

City Council Of Nairobi



*Shauri Kwa Vaminifu*

# A guide Of Nairobi City Development Ordinances And Zones

**DEPARTMENT OF CITY PLANNING**

*"In Pursuit of Excellence in Local Planning"*

# **Foreword by Director of City Planning**

**The planning system plays an important role in modern society. It is meant to protect amenity and the environment in the public interest. How we live our lives is shaped by where we live. Our planning regulations therefore have to cover many different situations that influence the shape of lives of every city resident and help protect the urban environment.**

**This pamphlet gives a simplified guide to those aspects of the development ordinances that every property developer in this City requires in setting up any form of development – be it residential, commercial, industrial, institutional or religious. With the continued high rate of urbanization, the City Council of Nairobi has a duty to use planning controls to ensure that development is allowed only where it is needed, while ensuring that the character and amenity of the area are not adversely affected.**

**For a concerted approach to achieve these planning objectives, this pamphlet gives prospective developers general planning guidelines that would hasten awareness on development control, ease the procedures for making development applications and hence curtail inappropriate illegal developments. It is, therefore, my humble submission that for effective planning interpretation and compliance, both our civic leaders and professionals – who have the power and knowledge – have to sustain this challenge by helping and involving the city residents in making this city a more pleasant place to live in.**

**P. S. Adolwa**

# Overview

The information contained here is based on what the City Planning Department is already doing to control development in the entire city and is open to challenges to do it better. To improve on outcomes, development control will only be effective if all stakeholders work closely together. Towards this direction, this pamphlet is a summary of planning ordinances to be shared with interested stakeholders to ensure that development control, and indeed the wider planning agenda is being implemented effectively across the city.

The summary, in tabular form from page 3, shows the zone number on the first column, followed by the corresponding geographical area covered in the second column. A brief description or name(s) of the covered area(s) is given in this column. For those who are not seasoned in interpreting the contents of this column, the relevant departmental reference map number is given in the fifth column. These maps can be accessed on request. The third and fourth columns show the percentages of permitted Ground Coverage (GC) and Plot Ratios (PR) respectively. The sixth column shows the type(s) of development allowed, while the general minimum zone plot size is indicated on the seventh column. The eighth and last column gives the general policy issues for elaboration.

For further information, accessing of departmental reference maps or any assistance on these ordinances, feel free to contact:

Assistant Director  
Forward Planning Section  
City Hall 2<sup>nd</sup> Floor Room No. 9

OR

Assistant Director  
Development Control Section  
City Hall Annexe, 1<sup>st</sup> Floor

ZONE	AREAS COVERED	GC %	PR %	Dept Ref. Map	TYPE (S) OF DEVELOPMENT ALLOWED	MIN. AREA (Ha.)	REMARKS/POLICY ISSUES
1A	<b>Central Business District (CBD)</b>			CP/FP/XXX	Commercial/Residential/Light Industry	0.05	
	• Core CBD	80	600				
	• Peri-CBD	80	500				
	• West of Tom Mboya St	60	600				
	• East Of Tom Mboya St	80	350				
	• Uhuru H/W/ University Way/Kipande Rd	80	500				
1E	<b>Upper Hill Area</b>			CP/FP/XXX	Commercial/Offices/ Residential	0.05	
	• Block 1 - Offices (Community)	60	300				
	• Block 2 - Comm/Off	60	250				
	• Block 3 - Offices	60	300				
	• Block 4 - Residential	35	150				
	• Block 5 - Institutional (KNH)						
2	• Block 6 - (Mixed: Inst;Htls;Offs)			CP/FP/XX	Commercial/Residential (High-rise Flats)	0.05	
	<b>Eastleigh</b>						
	• Eastleigh District Centre	80	250				
	• Eastleigh Comm/Residential	60	240	CP/FP/XXX	Commercial/Residential (High-rise Flats)	0.05	
	<b>Pumwani/Califarnia</b>	60	240				
	<b>Ziwani/ Starehe</b>						
	• Commercial	80	150				
	• Residential	35	75				

ZONE	AREAS COVERED	GC %	PR %	Dept Ref. Map	TYPE (S) OF DEVELOPMENT ALLOWED	MIN. AREA (Ha.)	REMARKS/POLICY ISSUES
3	<b>Parklands</b>			CP/FP/XXX	Commercial/Residential (High-rise Flats)	0.05	
	• Commercial	50	100				
	• Residential	35	75				
	<b>City Park Estate /Upper Parklands</b>	35	75				
	<b>Westlands</b>			CP/FP/XXX	Commercial/Offices/Residential (High Rise Flats) – Four Storeys Max.	0.05	
	• Westlands CBD						
	• Westlands/Museum Hill						
	o Block 1 Commercial	80	200				
	o Block 2&3 Offices & Highrise Residential	35	80				
	o Block 4 Offices	80	200				
	o Block 5 Commercial/Residential Hotels						
4	<b>Spring Valley</b>	35(s) 25(u)	75(s) 25(u)	CP/FP/XXX	Residential (Apartments allowed on sewer only) – Four Storeys Max.	0.05	
	<b>Riverside Drive</b>						
	<b>Kileleshwa</b>						
	<b>Kilimani</b>						
	<b>Thompson</b>						
	<b>Woodley</b>						
5	<b>Upper Spring Valley</b>	25	25	CP/FP/XXX	Low-Density Residential One-Family House	0.2(u) 0.1(S)	<ul style="list-style-type: none"> <li>Maisonettes Allowed On Sewered Areas Of Lavington</li> </ul>
	<b>Kyuna</b>						
	<b>Loresho</b>						
	<b>Lavington /Bernard Estate</b>						
	o On sewer	35	75				
	o Unserwerd	25	25				
6	<b>Muthaiga</b>	25	25	CP/FP/XX X	Low-Density Residential	0.2	Single Family Dwelling
	<b>New Muthaiga</b>						

ZONE	AREAS COVERED	GC	PR	Dept Ref. Map	TYPE (S) OF DEVELOPMENT ALLOWED	MIN. AREA (Ha.)	REMARKS/POLICY ISSUES
7	<b>Mathare Valley</b>	50	75	CP/FP/XXX	<ul style="list-style-type: none"> <li>High-Density Residential (Flats)</li> <li>Informal Settlements (Slums)</li> </ul>	0.05 Lower in S&S Schemes	Special Scheduled High-Density Informal Development
	<b>Mathare North</b>						
	<b>Lower Huruma</b>						
	<b>Kariobangi</b>						
	<b>Korogocho Dandora</b>						
8	<b>Old Eastlands</b>			CP/FP/XXX	<ul style="list-style-type: none"> <li>These largely constitute old City Council housing – ripe for high-rise high density redevelopment</li> </ul>		<ul style="list-style-type: none"> <li>Special Scheduled Areas <ul style="list-style-type: none"> <li>NCC Site-and-service</li> <li>Schemes as Low-Income Housing</li> </ul> </li> </ul>
	• Shauri Moyo						
	• Maringo						
	• Bahati						
	• Kaloleni						
	• Makongeni						
	• Mbotela						
	• Jericho						
	• Jerusalem						
	<b>Makadara</b>	50	100	CP/FP/XXX	<b>Residential –</b> <ul style="list-style-type: none"> <li>Mixed Development <ul style="list-style-type: none"> <li>Flats,</li> <li>Maisonettes,</li> <li>Bungalows,</li> <li>Site-and-service Schemes</li> </ul> </li> <li>Condominiums (Single Rooms)</li> </ul>	0.05	<ul style="list-style-type: none"> <li>Comprehensive Subdivision allowed</li> <li>Minimum to fit a House on Type Plan design</li> </ul>
	<b>Doonholm Neighbourhood (Block 82)</b>	50	75				
	<b>Uhuru (1-3)</b>	50	75				
	<b>Buru Buru (1-6) (Blocks 72-79)</b>	50	75				
	<b>Umoja (1-2)</b>	50	75				
	<b>Umoja Innercore</b>	50	150				
	<b>Komarock</b>						
	• Commercial	80	150				
	• Residential	50	75				
	<b>Kayole</b>						
	• Commercial	80	150				
	• Residential	50	75				

ZONE	AREAS COVERED	GC	PR	Dept Ref. Map	TYPE (S) OF DEVELOPMENT ALLOWED	MIN. AREA (Ha.)	REMARKS/POLICY ISSUES
9	Main Industrial Area	80	300	CP/FP/XX X	Industries/Godowns	0.05(on sewer)	Becoming Over Developed
9E	Dandora Industrial Zone	80 (s) 50(u)	150(s) 100(u)	CP/FP/XX	Light Industries/Godowns	0.01 if not on sewer	Ruaraka EPZ covered
	Kariobangi Lt/Industrial	50(u)	100(u)	CP/FP/XX			
	Mathare North Lt/Industrial	50(u)	100(u)	CP/FP/XX			
	Kariobangi Lt/Industrial	80 (s) 50(u)	150(s) 100(u)	CP/FP/XX			
10	Nairobi West	35	75	CP/FP/XX	High Density Residential Development Mixed Residential Development <ul style="list-style-type: none"><li>Flats,</li><li>Maisonettes</li><li>Bungalows</li></ul>	0.5	<ul style="list-style-type: none"><li>Comprehensive subdivision allowed with lower sizes on type plan</li><li>Development density @ 35 units per hectare</li></ul>
	Madaraka						
	South ‘B’	35	75	CP/FP/XX			
	South ‘C’						
	Nairobi Dam	50	75	CP/FP/XX			
	Ngummo	50	75	CP/FP/XX			
	Highview						
	Magiwa						
	Golf Course						
	Langata Estates			CP/FP/XXX			
<ul style="list-style-type: none"><li>Southlands</li><li>Otiende</li><li>Ngei 1&amp;2</li><li>Onyonka</li><li>Masai</li><li>Uhuru Gardens</li><li>Jonathan Ngeno</li></ul>	50	75					
10E	Villa Franca	50 (s) 25(u)	75 (s) 25(u)	CP/FP/XX	Residential Mixed Development	0.5	<ul style="list-style-type: none"><li>Area not fully sewered</li><li>Comprehensive subdivision allowed with lower sizes on type plan (max 35 units/ha.)</li></ul>
	Imara Daima	50	75	CP/FP/XXX			
	Tassia						
	Fedha						
	Avenue						
	Embakasi Village	80	150				
	<ul style="list-style-type: none"><li>Commercial</li><li>Residential</li></ul>	50	75				

ZONE	AREAS COVERED	GC	PR	Dept Ref. Map	TYPE (S) OF DEVELOPMENT ALLOWED	MIN. AREA (Ha.)	REMARKS/POLICY ISSUES
11	Special Scheduled Area (Kibera Slums)			CP/FP/XX	Informal Mixed Developments Comprehensive Residential Schemes	0.05	<ul style="list-style-type: none"><li>NHC Plan Lacking In Social Infrastructures e.g. Schools Clinics, Recreation and Commercial Zones</li><li>Comprehensive subdivision allowed with lower sizes on type plan</li></ul>
	National Housing Corporation (NHC) Estates			CP/FP/XXX			
	<ul style="list-style-type: none"><li>Ayany</li></ul>	50	75				
	<ul style="list-style-type: none"><li>Olympic</li></ul>						
	<ul style="list-style-type: none"><li>Fort Jesus</li></ul>						
	<ul style="list-style-type: none"><li>Karanja Road</li></ul>						
12	Karen/ Langata			CP/FP/X XX	Low Density Residential Developments (One Family Dwelling House)	0.2 0.4	Local Re-Development Plan Under Review/Preparation
	Karen						
13	Gigiri	25	25	CP/FP/XX	Low-Density Residential (One Family Dwelling House)	0.2	Plan well implemented only pockets of intensity of developments e.g. Village Market & American Diplomatic Housing
	Kitisuru	25	25	CP/FP/XX			
	Ridgeways	25	25	CP/FP/XX			
	Garden Estate	25	25	CP/FP/XX			
	Safari Park/Balozi Housing	25	25	CP/FP/XX			
14	Roysambu	25	25	CP/FP/XX	Low-Density Residential (One Family Dwelling House)	0.2	Intensive Development in Marurui & Roysambu
	Thome	25	25	CP/FP/XX			
	Marurui	25	25	CP/FP/XX			
15	Dagoretti	35	75	CP/FP/XX	Agricultural/Residential Mixed <ul style="list-style-type: none"><li>Gap Flats</li><li>Maisonettes</li><li>Bungalows</li></ul>	0.1 0.05 on township sewer	<ul style="list-style-type: none"><li>Area Maintains Agricultural Character</li><li>High-rise Flats develop becoming popular</li></ul>
	<ul style="list-style-type: none"><li>Riruta</li></ul>	35	75	CP/FP/XX			
	<ul style="list-style-type: none"><li>Kangemi</li></ul>	35	75	CP/FP/XX			
	<ul style="list-style-type: none"><li>Mutuini</li></ul>	35	75	CP/FP/XX			
	<ul style="list-style-type: none"><li>Waithaka</li></ul>	35	75	CP/FP/XX			
	<ul style="list-style-type: none"><li>Ruthimitu</li></ul>	35	75	CP/FP/XX			
	<ul style="list-style-type: none"><li>Uthiru</li></ul>	35	75	CP/FP/XX			



ZONE	AREAS COVERED	GC %	PR %	Dept Ref. Map	TYPE (S) OF DEVELOPMENT ALLOWED	MIN. AREA (Ha.)	REMARKS/POLICY ISSUES				
16	Baba Dogo			CP/FP/XXX	Industrial Zone Residential (Mixed Residential Development	0.05  lower if comprehensive	High Density Residential				
	• Industrial	80(s) 50(u)	300(s) 100(u)								
	• Residential	35(s) 25(s)	75s) 25(u)								
	Ngumba/Ruaraka/	50(s)	200(s)								
17	Githurai 44 &45	50(s)	200(s)		Industrial Zone Residential (Mixed Residential Development		• Replete with unplanned developments hence “Blanket approval” vide TP resolution of 18/7/97				
	Zimmerman										
	Kahawa West	50	100								
	• Commercial	50	100								
	• Residential	50	75								
	• Industrial	50	100								
18	Kasarani			CP/FP/XXX	• Agricultural • Residential Mixed Development	• 2.0 • 0.05 on sewer • 0.1 ha. if not on sewer • lower min. size if land buying company	Area has potential for residential developments (invasion by land buying companies and land speculators)  Industrial not attractive here				
	• Clayworks	50	100								
	• Clay City										
	• Sports View										
	• Mwiki	50	200					CP/FP/XX			
	• Njiru	25	25								
	• Ruai										
19	Special Scheduled Area Outside Nairobi Boundary			CP/FP/XXX	Agricultural Residential (Mixed Development)		• Area fully influenced by city dynamics • NCC not in control of development • Overwhelmingly dependant on services of the city				
	• Githurai Kimbo										
	• Wendani										
	• Kahawa Sukari										

ZONE	AREAS COVERED	GC %	PR %	Dept Ref. Map	TYPE (S) OF DEVELOPMENT ALLOWED	MIN. AREA (Ha.)	REMARKS/POLICY ISSUES
20	<b>Public/Strategic Reserved Areas (Gazetted)</b> <ul style="list-style-type: none"> <li>State House</li> <li>JKIA Airport</li> <li>Wilson Airport</li> <li>Military Sites <ul style="list-style-type: none"> <li>Military Airbase Eastleigh</li> <li>DoD Headquarters</li> <li>Kahawa Barracks</li> <li>Langata Barracks</li> <li>Defence College, Karen</li> <li>Forces Memorial Hospital</li> </ul> </li> </ul>			CP/FP/XXX	Special/strategic facilities and Developments		Boundaries require to be clearly defined
20g	<b>Recreational And Forests</b> <ul style="list-style-type: none"> <li>City Park</li> <li>Arboretum</li> <li>Ngong Forest</li> <li>Karura Forest</li> </ul> <b>National Game Park</b> <b>Stadiums</b> <ul style="list-style-type: none"> <li>Moi Sports Complex, Kasarani</li> <li>City Stadium</li> <li>Nyayo Stadium</li> </ul> <b>Uhuru Park</b> <b>Central Park</b> <b>Uhuru Gardens</b>			CP/FP/XX	Public Open Spaces, Reserves and Recreational Facilities		