordable housing Promote environmental conservation activities that include green spaces and small parks, trees along roads etc.
URG 2 - AP Lines, Pembe Tatoo, GK Quarters, Kaloleni & Survey
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² For any subdivision, minimum plot size should not go below 0.04Ha Provide appropriate incentives to stimulate urban regeneration and infill development Adopt implementation strategies such as land readjustment and land pooling as a strategy for land assembly of fragmented land parcels in meeting housing needs City may provide a density bonus and other incentives to a developer agreeing or proposing to produce affordable housing within the City Leverage public land and improved infrastructure to bring stimulate private investment in affordable housing
URG 3 - Railways Quarters, parts of Nyalenda Railways, Oguyo Estate & parts of Opiyo Oguma Estate
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² For any subdivision, minimum plot size should not go below 0.04Ha Provide appropriate incentives to stimulate urban regeneration and infill development Adopt implementation strategies such as land readjustment and land pooling as a strategy for land assembly of fragmented land parcels in meeting housing needs City may provide a density bonus and other incentives to a developer agreeing or proposing to produce affordable housing within the City Leverage public land and improved infrastructure to bring stimulate private investment in affordable housing

URG 4 - Sansura Estate, Museum & KBC
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² For any subdivision, minimum plot size should not go below 0.04Ha Provide appropriate incentives to stimulate urban regeneration and infill development Adopt implementation strategies such as land readjustment and land pooling as a strategy for land assembly of fragmented land parcels in meeting housing needs City may provide a density bonus and other incentives to a developer agreeing or proposing to produce affordable housing within the City Leverage public land and improved infrastructure to bring stimulate private investment in affordable housing
URG 5 - Kibuye Estate, Robert Ouko Estate, USAID, Mt. View & Okore Estate
<ul style="list-style-type: none"> Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² For any subdivision, minimum plot size should not go below 0.04Ha Provide appropriate incentives to stimulate urban regeneration and infill development Adopt implementation strategies such as land readjustment and land pooling as a strategy for land assembly of fragmented land parcels in meeting housing needs City may provide a density bonus and other incentives to a developer agreeing or proposing to produce affordable housing within the City Leverage public land and improved infrastructure to bring stimulate private investment in affordable housing
Residential – O₁₀
Statehouse/Sunset, Milimani Upper, Milimani Victoria, Milimani Lower
<ul style="list-style-type: none"> Promote as low-density area Increase the stock and maintain the existing character Maintain 10% tree cover
Residential – O₁₈
Lake Nursing, Tom Mboya A and Tom Mboya B, Robert Ouko Senior//US
<ul style="list-style-type: none"> Promote as low-density area Allow 5% of the land for urban agriculture
Commercial – 5₁₃
Kibuye Market
<ul style="list-style-type: none"> Develop a Business Park for the SMEs and other traders e.g. artisans Provide modern infrastructure to improve trading conditions
Jubilee Market
<ul style="list-style-type: none"> Create a modern market to accommodate agricultural and horticultural products
Commercial-Transport
Uhuru Business Park and Bus Park
<ul style="list-style-type: none"> Promote local entrepreneurship development Foster SMEs growth by providing convenient business sites, with trading infrastructure, basic services and management structure ensuring sustainable operation and revenue to the city
Public Purpose
Jaramogi Oginga Odinga Referral Hospital, Nyanza Provincial General Hospital, Museum, KMTC
<ul style="list-style-type: none"> Upgrade the facilities to comply with government policies and standards Rationalize the existing land used to accommodate other related land uses Control locations of churches in the residential neighbourhoods

Educational
Kisumu National Polytechnic
<ul style="list-style-type: none"> Upgrade the existing facilities to comply with government policies and standards Differential norms and standards for various educational institutes /institutions shall be applicable in the light of the norms of the concerned regulating authorities e.g. Ministry of Education, TSC, CUE In case of schools for differently abled persons, 10% of max. FSI can be utilized for residential use of essential staff and student accommodation Pre-Primary Schools / Nursery Schools / Play Schools are permissible in residential use premises as per mixed use policy For Higher Education, up to 20% of max. permissible FSI can be used for hostel accommodation for the students
Recreational
Open Public Spaces, Parks
<ul style="list-style-type: none"> Promote development of botanical gardens, arboretaums and conservatories. Develop outdoor recreational facilities, such as hiking and bicycle trails, greens and commons, sitting areas and picnic areas Provide park related public facilities such as public toilets/changing rooms Lakefront to be accessible to the public. Private developers must provide easements for accessing the lake Riparian reserves should there to the provisions of WRA and other related regulations Layout and design shall give due regard for safe pedestrian circulation throughout the site All pedestrian circulation shall be accessible to the disabled
LPLUDP 2: URBAN RENEWAL & REGENERATION ZONE
Residential
Nyalenda
<ul style="list-style-type: none"> Promote mixed use high density residential Allocate 45% of the total Block area to residential use Allocate 35% of the total Block area to public infrastructure Allocate 20% of the total Block area to commercial use Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Progressively convert land within these areas to leasehold tenure to facilitate development control During conversion, the demolition of existing built structures and relocation of residents shall be kept to a minimum Promote compact and mixed-use development Provide minimum access road width of 9 metres Create of a record in the valuation roll that will include next of kin, beneficiaries and addresses in leasehold properties Provide ownership documents to the plot owners
Parking
<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary Apartment – 1 Parking Lots per 1 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 1 disabled Parking Lot shall be provided for an apartment complex with more than 20 units
Fencing and Walls
<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres Additional height shall be evaluated on case-by-case basis by the City of Kisumu

Manyatta
<ul style="list-style-type: none"> Promote mixed use high density residential Allocate 45% of the total Block area to residential use Allocate 35% of the total Block area to public infrastructure Allocate 20% of the total Block area to commercial use Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Progressively convert land within these areas to leasehold tenure to facilitate development control During conversion, the demolition of existing built structures and relocation of residents shall be kept to a minimum Promote compact and mixed-use development Provide minimum access road width of 9 metres Create of a record in the valuation roll that will include next of kin, beneficiaries and addresses in leasehold properties Provide ownership documents to the plot owners
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Fencing and Walls
<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres Additional height shall be evaluated on case-by-case basis by the City of Kisumu
Obunga
<ul style="list-style-type: none"> Promote mixed use high density residential Allocate 45% of the total Block area to residential use Allocate 35% of the total Block area to public infrastructure Allocate 20% of the total Block area to commercial use Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Progressively convert land within these areas to leasehold tenure to facilitate development control During conversion, the demolition of existing built structures and relocation of residents shall be kept to a minimum Promote compact and mixed-use development Provide minimum access road width of 9 metres Create of a record in the valuation roll that will include next of kin, beneficiaries and addresses in leasehold properties Provide ownership documents to the plot owners
Parking
<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary Apartment – 1 Parking Lots per 1 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 1 disabled Parking Lot shall be provided for an apartment complex with more than 20 units
Fencing and Walls
<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres Additional height shall be evaluated on case-by-case basis by the City of Kisumu

Migosi
<ul style="list-style-type: none"> Promote mixed use high density residential Allocate 45% of the total Block area to residential use Allocate 35% of the total Block area to public infrastructure Allocate 20% of the total Block area to commercial use Allocate 50% of the residential units for studio on a floor area of 25m² Allocate 30% of the residential units for one-bedroom on a floor area of 40m² Allocate 20% residential units for two-bedroom on a floor area of 50m² Progressively convert land within these areas to leasehold tenure to facilitate development control During conversion, the demolition of existing built structures and relocation of residents shall be kept to a minimum Promote compact and mixed-use development Provide minimum access road width of 9 metres Create of a record in the valuation roll that will include next of kin, beneficiaries and addresses in leasehold properties Provide ownership documents to the plot owners
Parking
<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary Apartment – 1 Parking Lots per 1 dwelling units Food Outlet -1 Parking Lot per 10 seats shall be provided Hotel - 1 Parking Lot per 200 m² shall be provided 1 disabled Parking Lot shall be provided for an apartment complex with more than 20 units
Fencing and Walls
<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot Rear and side fencing or walls shall not exceed 2.5 metres in height, front fencing boundary should not exceed 2 metres Additional height shall be evaluated on case-by-case basis by the City of Kisumu
Dunga 1
<ul style="list-style-type: none"> Promote as low-density residential neighbourhood Confine development within tree canopy and respect the wetlands so that no development takes place in the wetland, except for the construction of a boardwalk extension High rise block of flats/apartments are not allowed Promote as a resort hub
Dunga 2
<ul style="list-style-type: none"> Promote as low-density residential neighbourhood Reserve 75% of the land for low density residential Reserve 10% of the land for open spaces and public facilities. Such open spaces should be green with trees along road Do not allow development of flats Buffer the river between Nyalenda B and Dunga 2 through creation of Auji Creek and wetland Park
Kenya Reinsurance
<ul style="list-style-type: none"> Promote as a medium density neighbourhood Buildings must be set back from plot boundaries for reasons of privacy, amenity, health and safety All residential developments must be built of permanent materials or any other materials whose performance has been approved by the relevant authority Height limitations should adhere to KCAA restrictions In order to minimize infrastructure costs per plot, all plots should be rectangular in shape with the frontage shorter than the depth of the plot

Bandani Area
<ul style="list-style-type: none"> Permissibility of mixed use would depend on the quality of development Residential spot zoning is allowed Height limitations should adhere to KCAA restrictions Rainwater Harvesting arrangement shall be provided in case of development /redevelopment of plots having area of 500m² and more In order to minimize infrastructure costs per plot, all plots should be rectangular in shape with the frontage shorter than the depth of the plot
Lower Konyakwar & Kogony, Riat Holo, Lower Kotetni A, Krembe, Usoma A & B, Banana, Thim Holo, Kanyimony, Upper Kanyamedha, Nanga etc
<ul style="list-style-type: none"> Promote as low density residential Rainwater Harvesting arrangement shall be provided in case of development /redevelopment of plots having area of 500m² and more Height limitations should adhere to KCAA restrictions
Lower Mamboleo Area- Lolwe, Afya, Mwalimu Sacco, Migosi Phase 1-5, Translake Estate, Elgon
<ul style="list-style-type: none"> Promote mixed use development with commercial use in the ground floor and residential in the upper floors Resolve land tenure issue in Konyakwar and Mamboleo Rainwater harvesting arrangement shall be provided in case of development /redevelopment of plots having area of 500m² and more Height limitations should adhere to KCAA restrictions
Parts of Korando (Kominde, Upper Kotetni A, Upper Kotetni B, Prison Gate); Kogony (Olando C, Olando B, Wachara)
<ul style="list-style-type: none"> Develop as mixed use development with residential as the predominant user Building heights should comply with KCAA regulations Rainwater Harvesting arrangement shall be provided in case of development /redevelopment of plots having area of 500m² and more
Recreational
Dunga, Nyangienda Areas
<ul style="list-style-type: none"> Promote Dunga as a Resort Area with high hospitality services Provide adequate and proper infrastructure Implement riparian reserve as provided for in other regulations and guidelines
Commercial
Nyamasaria Node
<ul style="list-style-type: none"> Reserve the first 50 metres from the Nairobi Road for commercial activities Provide angle parking for the first commercial row Allow development of light industries and entertainment at the second row, beyond the first 50 metres. Allow development of multiple residential 100 metres form the end of the second row with a minimum plot of 0.05Ha
Conservation
Kapuothe and Nam Thoye
<ul style="list-style-type: none"> Shoreline stabilization structures (such as dikes and walls) shall be strengthened in critical areas of high economic value or strategic importance
LPLUDP 3: EASTERN EXTENSION
Residential
Refer to map
<ul style="list-style-type: none"> Develop as a medium density residential All development applications proposed to be located within a 3 kilometres radius of airport, aerodromes, similar facilities & flight paths shall be referred to CAA for consultation before determination. Land conversion and development applications shall be assessed based on sequential test to minimise speculative development Rainwater harvesting arrangement shall be provided in case of development /redevelopment of plots having area of 500m² and more

Conservation
All Ecologically Sensitive Areas
<ul style="list-style-type: none"> For ESAs, no development or logging is allowed except for low-impact nature tourism, research and education Delineate the boundaries of all ESAs Establish adequate buffer zones between ESAs and urban or agriculture development Encourage organic farming and integrated pest management practices as opposed to manufactured/chemical fertilizers and chemical pest control Shoreline stabilization structures (such as dikes and walls) shall be strengthened in critical areas of high economic value or strategic importance
Educational
<p>Rae Kanyaika Sec, Nyalunya Mixed Sec, Jamaa Pri, Genesis Junior, Renja Pri, Omungi Pri among others</p> <ul style="list-style-type: none"> Comprehensive educational system providing education from primary to secondary should be provided as per the government requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playground. Minimum area required for educational purpose shall be as per prevailing planning standards
Public Purposes
<p>Health Facilities</p> <ul style="list-style-type: none"> Adequate area allocation for health facilities for primary health should be provided for. Minimum area required for health facilities shall be as per prevailing planning standards and Ministry of Health Guidelines <p>Cemeteries</p> <ul style="list-style-type: none"> Should be located away from environmental sensitive and commercial areas. If near wetland, an EIA should be conducted and should have a buffer distance of 200- 300 metres Suitability of soils should be the main consideration. Firm and non-porous soils are recommended for graveyards Should be located near residential areas preferably away from busy routes where funeral processions would not disturb normal traffic
Agriculture
<ul style="list-style-type: none"> In case of major land use changes, agricultural lands should not be converted without permission of concerned City Departments Base any subdivision of productive agricultural lands on viable economic units for agricultural production as per different agro ecological zones; Adhere to Agriculture Act in terms of allowable land use, soil and water conservation (terracing) Discourage cultivation on areas identified and demarcated as riparian – the distance of cultivated land from rivers should be 15 metres from the highest watermark during peak of the rainy season. The minimum on both side of the river should be 6 metres for small rivers and maximum of 10 metres; Where riparian lands are gazetted as free-hold – there should either be re-adjustments or there should be conditionalized land use on the riparian/lake strips so that no cultivation, buildings are allowed Distance of cultivated land from lake should be 50 metres from highest water mark for lake No agricultural practices should be undertaken in the road and railway lines reserves within the City; The use of appropriately treated wastewater should be encouraged for agricultural purposes and prohibit use of raw wastewater for irrigation (adhere to EMCA) Restrict livestock keeping within closed boundaries of the plot; Encourage harvesting and storage of rainwater for agriculture; Prohibit agricultural activities in ecologically fragile/socially sensitive areas e.g. riparian reserves, sewerage lines or ponds, cemeteries, dumping sites, etc;

LPLUDP 4: NORTHERN EXTENSION
Residential
<p>Kiboswa, Dago, Mkendwa, Bar A, Bar B, Ong'adi, Kajulu</p> <ul style="list-style-type: none"> Promote as Low Density Residential with High Environmental Standards All developments shall adhere to the National Land Use Guidelines and EMCA Development strategies for agriculture and tourism on hills and high lands shall be properly planned and well-integrated together to optimise and benefit the use of resources Rainwater Harvesting arrangement shall be provided in case of development /redevelopment of plots having area of 500m² and more
Refer to Land Use Plan
<ul style="list-style-type: none"> Develop as medium density area Rainwater Harvesting arrangement shall be provided in case of development /redevelopment of plots having area of 500m² and more
Otonglo
<ul style="list-style-type: none"> Promote as high density residential
Conservation
<ul style="list-style-type: none"> Promote as conservation area with low density residential Protect water catchment areas Promote picnic and biking services by providing furniture in Got Nyabondo Each parcel of land should maintain 10% tree cover Gazette all water catchment areas to avoid further encroachment of incompatible land uses into such areas The use of public wells and important ground water resources catering for commercial, industrial and agricultural activities shall be monitored, particularly to avoid over extraction Water bodies shall be managed to protect the aquatic biodiversity, with the objective of sustaining living rivers. River and lake reserves shall be established to protect river water quality, maintain the integrity of aquatic habitats, alleviate flooding and where required, to function as ecological corridors. Nature based ecotourism shall be sustainably developed and promoted in natural areas such as highlands, lakeshore areas, geological sites, wetlands and fish landing sites Development on slopes of over 5 degrees can be allowed but with implementation of control measures No development should be allowed on areas with slopes exceeding 25 degrees.
Agriculture
<ul style="list-style-type: none"> Promote these areas as agricultural promotion areas Allocate 80% of the land to agriculture and 20% to low density residential use Prohibit land subdivision of below one (1) Hectare on important fertile agricultural lands Develop land use management tools for these areas Green technology shall be actively promoted to mitigate climate change. New developments shall incorporate greater energy efficiency and utilise renewable energy sources Future urban development shall be directed away from the agriculture areas. In unavoidable circumstances, urban development should only be allowed in the form of high-rise development to minimise land loss Water catchments in agriculture areas shall be identified and conserved to ensure adequate, clean and quality water supply for cultivation Fiscal measures shall be introduced to assist the state governments that are required to conserve their granary areas

Industrial
Kisian
<ul style="list-style-type: none"> Promote establishment of industrial and logistics park Prioritize resource infrastructure in liaison with responsible State authorities and agreement on execution Encourage the development of industrial establishments in a manner that is consistent with sound standards of public health and safety Protect areas appropriate for industrial development from intrusion by residential and other incompatible uses Ensure that the appearance of industrial buildings and uses is compatible with the visual character of the area in which they are located All industries should have provision for separating the solid waste before disposal. No untreated effluent shall be allowed to be discharged in the water bodies, open areas etc., outside the industrial area. Primary treatment of the effluent shall be done at the plot level as per requirement <p>Ancillary Buildings</p> <ul style="list-style-type: none"> » In the front setback along the lot frontage; » May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage » May be located within the front setback, up to 2 metres, provided they do not exceed 50% of the lot frontage <p>Other ancillary uses:</p> <ul style="list-style-type: none"> » May be allowed within the side and rear setbacks » Are subject to their overall width not exceeding 50% of length of the boundary within which they encroach
Quarrying
All quarrying sites <ul style="list-style-type: none"> Quarry sites should be designated, mapped in agreement with local people and taking cognizance of safety and the need for such building materials Siting of quarries should be in harmony with other land uses and provide for defined buffer zone between quarries and other land uses and be undertaken in a safe manner (i.e. no deep mining) For quarrying operations without blasting: <ul style="list-style-type: none"> » 500m to any aerodromes/landing ground » 200m to any shopping centre, school and hospital » 100m to any house irrespective of consent from the owner » 50m to any river edge, road reserve or rail – however sand could be removed from within the riverbed so as to help keep the rivers deep (e.g. Kibos river) Undertake an EIA before quarrying starts The areas should also be physically planned, and appropriate land use assigned and Environmental Management Plan (EMP) for the whole area prepared Quarrying activities within the forested land should be restricted to forestland devoid of trees with the aim of reclamation for re-vegetation

ALL LPLUDPs (I-IV)															
Transportation															
1. Roads <ul style="list-style-type: none"> Building setbacks should be provided to act as traffic islands Where roads range between 6-18 metres wide the building line shall be 6 metres For any roads above 18 metres, building line of 9 metres shall be provided Petrol Service Station may be provided with acceleration and decelerations of 80-100 meters Provide every access road with a footpath on at least one side Within the CBD, provide a pedestrian walkway of 2 metres on both sides of the road All roads to include safe cyclist lanes and designated parking space On single carriageway, provide a carriageway 7 metres wide with each lane 3.5 metres each. Shoulders of 1 metre wide on both sides and side drains and 4 metres NMT track should be provided On a dual carriageway, provide carriage way 7 metres wide with two lanes 3.5 metres each. Shoulders of 1 metre wide on outer edge and an open side drain with 3 metres NMT track should be provided 	<ul style="list-style-type: none"> Promote development of sustainable and climate-resilient road infrastructure Design attractive and comfortable walkable and cycle-friendly streets by including features such as landscaping, benches for resting, convenience facilities, and street lighting to create "dignified spaces". Provide safe facilities for pedestrians, bicyclists, differently abled persons, children, women and the elderly and Intelligent Transport System (ITS) enabled public transport, taxis and three-wheeled Tuk tuk to arrive at truly integrated multimodal system in the long term All roads to be cleared from impediments and developed as per the Street Design Manual for Urban Areas in Kenya, 2019 (Draft) and Road Design Manual Part III- Pavement Design and Materials, 1987 In extension areas, alignment of all rights-of-way should be based on ground realities to minimise disruption to existing developments Opinion of the KAA and KCAA should sought when processing development applications on developments within the Flight Obstacle Limitation Surface Kenya Railways must cooperate with City agencies in facilitating better connectivity, access and multi-modal integration at all their stations within city limits New bus terminals need to be planned and developed in strategic locations, except in CBD, to make the use of public transport convenient for all commuters In the long term, plan and implement city wide, affordable and accessible cycle sharing / rental schemes to encourage public transit users in particular and public in general to use cycle as a mode to perform their first and last mile journey as well as to make regular short trips without using private vehicles All impediments/ encroachments shall be removed from footpaths all over the city to create safe walking environment in all office /shopping areas, terminal areas etc which will encourage more people to walk Strictly adhere to Kenya National Building Regulations of 2015 														
2. Railway <ul style="list-style-type: none"> Observe 60 metres wayleave A buffer of 30 metres to be reserved on either side of the railway line Sub-stations shall be located in: Areas of high population concentration Factories Warehousing Areas of high production Industrial sites 															
3. Airport <ul style="list-style-type: none"> Bird Strikes-Land use planning around the airport to ensure no dumping sites which attract birds Flying Objects-Ensure no quarrying or charcoal burning in the Flight Obstacle Limitation Surface Developments in the Flight Obstacle Limitation Surface should not go beyond 15 metres high 															
Public Utilities															
1. Fire Safety <ul style="list-style-type: none"> The land requirement is a minimum of 0.4 hectares to include station, staff accommodation and drilling area A small fire station would require 1 fire engine and at least 30 staff members to cover a population of between 50,000-100,000 people 	<ul style="list-style-type: none"> Fire stations should be located so that the fire tenders are able to reach any disaster site within 3-5 minutes Fire Stations shall be located on corner plots as far as possible and on main roads with minimum two entries Fire stations are permitted in all land use zones except in Recreational use zone Strictly adhere to Kenya National Building Regulations of 2015 														
<p>2. Water</p> <ul style="list-style-type: none"> Ground water reserves require buffer zones of 100 metres (bore holes). Provide a buffer zone of 100 metres for Springs protection Provide buffer zone of 10 metres (radius) for intake points treatments work and communal water points <p>Commercial water points</p> <ul style="list-style-type: none"> Should be at 500 metres from one another Should preferably occupy a maximum area of 3 x 3 metres <p>3. Sanitation and Sewerage</p> <ul style="list-style-type: none"> Land requirement for buffer zones for seweraged areas is 75m² whereas for unsewered areas is 110m² Sewage collection and sewage treatment plants be considered for all settlements with a population of 3,000 or more having an urban layout <p>4. ICT & Electricity</p> <ul style="list-style-type: none"> Main receiving sub-stations require a minimum of 5% of the exterior spaces that are reserved for landscape Main receiving sub-stations 275KV are not suitable to be close to residential areas, open spaces and public facilities. Require buffer zones in between sub-stations and other land uses (about 50m) <table> <thead> <tr> <th>Capacity of Power Line:</th><th>Wayleave in metres:</th></tr> </thead> <tbody> <tr> <td>11 KV</td><td>10</td></tr> <tr> <td>33 KV</td><td>20</td></tr> <tr> <td>40 KV</td><td>20</td></tr> <tr> <td>66 KV</td><td>30</td></tr> <tr> <td>132 KV single circuit towers</td><td>50</td></tr> <tr> <td>132 KV double circuit towers</td><td>60</td></tr> </tbody> </table> <ul style="list-style-type: none"> In all cases, the distance between the power line and the ground below must not be less than six (6) meters. 	Capacity of Power Line:	Wayleave in metres:	11 KV	10	33 KV	20	40 KV	20	66 KV	30	132 KV single circuit towers	50	132 KV double circuit towers	60	<ul style="list-style-type: none"> Provision of water supply facilities should consider catchment population to be served and the per capita consumption in the relation to the available water Groundwater extraction is to be controlled through registering boreholes and recharging according to test yields. Ground water management is to be enforced by concerned agency Promote provision of commercial water points in the informal settlements Encourage and promote rainwater harvesting in every building with floor area of 500m² and above To improve the sewerage and sanitation, the surface drainage and sewerage systems should be developed in an integrated manner Enhance Last Mile Connectivity All permanent developments should have waterborne toilet facilities drained to a septic tank and soak pit within the plot, connected to a sewage lagoon or connected to a central sewer line system Regular desilting of drains and control of dumping of solid waste into the drains should be taken up. Public awareness program needs to be taken up in association with NGOs and other partners to make the people aware about the consequences of indiscriminate dumping in the drains Improve the ICT Networking connectivity infrastructure Develop standard operating procedures for private ICT networking service providers Non-conventional energy sources like recovering energy from sewerage, solar energy, etc. should be used for street lighting, lighting at public spaces, open areas, traffic signals, hoardings, etc To supplement part of the estimated growing power requirement, non-conventional sources /solar energy and other actions proposed are as follows: <ul style="list-style-type: none"> Solar energy should be encouraged for all establishments with floor area of more than 300m² Solar Panels for public advertising, lighting in open areas, public utilities, streets, etc Tariff restructuring and improved metering arrangement to minimize power thefts/losses. Private Sector Participation in different stages of Power generation, transmission and distribution Incentivising energy savings and use of energy efficient gadgets Public awareness, capacity building and training
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