

1.1.6 Medium Rise Residential District (R3)

General Description: The Medium Rise Residential District (R3) is established to create well planned medium rise housing and apartment complexes with ample open spaces. Minimum lot sizes in the Medium Rise Residential District (R3) district are higher than the Low Rise Residential District (R2). This is to facilitate the creation of a well planned medium-density residential neighbourhood with green character.

Table 1.6: Medium Rise Residential District (R3).

	Regulation	Remarks
<p>These regulations shall apply to:</p> <ul style="list-style-type: none"> All new and redeveloped residential uses within the Medium Rise Residential District (R3) Lots zoned or re-zoned for residential uses within the Medium Rise Residential District (R3) 		
1.0 USES		
1.1 Permitted Uses	<ul style="list-style-type: none"> Low and medium rise apartments Clubhouse within apartment complex 	
1.2 Prohibited Uses	<ul style="list-style-type: none"> General Commercial uses Industrial uses Major infrastructure 	
1.3 Conditional Uses	<ul style="list-style-type: none"> Standalone food outlet with less than 50 seats Hotels (incl. its ancillary uses) Public facilities Shop within apartment complex not exceeding 60 m² of floor area Home Office Single family houses 	<p>Refer land use plan for guidance on location of facility</p> <p>Refer appendix for regulations regarding facilities.</p> <p>Refer regulations for home offices</p>
1.4 Ancillary Uses	<ul style="list-style-type: none"> Car parking garage Guard house Maids' quarters Outdoor kitchen Store rooms 	
1.5 Minimum Lot Size	<ul style="list-style-type: none"> 750 m² Plots less than 750 m² can be developed as single family houses (for consideration by CoK OSC) 	
2.0 COVERAGE		
2.1 Maximum Building Coverage	<ul style="list-style-type: none"> 50% maximum 	
2.2 Minimum Landscaping Coverage	<ul style="list-style-type: none"> 20% minimum 	
2.3 Maximum Floor Area Ratio (FAR)	<ul style="list-style-type: none"> 1.8 maximum 	
3.0 BUILDING		
3.1 Maximum Number of Floors	<ul style="list-style-type: none"> G+7 (apartments) maximum G (ancillary buildings) maximum 	
3.2 Floor to Floor Height	<ul style="list-style-type: none"> 4m maximum 	

	Regulation	Remarks
3.3 Building Form	<ul style="list-style-type: none"> • Detached villas • Semi-Detached • Attached villas • Apartments 	
3.4 Existing Buildings	<ul style="list-style-type: none"> • 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 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: <ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • Front: 5 m • Side: 3 m (min) • Rear: 3 m (min) <p>Setback for plots smaller than 600m² (single family houses)</p> <ul style="list-style-type: none"> • Front: 3m • Side: 2 m (min) • Rear: 2 m (min) 	
4.2 Basement Setback	<ul style="list-style-type: none"> • Common lot boundaries: 0 m • All lot boundaries fronting roads: 3 m (min) 	
4.3 Ancillary Buildings	<ul style="list-style-type: none"> • In the front setback along the lot frontage, <ul style="list-style-type: none"> • May be allowed at the zero setback provided their width does not exceed 25% of the lot frontage • Other ancillary uses <ul style="list-style-type: none"> • May be allowed within the side and rear setbacks • Are subject to their overall width not exceeding 25% of length of the boundary within which they encroach. 	
4.4 Between Multiple Buildings on the Same Lot	<ul style="list-style-type: none"> • The setback between multiple adjacent buildings (with windows facing) within the same lot shall be a minimum of 6 m 	
5.0 SERVICE AREAS AND EQUIPMENT		
5.1 Loading Docks	<ul style="list-style-type: none"> • N/A 	
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • No outdoor storage shall be allowed 	
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be decided by the City of Kigali, One Stop Centre upon review of the development application. 	

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5.4 Mechanical Equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment: <ul style="list-style-type: none"> Shall be located to the side or rear of the building At grade or rooftop water tank, mechanical and telecommunications equipment : <ul style="list-style-type: none"> Shall be screened subject to approval by the City of Kigali, One Stop Centre 	
6.0 PARKING		
6.1 Location	<ul style="list-style-type: none"> Required parking stalls shall be provided within the lot boundary 	
6.2 Surfacing	<ul style="list-style-type: none"> Parking shall be hard surfaced and provided with adequate drainage 	
6.3 Minimum Required Parking Stalls	<ul style="list-style-type: none"> Villa – 2 Parking Lots per unit shall be provided 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 	
6.4 Disabled Parking	<ul style="list-style-type: none"> 1 disabled Parking Lot shall be provided for an apartment complex with more than 20 units. 	
6.5 Minimum Dimensions	<ul style="list-style-type: none"> 90 degree <ul style="list-style-type: none"> 2.5m x 5.0 m stalls 7 m travel aisle Disabled Stalls <ul style="list-style-type: none"> 4.85 m (3.35 for vehicle + 1.5 for access) x 5.0 m Angled parking permitted 	
6.6 Minimum Shaded Areas	<ul style="list-style-type: none"> For Apartments At least 1 (one) shaded vehicular drop-off point shall be provided. 	
6.7 Circulation in Parking	<ul style="list-style-type: none"> For Apartments <ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking lots shall be provided 	
6.8 Vehicular Access to Parking Lot	<ul style="list-style-type: none"> Only 1 vehicular ingress and egress point shall be allowed <ul style="list-style-type: none"> Additional vehicular ingress and egress point shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	
7.0 FENCING AND WALLS		
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the lot 	
7.2 Heights	<ul style="list-style-type: none"> Rear and side fencing or walls shall not exceed 2.5 m in height, front fencing boundary should not exceed 2 m. Additional height <ul style="list-style-type: none"> Shall be evaluated on case-by-case basis by the City of Kigali, One Stop Centre 	

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7.3 Materials	<ul style="list-style-type: none"> The front boundary wall shall use material with 50% transparency. 	
8.0 CIRCULATION		
8.1 Pedestrian	<ul style="list-style-type: none"> For Apartments <ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site Throughout the site development, all pedestrian linkages shall be a minimum 2 m wide All pedestrian circulation shall be accessible to the disabled 	
8.2 Public Transit	<ul style="list-style-type: none"> N/A 	
9.0 SIGNAGE		
9.1 Permitted	<ul style="list-style-type: none"> Two signs shall be permitted one along the fencing wall and the other within the front setback A maximum of 1.5 m height x 7 m length of signage shall be permitted Protrusion of the signage must be contained within plot boundary 	
10.0 LANDSCAPING AND RECREATION		
10.1 Minimum Width	<ul style="list-style-type: none"> For Apartments, a minimum width of 15 m shall be provided for playgrounds and common recreational facilities. 	
10.2 Maintenance	<ul style="list-style-type: none"> For Apartments, all landscaped areas shall be maintained in good condition by the owner / occupier / management committee of the subject property 	
10.3 Recreational Amenities	<ul style="list-style-type: none"> For Apartments, 5% minimum of the total plot area shall be usable open space for recreational facilities Decks are allowed to be developed as recreational facilities. 	

Source: *Surbana*