1.1.3 Rural Residential District (R1B)

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

Table 1.3: Rural Residential District (R1B).

<table>
<thead>
<tr>
<th>Regulation</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>These regulations shall apply to:</td>
<td></td>
</tr>
<tr>
<td>• All new and redeveloped residential uses within the Rural Residential District (R1B)</td>
<td></td>
</tr>
<tr>
<td>• Lots zoned or re-zoned for residential uses within the Rural Residential District (R1B)</td>
<td></td>
</tr>
</tbody>
</table>

### 1.0 USES

#### 1.1 Permitted Uses
- Single family houses (all types)

#### 1.2 Prohibited Uses
- Residential apartments
- General commercial uses
- Industrial uses
- Major infrastructure

#### 1.3 Conditional Uses
- Standalone food outlet with less than 50 seats
- Public facilities
- Convenience stores not exceeding 60m² of floor area
  
  Refer land use plan for guidance on location of facility

  Refer appendix for regulations regarding facilities.

#### 1.4 Ancillary Uses
- Car parking garage
- Outdoor kitchen
- Store rooms

#### 1.5 Minimum Lot Size
- 250 m²

### 2.0 COVERAGE

#### 2.1 Maximum Building Coverage
- 40% maximum

#### 2.2 Minimum Landscaping Coverage
- N/A

#### 2.3 Maximum Floor Area Ratio (FAR)
- 0.8 maximum

### 3.0 BUILDING

#### 3.1 Maximum Number of Floors
- G+1
- G (ancillary buildings)

#### 3.2 Floor to Floor Height
- 4m maximum

#### 3.3 Building Form
- Detached villas
- Semi Detached villas
- Attached Villas
### 3.4 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:
  - 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:
    - Be subject to the evaluation and approval of the City of Kigali, One Stop Centre; and
    - Not to exceed 10% of the existing use
  - Conversion of a residential villa to other permitted uses shall be considered subject to:
    - Compliance with parking requirements for non-residential use
    - Removal of the front boundary wall; and
    - Aesthetic enhancement of the front elevation of the building

### 4.0 BUILDING SETBACK (Minimum)

#### 4.1 Building (Above Grade)

- Front: 5 m (min); 0m Front Setback for ancillary uses
- Side: 3 m (min)
- Rear: 3 m (min)

#### 4.2 Basement Setback

- N/A

#### 4.3 Ancillary Buildings

- N/A

#### 4.4 Between Multiple Buildings on the Same Lot

- N/A

### 5.0 SERVICE AREAS AND EQUIPMENT

#### 5.1 Loading Docks

- N/A

#### 5.2 Outdoor Storage Areas

- No outdoor storage shall be allowed

#### 5.3 Refuse Storage Areas

- Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application

#### 5.4 Mechanical Equipment

- N/A

### 6.0 PARKING

#### 6.1 Location

- N/A

#### 6.2 Surfacing

- N/A

#### 6.3 Minimum Parking Stalls

- N/A

#### 6.4 Disabled Parking

- N/A

#### 6.5 Minimum Dimensions

- N/A

#### 6.6 Vehicular Access to Parking Lot

- N/A

### 7.0 FENCING AND WALLS

#### 7.1 Location

- Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot
<table>
<thead>
<tr>
<th>Section</th>
<th>Regulation</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.2 Heights</td>
<td>• Rear and side fencing or walls shall not exceed 2.5 m in height. Front boundary wall should not exceed 2 m in height.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Additional height</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre</td>
<td></td>
</tr>
<tr>
<td>7.3 Materials</td>
<td>• The front boundary wall shall use material that allows 50% transparency</td>
<td></td>
</tr>
</tbody>
</table>

### 8.0 CIRCULATION

<table>
<thead>
<tr>
<th>Subsection</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.1 Pedestrian</td>
<td>N/A</td>
</tr>
<tr>
<td>8.2 Public Transit</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### 9.0 SIGNAGE

<table>
<thead>
<tr>
<th>Subsection</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.1 Permitted</td>
<td>N/A</td>
</tr>
</tbody>
</table>

### 10.0 LANDSCAPING AND RECREATION

<table>
<thead>
<tr>
<th>Subsection</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.1 Minimum Width</td>
<td>N/A</td>
</tr>
<tr>
<td>10.2 Maintenance</td>
<td>N/A</td>
</tr>
<tr>
<td>10.3 Recreational Amenities</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*Source: Surbana*