COUNTY GOVERNMENT OF MOMBASA
DEPARTMENT OF LANDS, PLANNING & HOUSING

MOMBASA ZONING PLAN 2025-2035

ACKNOWLEDGEMENT

PREFACE

TABLE CONTENTS

ACKNOWLEDGEMENT....2
PREFACE....3
LIST OF FIGURES....13
LIST OF MAPS....13
LIST OF TABLES....14
LIST OF GRAPHS....16
CHAPTER ONE....1
INTRODUCTION....1
1.1 Background....1
1.2 Problem Statement....1
1.3 Vision of the Plan....2
1.4 Mission of the Plan....2
1.5 Objectives of the Zoning plan....2
1.6 Scope of the zoning plan....2
1.7 Justification....2
CHAPTER TWO....4
SITUATION ANALYSIS....4
2.1 Overview....4
2.2 Geographic and Administrative Location....4
2.3 Population & Demography....4
2.4 Physical and Natural Features....6
2.4.1 Topography....7
2.4.1.1 Slope....7
2.4.2 Natural Features and Environmentally Sensitive Areas....8
2.4.3 Soil suitability and adaptability....9
2.4.3.1 Soils and plot heights:....9
2.5 Infrastructure and Services....10
2.5.1 Access and circulation....10
2.5.2 Rights of Way....11
2.5.3 Water supply....11
2.5.4 Waste management....12
2.5.5 Power supply....12

2.5.6 Public Amenities **12**
2.5.7 Special Institutions **13**
2.6 Culture and Heritage **13**
2.7 Land Use Patterns **14**
2.7.1 History of Land Use **14**
2.7.1.1 Land Tenure and Ownership 14
2.7.2 Existing Land Use Categories **15**
2.7.3 Land Use cover Change **15**
2.8 Stakeholder Mapping **15**
2.9 Challenges and Recommendations 17
2.9.1 Challenges **17**
2.9.2 Recommendations (Zoning Responses) **17**
CHAPTER THREE 18
LEGAL, POLICY AND INSTITUTIONAL FRAMEWORK 18
3.1 Overview **18**
3.2 Legal Framework **18**
3.3 Policies **20**
3.4 : Regulations and Guidelines **21**
3.5 Institutional Framework **21**
CHAPTER FOUR 23
GENERAL GUIDELINES 23
4.1 Overview **23**
4.2 Buffer and Environmentally Sensitive Areas (ESA) **23**
4.3 Informal Settlements General Guidelines **24**
4.4 Public Institutions Guidelines **26**
4.5 Health Facilities Guidelines **28**
4.6 Cultural and Heritage Facilities Guidelines **29**
4.7 Schools and Educational Institutions Guidelines **30**
4.8 Recreational Facilities Guidelines **30**
4.9 Transportation and Right-of-Way Guidelines **32**
4.9.1 Transportation **33**
4.9.2 Right of Way **35**
CHAPTER FIVE 37
LAND USE ZONES, STANDARDS AND REGULATIONS 37
5.1 Overview **37**

5.2 Urban Design **37**
5.3 Zones and Sub-Zones **38**
5.4 Mombasa Island Zone **38**
5.4.1 Kizingo Subzone **39**
5.4.1.1 Permitted Developments 40
5.4.1.2 Restricted Activities 40
5.4.1.3 Prohibited Activities 41
5.4.2 Ganjoni **41**
5.4.2.1 Permitted Developments 43
5.4.2.2 Restricted Activities 43
5.4.2.3 Prohibited Activities 43
5.4.3 Mwembe Tayari Subzone **44**
5.4.3.1 Permitted Developments 45
5.4.3.2 Restricted Activities 46
5.4.3.3 Prohibited Activities 46
5.4.4 CBD 46
5.4.4.1 Permitted Developments 49
5.4.4.2 Activities Restricted 49
5.4.4.3 Activities Prohibited uses 49
5.4.5 Shimanzi Subzone **50**
- **Commercial/Industrial:** **51**
- **Residential:** **51**

5.4.5.2 Restricted Activities 51
5.4.5.3 Prohibited Activities 51
5.4.6 Majengo/Tononoka subzone **52**
5.4.6.1 Permitted Developments 53
5.4.6.2 Restricted Activities 54
5.4.6.3 Prohibited Activities 54
5.4.7 Tudor Residential Subzone **55**
5.4.7.1 Permitted Developments 56
5.4.7.2 Restricted Activities 56
5.4.7.3 Prohibited Activities 56
5.4.8 Tudor – Makupa Subzone **57**
5.4.8.1 Permitted Developments 58
5.4.8.2 Restricted Activities 58

5.4.8.3 Prohibited Activities....58
5.4.9 Buxton Subzone....59
5.4.9.1 Permitted Developments....60
5.4.9.2 Restricted Activities....60
5.4.9.3 Prohibited Activities....60
5.4.10 Old town Subzone....61
5.4.10.1 Permitted Developments....62
5.4.10.2 Restricted Activities....62
5.4.10.3 Prohibited Activities....62
5.4.11 Tudor Education Subzone....63
5.4.12 Institutional Zones....64
5.4.13 Sporting Activities Sub-Zone....65
5.5 Mainland North Zone....66
5.5.1 Green Wood Sub-zone....67
5.5.1.1 Activities/uses permitted....68
5.5.1.2 Activities/Restricted uses....68
5.5.1.3 Activities Prohibited....68
5.5.2 Mkomani commercial Subzone....69
5.5.2.1 Uses Permitted....70
5.5.2.2 Restricted uses....70
5.5.3 Mkomani Residential....71
5.5.3.1 Permited Activities....72
5.5.3.2 Restricted Activities....72
5.5.3.3 Prohibited Activities....72
5.5.4 Customs subzone....72
5.5.4.1 Permitted Developments....74
5.5.4.2 Restricted Activities....74
5.5.4.3 Prohibited Activities....74
5.5.5 Mogadishu subzone....75
5.5.5.1 Permitted Developments....76
5.5.5.2 Restricted Activities....76
5.5.5.3 Prohibited Activities....76
5.5.6 Links subzone....77
5.5.6.1 Permitted Developments....78
5.5.6.2 Restricted Activities....78

5.5.6.3 Prohibited Activities....78
5.5.7 New Nyali Subzone....79
5.5.7.1 Permitted Developments....80
5.5.7.2 Activities Restricted....80
5.5.7.3 Activities Prohibited uses....80
5.5.8 Beach Road subzone....81
5.5.8.1 Permitted Developments....82
5.5.8.2 Restricted Activities....82
5.5.8.3 Prohibited Activities....82
5.5.9 Mt Kenya subzone....84
5.4.9.1 Permitted Developments....85
5.4.9.2 Restricted Activities....85
5.4.9.3 Prohibited Activities....85
5.5.10 Haller Park – Conservation area....86
5.5.11 Kongowea Subzone....87
5.5.11.1 Permitted Developments....88
5.5.11.2 Restricted Activities....88
5.5.11.3 Prohibited Activities....88
5.5.12 Shanzu commercial subzone....89
5.5.12.1 Uses Permitted....90
5.5.12.2 Restricted uses....90
5.5.13 Shanzu Residential Subzone....91
5.5.13.1 Activities/uses permitted....92
5.5.13.2 Activities/Restricted uses....92
5.5.13.3 Activities Prohibited....92
5.5.14 Mwembelegeza Subzone....93
5.5.14.1 Permitted Developments....94
5.5.14.2 Restricted Activities....94
5.5.14.3 Prohibited Activities....94
5.5.15 Nguuni- conservation- area....95
5.5.16 Mwakirunge Subzone....95
5.5.16.1 Uses/ Activities Prohibited....97
5.5.17 Shanzu Wayani subzone....97
5.5.17.1 Permitted Developments....98
5.5.17.2 Restricted Activities....99

5.5.17.3 Prohibited Activities....99
5.5.18 Shanzu institution....99
5.5.19 Mtopanga Subzone....100
5.5.19.1 Permitted Developments....102
5.5.19.2 Restricted Activities....102
5.5.19.3 Prohibited Activities....102
5.5.20 Utange Subzone....103
5.5.20.1 Permitted Developments....104
5.5.20.2 Restricted Activities....104
5.5.20.3 Prohibited Activities....104
5.5.21 Bombolulu Subzone....105
5.5.21.1 Permitted Developments....107
5.5.21.2 Restricted Activities....107
5.5.21.3 Prohibited Activities....107
5.5.22 Mshomoroni subzone....108
5.5.22.1 Permitted Developments....109
5.5.22.2 Restricted Activities....109
5.5.22.3 Prohibited Activities....109
5.5.23 Kiembeni Subzone....110
5.5.23.1 Permitted Developments....111
5.5.23.2 Restricted Activities....111
5.5.23.3 Prohibited Activities....111
5.5.24 Majaoni/ Kashani Subzone....112
5.5.24.1 Permitted Developments....113
5.5.24.2 Restricted Activities....113
5.5.24.3 Prohibited Activities....113
5.6 Mainland South....114
5.6.1 Shelly Beach Commercial and Hospitality Subzone....115
5.6.1.1 Uses Permitted....116
5.6.1.2 Restricted uses....116
5.6.2 Shelly Beach Residential Subzone....117
5.6.2.1 Permitted Developments....118
5.6.2.2 Restricted Activities....118
5.6.2.3 Prohibited Activities....118
5.6.3 Timbwani Subzone....119

5.6.3.1 Permitted Developments 120
5.6.3.2 Restricted Activities 120
5.6.3.3 Prohibited Activities....120
5.6.4 Shika Adabu Subzone....121
5.6.4.1 Permitted Developments 122
5.6.4.2 Restricted Activities 123
5.6.4.3 Prohibited Activities....123
5.6.5 Mtongwe Subzone 123
5.6.5.1 Permitted Developments 125
5.6.5.2 Restricted Activities 125
5.6.5.3 Prohibited Activities....125
5.6.6 Pungu Residential Subzone....126
5.6.6.1 Permitted Developments 127
5.6.6.2 Restricted Activities 127
5.6.6.3 Prohibited Activities....127
5.6.7 Pungu Fuel Subzone 128
- **Commercial/Industrial: 129**
- **Residential: 129**

5.6.7.2 Restricted Activities 129
5.6.7.3 Prohibited Activities....129
5.6.8 Bububu Subzone 129
5.6.8.1 Permitted Developments 131
5.6.8.2 Restricted Activities 131
5.6.8.3 Prohibited Activities....131
5.6.9 Dongo Kundu Subzone....132
5.6.9.1 Permitted Developments 133
5.6.9.2 Restricted Activities 133
5.6.9.3 Prohibited Activities....133
5.6.10 SEZ Subzone---port area 134
5.7 Mainland West....135
5.7.1 Jomvu Mreroni Subzone....136
5.7.1.1 Permitted Developments 137
5.7.1.2 Restricted Activities 137
5.7.1.3 Prohibited Activities....137
5.7.2 Mikindani Subzone....138

5.7.2.1 Permitted Developments 139
5.7.2.2 Restricted Activities 139
5.7.2.3 Prohibited Activities 139
5.7.3 Jomvu Industrial Subzone 140
- **Commercial/Industrial: 141**
- **Residential: 141**

5.7.3.2 Restricted Activities 141
5.7.3.3 Prohibited Activities 141
5.7.4 Changamwe Residential Subzone 142
5.7.4.1 Permitted Developments 143
5.7.4.2 Restricted Activities 143
5.7.4.3 Prohibited Activities 143
5.7.5 Changamwe Estate Subzone 144
5.7.5.1 Permitted Developments 145
5.7.5.2 Restricted Activities 145
5.7.5.3 Prohibited Activities 145
5.7.6 Lower Mikindani Subzone 146
5.7.6.1 Permitted Developments 147
5.7.6.2 Restricted Activities 148
5.7.6.3 Prohibited Activities 148
5.7.7 Kipevu Subzone 149
- **Commercial/Industrial: 150**
- **Residential: 150**

5.7.7.2 Restricted Activities 150
5.7.7.3 Prohibited Activities 150
5.7.8 Bahati Industrial Subzone 151
- **Commercial/Industrial: 152**
- **Residential: 152**

5.7.8.2 Restricted Activities 152
5.7.8.3 Prohibited Activities 152
5.7.9 Airport Subzone 153
5.8 Special Conditions for Additional Floors 153
5.9 : Special Conditions equation for increasing number of floors 154
Explanation 154
CHAPTER SIX 156

IMPLEMENTATION, MONITORING AND EVALUATION.....156
6.1 Overview.....156
6.2 Key Actors.....156
6.2.1 County Government of Mombasa.....156
6.3 Phasing of Implementation.....157
Short-Term:1 – 2 YEARS.....157
Medium-Term:3-4 YEARS.....157
Long-Term: 5- 10 YEARS.....157
6.4 Procedures of Implementation.....157
1. Public awareness and education -.....157
6.5 Enforcement and Compliance.....158
6.6 Capacity Building.....158
6.7 Civic Education.....159
6.8 Monitoring and Evaluation.....159
6.9 Objectives of Monitoring and Evaluation.....159
6.10 Methodology and Tools.....159
6.11 Key Performance Indicators (KPIs).....160
6.12 Adaptive Management.....160

LIST OF FIGURES

Figure 1: Mangrove and Beach 8
Figure 2: The building that was demolished at Corner Kilifi (LPH 2025 & Daily Nation respectively) 10
Figure 3: Aerial image of Nyali Bridge and an image of traffic congestion at Changamwe roundabout (LPH 2025) 10
Figure 4:Fort Jesus & Old Town respectively (LPH 2025) 13

LIST OF MAPS

Map 1: Topography of Mombasa County 8
Map 2: Distribution of informal settlements in the county (MGCMP) 14
Map 3: Island Zone (Department of Lands, Housing & Urban Planning, 2025) 38
Map 4: Kizingo Subzone (LPH) 39
Map 5: Ganjoni Subzone (LPH 2025) 42
Map 6: Mwembe Tayari Subzone (LPH 2025) 45
Map 7: CBD Sub-Zone (LPH 2025) 47
Map 8: Shimanzi Sub-Zone(LPH 2025) 50
Map 9: Majengo/Tononoka Subzone (LPH 2025) 53
Map 10: Tudor Residential Subzone (LPH 2025) 55
Map 11: Tudor Makupa Subzone (LPH 2025 57
Map 12: Buxton Subzone (LPH 2025) 59
Map 13: Old Town Subzone (LPH 2025) 61
Map 14: Tudor Education Subzone (LPH 2025) 63
Map 15: Institutional Subzone (LPH 2025) 64
Map 16: Sporting activities Subzone (LPH 2025) 65
Map 17: Mainland North zone 66
Map 18: Greenwood Subzone (LPH 2025) 67
Map 19: Mkomani Commercial Subzone (LPH 2025) 69
Map 20: Mkomani Residential Subzone (LPH 2025) 71
Map 21: Customs Sub zone (LPH 2025) 73
Map 22: Mogadishu Subzone (LPH 2025) 75
Map 23: Links Subzone (LPH 2025) 77
Map 24: Beach Road Subzone (LPH 2025) 81
Map 25: Mt. Kenya Subzone (LPH 2025) 84
Map 26: Haller Park Subzon (2025) 86
Map 27: Kongowea Subzone (LPH 2025) 87
Map 28: Shanzu Commercial Subzone (LPH 2025) 89
Map 29: Shanzu Residential Subzone (LPH 2025) 91
Map 30: Mwembelegeza Subzone (LPH 2025) 93
Map 31: Nguuni Subzone (LPH 2025) 95
Map 32: Mwakirunge Subzone (LPH 2025) 96
Map 33: Shanzu Wayani (2025) 98
Map 34: Shanzu Institutional Subzone (LPH 2025) 100
Map 35: Mtopanga Sub zone (LPH 2025) 101
Map 36: Utange Subzone (LPH 2025) 103
Map 37: Bombolulu Subzone (LPH 2025) 105
Map 38: Mshomoroni Subzone (LPH 2025) 108
Map 39: Kiembeni Subzone (LPH 2025) 110
Map 40: Majaoni Kashani Subzone (LPH 2025) 112
Map 41: Mainland South (LPH 2025) 114

Map 42: Shelly Beach Commercial and Hospitality Subzone (LPH 2025) 115
Map 43: Shelly Beach Residential Subzone (LPH 2025) 117
Map 44: Timbwani Subzone (LPH 2025) 119
Map 45: Shika Adabu Subzone (LPH 2025) 122
Map 46: Mtongwe Subzone (LPH 2025) 124
Map 47: Pungu Residential Subzone (LPH 2025) 126
Map 48: Pungu Fuel Subzone (LPH 2025) 128
Map 49: Bububu Subzone (LPH 2025) 130
Map 50: Dongo Kundu Subzone (LPH 2025) 132
Map 51: SEZ Subzone-port area (LPH 2025) 134
Map 52: Mainland West Zone (LPH 2025) 135
Map 53: Jomvu Mreroni Subzone(LPH 2025) 136
Map 54: Mikindani Subzone (LPH 2025) 138
Map 55: Jomvu Industrial Subzone (LPH 2025) 140
Map 56: Changamwe Residential Subzone (LPH 2025) 142
Map 57: Changamwe Estate Subzone (LPH 2025) 144
Map 58: Lower Mikindani Sub-zone (LPH 2025) 147
Map 59: Kipevu Subzone(LPH 2025) 149
Map 60: Bahati Industrial Sub-zone (LPH 2025) 151
Map 61: Airport Subzone (LPH 2025) 153

LIST OF TABLES

Table 1: Mombasa County Administrative Units and Zones 4
Table 2:population of male and female per Sub-County 5
Table 3:Mombasa Population projections (ISUDP) 6
Table 4:Water supply projections 9
Table 5:sewerage projections 10
Table 6:number of customers with individual meters (ISUDP) 10
Table 7:Stakeholders(LPH) 14
Table 8:Environmentally Sensitive area 23
Table 9:Informal settlement General Guidelines (LPH) 24

Table 10:Public Purpose standards 27
Table 11:Health Facilities Standards 27
Table 12:Cultural and Heritage Facilities guidelines 28
Table 13:Schools and Educational Institutions guidelines 29
Table 14:Recreational Facilities 31
Table 15:Transportation Guidelines 33
Table 16: Right-of-Way Guidelines 33
Table 17:Colour Codes (LPH) 34
Table 18: Kizingo Subzone 38
Table 19:Ganjoni standards 41
Table 20:Mwembe Tayari Subzone Standards 44
Table 21:CBD Subzone Standards 47
Table 22:Shimanzi Subzone standards (LPH 2025) 49
Table 23:Majengo/Tononoka Standards (LPH 2025) 51
Table 24:Tudor Residential Subzone standards 53
Table 25:Tudor Makupa Subzone standards (LPH 2025) 55
Table 26:Buxton Subzone standards(LPH 2025) 57
Table 27:Old Town Subzone standards (LPH 2025) 60
Table 28:Greenwood Subzone standards (LPH 2025) 66
Table 29:Mkomani Commercial Subzone standards (LPH 2025) 68
Table 30:Mkomani Residential Subzone standards (LPH 2025) 70
Table 31::Customs Subzone standards (LPH 2025) 72
Table 32:Mogadishu Subzone standards (2025) 74
Table 33Links Subzone standards (LPH 2025) 76
Table 34:New Nyali Subzone standards (LPH 2025) 78
Table 35:Beach Road Subzone standards 80
Table 36:Mt Kenya Subzone standards (LPH 2025) 82
Table 37:Kongowea Subzone standards (LPH 2025) 85
Table 38:Shanzu Commercial Subzone standards (LPH 2025) 88
Table 39:Shanzu Residential Subzone standards (2025) 90
Table 40: Mwembelegeza Subzone standards (LPH 2025) 92
Table 41: Mwakirunge Subzone standards (LPH 2025) 95
Table 42:Shanzu Wayani Subzone standards (LPH 2025) 97
Table 43 Mtopanga Subzone Standards (2025) 100
Table 44: Utange Subzone Standards (LPH 2025) 103
Table 45: Bombolulu Subzone Standards (LPH 2025) 105
Table 46: Mshomoroni Subzone Standards (LPH 2025) 107
Table 47: Kiembeni Subzone Standards (LPH 2025) 109
Table 48:Majaoni Kashani Standards (LPH 2025) 111
Table 49:Shelly Beach Commercial and Hospitality Subzone Standards (LPH 2025) 114
Table 50:Shelly Beach Residential Subzone Standards (LPH 2025) 116
Table 51:Timbwani Subzone Standards (LPH 2025) 118
Table 52: Shika Adabu Subzone Standards (LPH 2025) 121
Table 53:Mtongwe Subzone Standards (LPH 2025) 123
Table 54:Pungu Residential Standards (LPH 2025) 125
Table 55:Pungu Fuel Subzone Standards (LPH 2025) 127

Table 56:Bububu Subzone Standards (LPH 2025) 129
Table 57:Dongo Kundu Subzone Standards (LPH 2025) 131
Table 58: Jomvu Mreroni Subzone Standards(LPH 2025) 135
Table 59:Mikindani Subzone Standards (LPH 2025) 137
Table 60:Jomvu Industrial Subzone Standards (LPH 2025) 139
Table 61:Changamwe Residential Subzone Standards (LPH 2025) 141
Table 62:Changamwe Estate Subzone Standards (LPH 2025) 143
Table 63:Lower Mikindani Subzone Standards (LPH 2025) 145
Table 64:Kipevu Subzone Standards (LPH 2025) 147
Table 65:Map of Bahati Industrial Subzone Standards (LPH 2025) 149
Table 66:permitted umber of floor (LPH 2025) 152

LIST OF GRAPHS

Graph 1:Mombasa population projection (ISUDP) 5
Graph 2:Kizingo subzone avrage area (Ha) 37
Graph 3:Ganjoni Subzone average plot size 40
Graph 4:Mwembe Tayari Subzone average plot size(LPH 2024) 43
Graph 5:CBD Subzone average Plot Size (LPH 2025) 46
Graph 6:Shimanzi Subzone average Plot Size(LPH 2025) 48
Graph 7::Majengo/Tononoka Subzone Average Plot Size (LPH 2025) 50
Graph 8:Tudor Subzone Average Plot Size (LPH 2025) 52
Graph 9:Tudor-Makupa Average Plot Size (LPH 2025) 54
Graph 10:Buxton Subzone Average Plot Size (LPH 2025) 56
Graph 11:Old Town Subzone Average Area (LPH 2025) 59
Graph 12:Greenwood Subzone Average plot size (LPH 2025) 65
Graph 13: Mkomani Commercial Subzone Average Plot Size (LPH 2025 67
Graph 14: Mkomani Residential Subzone Average Plot Size (LPH 2025) 69
Graph 15: Customs Subzone Average Plot Size (LPH 2025) 71
Graph 16:Mogadishu Subzone Average Plot Size (LPH 2025) 73
Graph 17:Links Subzone Average Plot Size (LPH 2025) 75
Graph 18: New Nyali Subzone Average Plot Size (2025) 77
Graph 19:Beach Road Subzone avarage Plot Size (LPH 2025) 79
Graph 20: Mt. Kenya subzone average plot size (LPH 2025) 81
Graph 21:Kongowea subzone average plot size (LPH 2025) 84
Graph 22:Shanzu commercial Average Plot size (LPH 2025) 87
Graph 23: Shanzu residential Subzone average plot size (LPH 2025) 89
Graph 24: Mwembelegeza Subzone Average Plot Size (LPH 2025) 91
Graph 25:Mwakirunge Subzone Average Plot Size 94
Graph 26:Shanzu Wayani Subzone average plot size (LPH 2024) 96
Graph 27: Mtopanga Subzone average plot size (LPH 2025) 99
Graph 28: Utange Subzone average plot size (LPH 2025) 102
Graph 29: Bombolulu Subzone Average Plot Size (LPH 2025) 104
Graph 30: Mshomoroni Subzone average plot size (LPH 2025) 106
Graph 31: Kiembeni Subzone average plot size (LPH 2025) 108

Graph 32:Majani/Kashani Subzone average plot size (LPH 2025) 110
Graph 33:Shelly Beach Commercial and Hospitality Subzone average plot size (LPH 2025) 113
Graph 34:Shelly Beach Residential Subzone average plot size (LPH 2025)..... 115
Graph 35: Shika Adabu Subzone average plot size (LPH 2025) 120
Graph 36: Mtongwe Subzone average plot size (2025) 122
Graph 37: Pungu Residential Subzone average plot size (LPH 2025)..... 124
Graph 38:Pungu Fuel Subzone average plot size (LPH 2025) 126
Graph 39:Bububu Subzone average plot size (LPH 2025) 128
Graph 40:Jomvu Mreroni Subzone average plot size (LPH 2025) 134
Graph 41: Mikindani Subzone average plot size (LPH 2025) 136
Graph 42:Jomvu Industrial Subzone average plot size (LPH 2025)..... 138
Graph 43:Changamwe Residential Subzone average plot size (LPH 2025)..... 140
Graph 44:Changamwe Estate Subzone average plot size (LPH 2025) 142
Graph 45:Lower Mikindani Subzone average plot size (LPH 2025)..... 144
Graph 46:Kipevu Subzone average plot size (LPH 2025) 146
Graph 47:Bahati Industrial Subzone average plot size (LPH 2025) 148
Graph 48:minimum plot size plotted against no. of floors (LPH 2025) 152

CHAPTER ONE

INTRODUCTION

1.1 Background

The City of Mombasa is Kenya's second largest city and a premier gate way to the East Africa region owing to the port it hosts. Mombasa is a county within the Republic of Kenya which dates its origin to the mid-13th century and has been among the earliest areas to urbanize along the East African Coast. Notably, the city has sought to manage how it has been urbanizing through the application of physical and land use planning. With a land mass off 222.86 sq.km and 65 sq.km; the County Government of Mombasa prepared and approved the *Integrated Strategic Urban Development Plan (ISUDP) 2015–2035* commonly referred to as Mombasa Vision 2035 [MV2035], which is a long-term planning framework to guide development in the County. The plan endeavored to highlight strategies to regulate the use of land across the various thematic sectors within Mombasa, address local area challenges through spatial proposals, proposes key strategic interventions to development within Mombasa and a framework on controlling development. Arising from the latter, the plan proposed the formulation of Mombasa County zoning plan, standards and regulations as one of the key instruments needed to ensure orderly development across the city.

For a long time, development in Mombasa County has long suffered from weak development control mechanisms and land administration protocols which has seen a rise in informality within the city. where current estimates. The last zoning plan that was formulated for Mombasa was back in 1971, which was a 30 year plan whose validity lapsed on the turn of the new millennium. This scenario has negatively impacted the city of Mombasa by disrupting investments on land, exacerbated environment degradation, enhanced urban sprawl and loss of aesthetics.

To address the aforementioned challenges, the County of Mombasa has developed its Zoning Plan, Standards and Regulations as a short-term spatial framework spanning 10 years from its date of enactment, with provisions for periodic review after every five years, to accommodate emerging urban dynamics and evolving planning norms. The Zoning Plan will function as a statutory development control instrument to ensure orderly and sustainable urban development within Mombasa.

The Zoning Plan, Standards and Regulations will seek to align the county's spatial structure with current development trends, global best practices and emerging issues in land use planning, including climate resilience, heritage conservation, infrastructural integration and sustainable densification.

1.2 Problem Statement

Mombasa faces rapid urbanization, high population growth, and increasing pressure on limited land resources. Uncontrolled development, informal settlements, inadequate infrastructure, and incompatible land uses have led to congestion, environmental degradation, traffic challenges, and strain on public utilities. Sensitive areas such as wetlands, coastal zones, and conservation sites face encroachment, while strategic installations require protection from incompatible development.

The persistence and expansion of *informal settlements* further complicate the situation. These settlements are often characterized by insecure land tenure arrangements such as ***tenants-at-will***, where occupants live without formal ownership or long-term security, leaving them vulnerable to eviction and discouraging meaningful investment in housing quality. The phenomenon of *house without land***,** where residents build structures on land that is not legally theirs, reflects the desperate search for shelter but contributes to disorderly development, tenure conflicts, and weak enforcement

of planning regulations. At the same time, the issue of ***a****bsentee landlords***,** who own land but leave it idle or poorly managed, has constrained the supply of land for orderly urban expansion, fueling further growth of informal and unplanned settlements.

The absence of a clear zoning framework has exacerbated these challenges, resulting in disorderly growth, poor land utilization, and a declining quality of life. This zoning plan therefore seeks to address these issues by guiding land use, regulating development in the interest of public safety, public health, and defense, and promoting sustainable and inclusive urban growth.

1.3 Vision of the Plan

To transform Mombasa into a resilient, aesthetically vibrant, and sustainably developed city, harmoniously balancing economic growth, environmental integrity, and the preservation of its unique cultural heritage for all residents.

1.4 Mission of the Plan

To provide a clear, equitable, and enforceable framework for land use, ensuring all development activities contribute to a well ordered, sustainable, and inclusive urban environment for Mombasa's communities and businesses.

1.5 Objectives of the Zoning plan

The core objective of this land use zoning is to provide a spatial framework for guiding the use and development of land within Mombasa County.

The specific objectives of the Mombasa County Zoning Plan will include the following:

i) Provide County specific procedures and standards in physical and land use planning.
ii) Guide permissible and non-permissible activities on land for sound environmental stewardship.
iii) To enhance the city's aesthetics through urban design
iv) To create a comprehensive framework for inclusive development control in the County.

1.6 Scope of the zoning plan

The plan will cover the entire administrative boundaries of Mombasa County and the 200 Nautical Miles Exclusive Economic Zone (EEZ) that runs parallel with Kenya's coastline off Mombasa County. Primarily, the plan is divided into four main land use zones namely:

i) Mainland North

ii) Mainland West

iii) Mainland South

iv) Island

The four zones are further subdivided into 61 sub-zones to enable effective administration, development control and enforcement.

1.7 Justification

Constitution of Kenya (Article 66) empowers the State to regulate the use of any land in the interests of defense, public safety, public order, public health, and land use planning. In practice, this means zoning must safeguard public safety by addressing risks such as fire hazards, accidents, evacuations, and strain on public utilities like stormwater drainage and road networks. It also protects public

health by preventing poor sewerage management and unsafe practices such as siting boreholes next to soak pits. Zoning ensures public order through proper traffic management and harmonious land uses, while defense is secured by protecting strategic installations such as State House, KDF barracks, the Port, and airport facilities.

PLUPA (Section 5) outlines principles and norms of planning that require development to integrate economic, social, and environmental needs of both present and future generations. This justifies standards such as allowing high-rise developments in designated areas to accommodate Mombasa's growing population while ensuring the long-term, optimal use of limited land resources.

Development Control further reinforces these standards by ensuring all operations on land conform to approved spatial plans, policy guidelines, regulations, and standards issued by the County Executive Committee Member (CECM). This framework allows purposeful land utilization for the general welfare of the public, including densification where appropriate to absorb population growth.

Finally, *Section 55 of PLUPA* sets out the objectives of development control, which include ensuring orderly physical and land use development, promoting optimal land use through sensible high-rise developments, safeguarding public health and safety, guiding orderly building construction, and protecting national security.

Together, these legal and policy foundations provide a clear justification for the zoning standards adopted in this plan, ensuring that land use in Mombasa is sustainable, efficient, and aligned with national and county priorities.

CHAPTER TWO

SITUATION ANALYSIS

2.1 Overview

This chapter provides an assessment of the physical, natural, and environmental conditions that influence land use, infrastructure, and development in Mombasa. It highlights the factors arising from topography, natural features, soils, and environmentally sensitive areas, all of which directly shape development. and zoning decisions.

2.2 Geographic and Administrative Location

Mombasa County is among the 47 counties in Kenya, located in the southeastern part of the country along the Indian Ocean. It is one of six counties in the former Coast Province. The County lies between *latitudes 3° 80' and 4° 10' S* and *longitudes 39° 60' and 39° 80' E*, with a total land area of *229.6 km²* and *65.12 km²* of inshore waters. Administratively, Mombasa is divided into six sub-counties/constituencies: *Mvita, Changamwe, Kisauni, Likoni, Nyali, and Jomvu*. These six sub counties have been divided into four zones; Island, Mainland North, Mainland West and Mainland South. The zones have been further sub divided into 61 sub zones. The table below shows Mombasa County Administrative Units and Zones

Table 1:Mombasa County Administrative Units and Zones

Sub-County / Constituency	Zoning Context	**Zone**
Mvita	Smallest sub-county; hosts Mombasa Island core; CBD, Commercial and other major users	Island
Nyali	Predominantly residential and commercial; tourism hubs and beaches	Mainland North
Kisauni	Densely populated; mix of formal and informal settlements; educational institutions	Mainland North
Changamwe	Industrial and transport hub; includes Moi International Airport and port facilities	Mainland West
Jomvu	Peri-urban, with industrial and residential developments; linked to Nairobi–Mombasa corridor	Mainland West
Likoni	High-density residential and informal settlements; ferry connection to Island	Mainland South

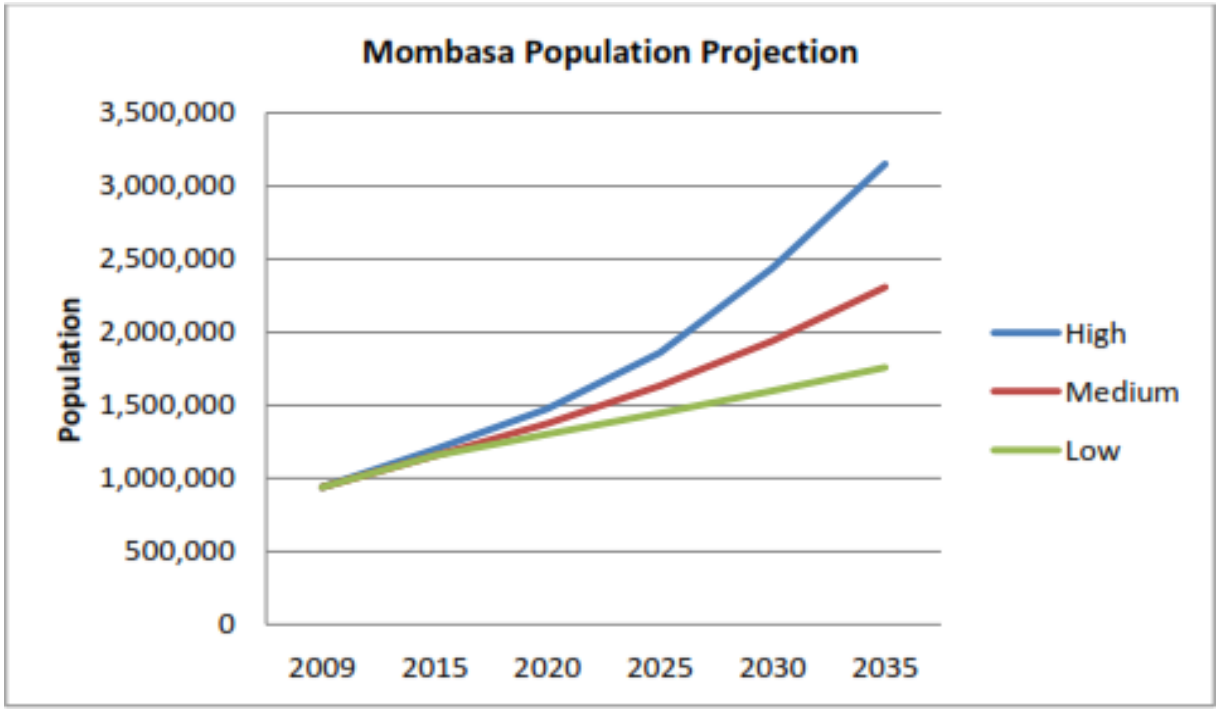
2.3 Population & Demography

Mombasa County had a population of *1,208,333* in the 2019 Census (610,257 males, 598,046 females, 30 intersex), up from 939,370 in 2009. This reflects steady growth at *2.5% annually* over the

last decade and *3.6% currently*. With a density of *5,495 persons/km²*, Mombasa is the most densely populated county outside Nairobi, and its population is projected to *exceed 2 million by 2035*. Youth account for *62% of the population*, creating rising demand for education, housing, health services, and employment. The table and graph below shows the population of male and female per Sub-County.

Table 2: Population of male and female per sub-county

Sub-county	Male	Female	Total	Key Planning Implications
Changamwe	150,857	144,252	295,109	Industrial and port-driven growth creates high housing and utility demand.
Jomvu	81,588	82,790	164,378	Peri-urban growth requires regulation of low- to medium-rise housing and infrastructure expansion.
Kisauni	147,145	152,031	299,176	Largest population; high densities (>5,000 persons/km²) need managed vertical growth and social amenities.
Likoni	73,174	73,923	147,097	Informal settlements and ferry-linked growth require redevelopment and provision of open spaces.
Mvita	76,385	77,788	154,173	Historic and commercial core; requires conservation alongside selective vertical development.
Nyali	108,478	108,998	217,476	Low-density estates consume excessive land per capita; zoning should promote more efficient land use.



Graph 1:Mombasa Population Projection (ISUDP)

Table 3: Mombasa Population projections (ISUDP)

Year	High Growth	Medium Growth	Low Growth
2009	939,370	939,370	939,370
2015	1,199,874	1,155,891	1,154,688
2020	1,476,718	1,373,991	1,302,332
2025	1,861,471	1,633,244	1,447,349
2030	2,440,223	1,941,413	1,599,558
2035	**3,150,995**	**2,307,729**	**1,757,572**

2.3.1 Age-cohort Analysis

AGE GROUP	2019		2025 Projection		2035 Projection	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
Below 5	74,725	73,178	89179	87333	127017	124388
5-9	64,527	65,459	77009	78121	109683	111267
10-14	57,144	58,280	68198	69553	97133	99064
15-19	47,544	53,189	56741	63478	80815	90410
20-24	68,822	75,911	76167	90595	108484	129033
25-29	69,827	72,801	83334	86883	118692	123747
30-34	61,353	60,864	73221	72637	104287	103456
35-39	47,078	42,035	56185	50166	80023	71451
40-44	40,098	31,720	47854	37856	68158	53917
45-49	30,665	21,602	36597	25781	52124	36719
50-54	19,855	13,602	23696	16233	33749	23121
55-59	13,871	10,201	16554	12174	23578	17340
60-64	8,649	7,385	10322	8814	14702	12553
65-69	5,391	4,852	6434	5791	9164	8247
70-74	3,076	3,319	3671	3961	5229	5642
75-79	1,436	1,609	1714	1920	2441	2735
80-84	722	1,136	862	1356	1227	1931
84-89	294	509	351	607	500	865
90-94	98	225	117	269	167	382
95-99	54	98	64	117	92	167
100+	14	59	17	70	24	100
Total	610,243	598,034	728285	713715	1037287	1016535
	1,208,277		**1442000**		**2033069**	

The emerging trend from the population structure shows that persons under 5 years are the largest single age group, persons aged between 20 and 40 carry the largest portion of the population and from there (40-100), the population gradually declines. The needs of the people vary with each age cohort, therefore necessitating a zoning plan that addresses them appropriately.

Persons below 5 years require that residential areas be integrated with health facilities that are equipped to handle maternal, paediatric needs and vaccination programs, early childhood development centres and small recreational areas such as parks.

Persons aged between 5 and 20 years require adequate learning institutions, health services, public spaces such as sports facilities, libraries and community centres among others. The zoning plan should allocate adequate land for such spaces preferably within the residential areas where they can be accessed easily.

Persons aged between 20 and 60 represent the workforce. The zoning plan should acknowledge the demand for employment, affordable housing, efficient transport and adequate recreation options by persons in this age cohort. Higher residential densities and mixed uses on land would help to address these needs in Mombasa County.

The aged population (60+ years) also makes up a significant portion of the population and requires appropriate housing and geriatric health care. The zoning plan should support mixed use on land to ensure that the daily needs of the people in this portion are within walking distance.

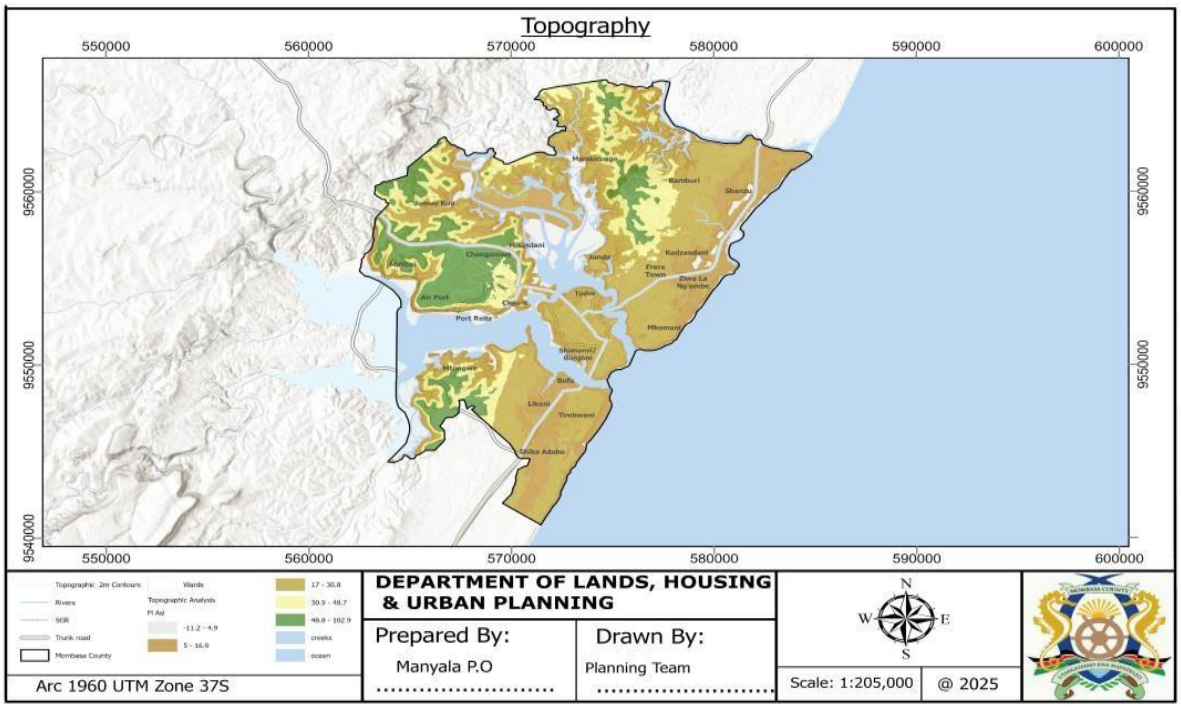
2.4 Physical and Natural Features

2.4.1 Topography

Mombasa's terrain is predominantly low-lying, with elevations ranging between *sea level and 132 meters above sea level***.** The Island and coastal strip are mostly flat, while Mainland North and West contain slightly higher undulating terrain. The low relief and high-water table increase vulnerability to flooding, drainage problems, and sea-level rise. This plan must therefore ensure it puts in place strategies to deal with flooding and other climate change-related issues-some of which are already affecting the city - stormwater drainage etc.

2.4.1.1 Slope

Most areas in Mombasa County have gentle slopes below 5%, particularly on the Island and coastal plains, making them generally suitable for construction. However, steeper gradients exist in escarpment zones and riparian areas around creeks, with some locations such as Mwakirunge recording slopes of over 14%. These steeper areas are more prone to erosion, drainage problems, and soil instability, influencing the type and intensity of land use that can occur there. (*Source: Department of Lands, Planning & Housing-Mombasa).* These areas will need to be protected from human settlement and other incompatible land uses.



Map 1: Topography of Mombasa County

2.4.2 Natural Features and Environmentally Sensitive Areas

The County contains critical natural assets, including *Tudor Creek, Port Reitz, Mtongwe mangroves, sandy beaches, and coral reef ecosystems*. These support biodiversity, tourism, and coastal protection but are threatened by pollution, informal settlements, and overexploitation. Mangroves provide natural flood and erosion buffers, while reefs and beaches sustain fisheries and tourism. Zoning must therefore incorporate protective overlays to safeguard these fragile ecosystems.



Figure 1: Mangrove and Beach

2.4.3 Soil suitability and adaptability

Mombasa's soils pose varied risks for construction, with weak coral rag and sandy deposits often limiting building heights unless reinforced. Events in the recent past suggest that the soil stability of Mombasa has been compromised by human activities that include sinking of soak pits and boreholes. Past failures highlight the consequences of neglecting geotechnical recommendations. On *11 November 2024*, a 17-storey residential building under construction in *Majengo*, a National Construction Authority probe linked the incident to *soil saturation from a nearby soakage pit*, which undermined excavations and foundations. Similarly, on *2 April 2025*, an 11-storey building at *Kilifi Corner (Fayaz Estate, off Abdel Nasser Road)* began sinking due to foundational weakness and unauthorized borehole drilling; it was demolished on *9 April 2025* in a controlled multi-agency operation led by the Kenya Defense Forces to avert disaster. These incidents illustrate how poor soils, compounded by weak regulatory compliance and unsafe water management practices, contribute directly to building instability.

2.4.3.1 Soils and plot heights:

To reduce such risks, high-rise development should be restricted to geotechnically stable zones (e.g., coral limestone areas in Nyali and Kizingo). In sandy or water-affected peri-urban soils, building stability is often compromised by weak foundations, high water tables, and soil saturation. These conditions increase risks of structural failure, as seen in recent collapse and demolition cases in Majengo and Kilifi Corner. In contrast, coral limestone zones such as Nyali, Likoni and Kizingo in Mvita offer more stable ground conditions that naturally support higher structural loads. The variation in soil stability across Mombasa has a direct influence on settlement density, building heights, and construction safety.



Figure 2: The building that was demolished at Corner Kilifi (LPH 2025 & Daily Nation respectively)

2.5 Infrastructure and Services

Infrastructure and services form the backbone of spatial organization in Mombasa and directly inform zoning prescriptions. The ISUDP (Vision 2035), the 2019 Population and Housing Census, and sectoral reports provide baseline information on current status, projected demand, and future interventions. In the zoning plan, these services must be safeguarded through dedicated zones, right of ways, and compatible land use classifications.

2.5.1 Access and circulation

Mombasa's transport system comprises trunk and county roads, rail, sea, and air links, forming a key hub for regional trade and mobility. The Nairobi–Mombasa corridor connects the port and industries to the national network, while Nyali Bridge, Makupa Causeway, and Kipevu routes provide Island access. The Standard Gauge Railway and Moi International Airport support passenger and cargo transport.

Despite this infrastructure, the city faces severe congestion at Island entry points due to port operations, ferry crossings, and commuter traffic. Planned projects like the Dongo Kundu bypass, Likoni Bridge, Shimanzi–Dongo Kundu link, and Buxton intermodal hub aim to ease congestion and enhance connectivity. About 10% of land is dedicated to transport corridors, which must be preserved. In high-density areas such as Kisauni, Likoni, and Jomvu, road widening and circulation improvements are needed to balance freight and local mobility



Figure 3: Aerial image of Nyali Bridge and an image of traffic congestion at Changamwe roundabout (LPH 2025)

2.5.2 Rights of Way

Corridors for utilities such as water, power, sewer, and telecommunications are often encroached upon by informal development, causing service interruptions and raising maintenance costs. By mapping and securing these corridors, planning ensures continuity of services and space for future extensions.

2.5.3 Water supply

Mombasa depends on external bulk sources, but supply falls short of demand, prompting reliance on boreholes and wells that cause groundwater depletion and salinity intrusion. According to the 2019 Population and Housing Census, 43.5% of residents rely on water vendors as their primary source, while only 32.9% access piped water, with others depending on boreholes, wells, and bottled water. Planning safeguards land for water pipelines, storage, and distribution, while also regulating settlement densities and routing in water-stressed areas. The table below shows Water supply projections.(Source Mombasa Gate City Masterplan 2018)

Table 4: Water supply projections

Items	Contents	Remarks
Target years and phases	Five target years: 2015, 2020, 2025, 2030, and 2035Three main phases: first (2020), medium (2025), and the horizon phase (2035)	
Population projections	Coast Province (total): 7,557,222 (2035)Mombasa County (included in total): population of 1,194,041 (2035)	Represents the medium model
Per capita water use	Class H (Home Type 1): 250 lpcdClass H (Home Type 2/3): 150 lpcdClass L (IC) (Home Type 4/5): 75 lpcdClass L (Non-IC) (Home Type 4/5): 40 lpcd	Based on Kenya MWI Standards
Water demand	Coast Province (total): 624,053 m^3/day (2035)Mombasa County (included in total): 312,554 m^3/day (2035)Urban Water Demand/Southern Region: 498,273 m^3/day (2035)	Total of 538,273 m^3/day (includes 40,000 m^3/day for rural supply)
Current water resources	Mizma Springs: 35,000 m^3/dayMarere Springs (with Pembwa): 12,000 m^3/dayBaricho Wellfield: 90,000 m^3/dayTiwi Aquifer: 13,000 m^3/dayNjoro Kuba Springs: 3,000 m^3/dayTana River: 1,400 m^3/dayShella Aquifer: 1,800 m^3/day	Capacities expected for Marere Springs, Baricho Wellfield, and Tiwi Aquifer following the completion of ongoing rehabilitation projects
Total	149,200 m^3/day	

2.5.4 Waste management

Solid waste generation exceeds collection capacity, with disposal sites lacking engineered safeguards, while only 15% of residents are connected to sewer systems. Most rely on on-site sanitation, leading to pollution and health risks. Planning addresses these gaps by identifying land for waste facilities, protecting drainage corridors, and ensuring buffers around treatment and disposal sites. The table below shows sewerage projections *(source ISUDP 2015)*

Table 5: Sewerage Projections

Items	***2015***	***2025***	***2035***
Population	1,153,891	1,633,244	2,307,729
Estimated Water Supply (excluding 20% UW)	92,355 m^3/day	191,099 m^3/day	249,847 m^3/day
Sewage Flow (m^3/day)	73,884 m^3/day	152,879 m^3/day	190,978 m^3/day
Sewage Flow including Infiltration (m^3/day)	7,388 m^3/day	15,288 m^3/day	19,988 m^3/day
Total Sewage Flow (m^3/day)	81,272 m^3/day	168,167 m^3/day	219,865 m^3/day
Infrastructure Required	Sewage collection, Treatment system		

2.5.5 Power supply

Electricity access covers most urban areas but remains inadequate in informal settlements, where outages, unsafe connections, and rising demand from port and industrial zones persist. Planning regulations secure space for substations and transmission corridors while accommodating future energy facilities to meet growing demand. The table below shows the number of customers with individual meters.

Table 6: Number of customers with individual meters (ISUDP)

Customers	**No of accounts**
Domestic	150,000
Small commercial	16,500
Big commercial/Industrial	400
Total	**176,900**

2.5.6 Public Amenities

Public amenities—including schools, health centers, social halls, police stations, markets, and open grounds—are vital for livability but are unevenly distributed across Mombasa.

- **Schools & Health Centers**: Existing facilities are overstretched, and peri-urban wards such as Kisauni, Jomvu, Changamwe and Likoni remain underserved. Planning frameworks identify and protect existing sites while guiding future land allocations to match projected

demand.

- **Social Halls & Police**: Concentrated in older neighborhoods, leaving new growth areas underprovided. Mapping and safeguarding land for these facilities ensures that future expansion is not compromised by competing uses.
- **Markets**: Facilities such as Kongowea (4.75 ha with 1,500+ stalls) remain critical economic hubs but suffer congestion and limited-service integration. Planning formally recognizes market land, secures buffers, and provides for future sites in expanding settlements.
- **Open Grounds**: Recreational land covers only 2.94 km² (1.32%), far below WHO standards. By identifying and reserving existing open spaces, and requiring minimum allocations in new developments, planning helps address the recreational land deficit.

2.5.7 Special Institutions

- ***State House:*** Requires strict buffer zoning and restrictions on incompatible land uses.
- ***Kenya Navy (Mtongwe Base):*** A strategic defence facility needing secure buffers and controlled civilian development.
- ***Prisons (Shimo-la-Tewa):*** The largest correctional facility, requiring secure zoning, service upgrades, and buffer areas; future relocation has been suggested to free prime land.

2.6 Culture and Heritage

Mombasa's cultural and heritage assets include Old Town, Fort Jesus (a UNESCO World Heritage Site), historic mosques and colonial-era buildings, as well as intangible traditions of the Swahili and Mijikenda communities. Beaches, coral reefs, and mangrove ecosystems such as Tudor and Mtongwe also form part of the county's cultural and ecological landscape.

These assets face pressures from overcrowding, pollution, urban encroachment, and incompatible development. Planning frameworks identify and protect heritage sites, conservation areas, and cultural landscapes, while mapping them into urban plans to safeguard their tourism, ecological, and community roles.



Figure 4:Fort Jesus & Old Town respectively (LPH 2025)

2.7 Land Use Patterns

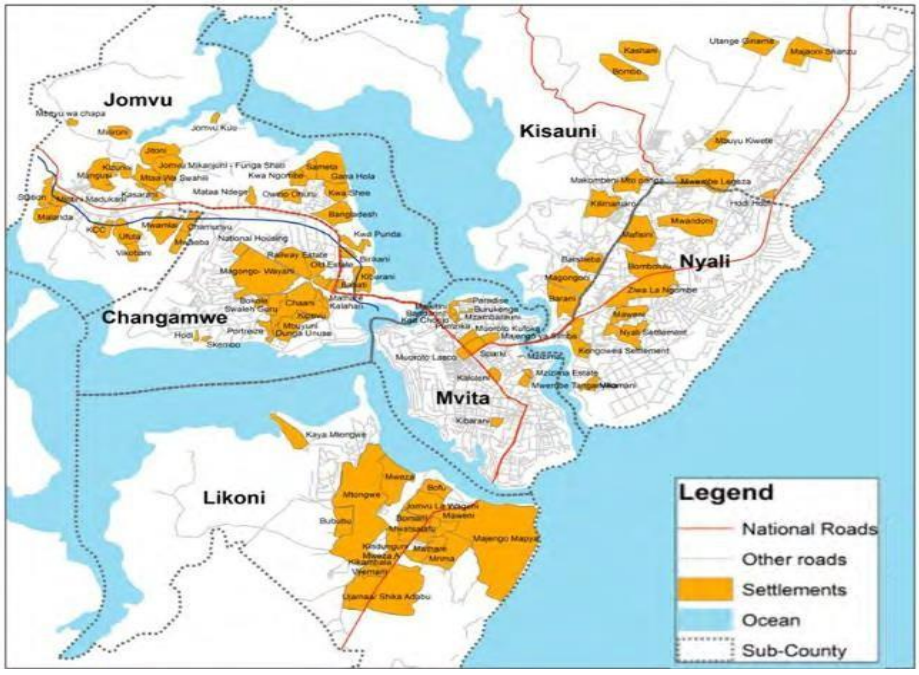
2.7.1 History of Land Use

Mombasa's land use has historically been shaped by its role as a coastal trading hub, port city, and administrative center. Early development was concentrated on Mombasa Island, which hosted Old Town, Fort Jesus, and colonial administrative functions. The colonial period expanded land use to include port infrastructure, administrative compounds, and European residential suburbs in areas such as Nyali and Kizingo. Post-independence, rapid population growth and rural–urban migration drove expansion into peri-urban areas like Kisauni, Likoni, and Jomvu, often through informal settlements without proper planning.

2.7.1.1 Land Tenure and Ownership

Land tenure in Mombasa is complex, comprising freehold, leasehold, public land, and widespread informal occupation. A distinctive feature is the *tenant-at-will system*, where occupants reside on land without formal ownership rights, alongside the *"house without land" arrangement*, in which households' own structures but not the land beneath them. These insecure arrangements, compounded by *absentee landlordism*, have left many residents vulnerable to eviction and discouraged investment in durable housing. Large coastal and peri-urban tracts remain underdeveloped or irregularly subdivided, while most construction on such lands proceeds without approvals or building permits. As a result, informal settlements now accommodate nearly two-thirds of Mombasa's population.

Planning frameworks, particularly zoning, address these challenges by *identifying and mapping tenure-related settlement patterns*, safeguarding land for public amenities, and applying development controls that link building rights to plot size and tenure clarity. This ensures that systems such as the "house without land" are recognized in planning, while guiding their transition toward more secure and orderly development. The table below shows distribution of Informal settlements in the County *(Mombasa Gate City Masterplan 2019)*



Map 2: Distribution of informal settlements in the county (MGCMP)

2.7.2 Existing Land Use Categories

Current land use in Mombasa is dominated by residential, industrial, port, and commercial functions, interspersed with institutional, recreational, and conservation areas. Based on ISUDP 2015–2035 land use analysis, the following distribution is noted:

- ***Residential:*** ~38% of total land, ranging from high-density informal settlements in Kisauni, Likoni, and Jomvu to low-density planned suburbs in Nyali, Tudor, and Kizingo.
- ***Industrial:*** Concentrated in ***Changamwe, Miritini, and Port Reitz***, accounting for ~15% of land.
- ***Port and transport infrastructure:*** About ***10%***, including the Port of Mombasa, SGR alignment, Moi International Airport, and trunk road corridors.
- ***Commercial:*** ~8%, with concentrations in Mombasa CBD, Island, Nyali, and Kongowea market precinct.
- ***Institutional:*** ~6%, covering schools, health facilities, administrative compounds, and prisons.
- ***Recreational and open space:*** ~1.3% (2.94 km²), including beaches, sports grounds, and parks, far below WHO standards.
- ***Conservation/natural:*** Mangrove areas, wetlands, and riparian zones along Tudor Creek, Port Reitz, and Mtongwe.

The imbalance between residential land (particularly informal settlements) and limited recreational or conservation space underscores the need for zoning reforms. Expansion of industrial and transport functions is projected to further compete with residential and ecological uses unless clear zoning protections and land readjustment mechanisms are implemented.

2.7.3 Land Use cover Change

Over time, Mombasa's land use has shifted significantly due to rapid urbanization, port expansion, and population growth. Between 1990 and 2019, residential land expanded from about *25% to 38% of total land area***,** largely through informal settlements in Kisauni, Likoni, and Jomvu. Industrial and port uses also grew to *~15% and 10%***,** respectively, driven by expansion of Changamwe, Miritini, and Port Reitz precincts. This growth has come at the expense of conservation and recreational land, which declined to just *2.94 km² (1.32% of land use)***,** far below international standards. Mangrove forests, sandy beaches, and open grounds have been encroached by unplanned housing, infrastructure, and commercial uses. These trends underline the urgency of zoning reforms to balance economic growth, residential expansion, and ecological protection.

2.8 Stakeholder Mapping

The zoning plan for Mombasa County requires collaboration among multiple stakeholders to ensure regulatory compliance, sustainable development, and efficient service delivery. Key institutions include national and county government agencies, regulatory bodies, utility providers, developers, community groups, and development partners. Agencies such as *NEMA, NCA, KETRACO, KPLC, KENGEN and KAA* are critical for environmental management, building standards, utility infrastructure, and airport-related safety. Engaging these stakeholders ensures the zoning plan aligns

with national policies, environmental safeguards, and infrastructure requirements. The table below shows various stakeholders. *(source Department of Lands, Planning & Housing-Mombasa)*

Table 7: Stakeholders (LPH)

Stakeholder Category	Specific Stakeholders / Institutions	Role / Interest in Zoning Plan
National Government Agencies	Ministry of Lands & Physical Planning, Ministry of Transport, KPA, NEMA, NCA, NMK, KCAA, KMA, KMFRI, KWS, KFS	Provide regulatory frameworks, sector guidelines, environmental and construction oversight, airport safety zoning
County Government	Mombasa County Planning Dept, Roads & Transport, MOWASCO, Public Health e.t.c	Implementation, permitting, monitoring, enforcement, infrastructure provision
Security & Defense	Kenya Defense Forces, National Police, Prisons Dept.	Ensure restricted zones, security buffers, emergency access
Utility Providers	KETRACO, KPLC, Telkom, MOWASSCO,KPC	Coordinate wayleaves, power and utility service provision, infrastructure alignment
Private Sector / Developers	Real estate developers, industrial investors, port operators	Compliance with zoning regulations, planning approvals, investment in infrastructure
Community & Civic Groups	Residents associations, local NGOs, informal settlement committees	Provide local knowledge, feedback, participate in consultations
Educational & Health Institutions	Schools, colleges, hospitals, clinics	Influence land allocation, buffer zones, facility expansion planning
Financial / Development Partners	Banks, World Bank, UN-Habitat, Kenya Private Sector Alliance	Provide funding, technical support, policy guidance
Environmental & Conservation Groups	Mangrove & marine protection NGOs, wildlife conservation groups,BMU's, MOTCO	Advocate for preservation of environmentally sensitive areas
Media		

2.9 Challenges and Recommendations

2.9.1 Challenges

- ***Insecure Tenure*** – Tenant-at-will, "house without land," and absentee landlordism fuel unregulated settlements and discourage investment.
- ***Informal Settlements*** – Nearly two-thirds of Mombasa residents live in unplanned areas without approvals, services, or proper infrastructure.
- ***Loss of Conservation Land*** – Recreational and ecological land has declined to only 2.94 km² (1.32%), threatening mangroves, beaches, and riparian zones.
- ***Unbalanced Land Use*** – Residential areas dominate (38%) while public amenities and open spaces remain limited.
- ***Unregulated Subdivisions*** – Small, undersized plots in peri-urban areas undermine safe, orderly development.
- ***Land Use Conflicts*** – Expansion of port and industrial areas competes with residential and ecological uses.

2.9.2 Recommendations (Zoning Responses)

- ***Tenure Regularization*** – Formalize insecure tenure systems and integrate them into planning frameworks.
- ***Settlement Upgrading*** – Enforce minimum plot sizes/building standards and extend infrastructure in informal areas.
- ***Conservation Protection*** – Map and secure mangroves, beaches, and riparian zones, with minimum open space standards.
- ***Balanced Land Allocation*** – Reserve land for schools, health facilities, markets, and recreational grounds.
- ***Subdivision Control*** – Link plot size to permissible building heights to curb unsafe land fragmentation.
- ***Land use compatibility*** – Separate industrial/port growth from residential and ecological areas to reduce competing pressures.

CHAPTER THREE

LEGAL, POLICY AND INSTITUTIONAL FRAMEWORK

3.1 Overview

This chapter outlines the legal, policy, and institutional framework that guides physical and land use planning in Kenya, with specific reference to zoning. It highlights the constitutional and legislative provisions that provide the foundation for planning, the policies and strategies that shape national and county-level priorities, and the regulations and guidelines that operationalize zoning standards. In addition, the chapter identifies the key institutions responsible for implementing, coordinating, and enforcing land use planning. Collectively, these frameworks ensure that zoning supports sustainable development, environmental protection, effective service delivery, and equitable access to land and resources.

3.2 Legal Framework

Act	Description	Relevance to Planning
Constitution of Kenya, 2010	Article 10 Establishes public participation as a national value Articles 60, 66, 176, and 186 establish principles of land use, and assign planning as a devolved function to counties.	Provides the constitutional basis for zoning, ensuring devolution, sustainability, equity, and public participation.
Physical and Land Use Planning Act, 2019	Sections 8–12 provide for preparation of national, county, and local physical and land use plans. Section 57 provides for development control; Section 72 establishes County Physical Planning Liaison Committees. Sections 102–115 provide principles of planning and citizen participation Section 104 requires counties to prepare integrated plans (CIDPs, sectoral, spatial).	statute guiding the preparation, approval, and enforcement of zoning plans at all levels. Links zoning to county planning and budgeting, ensuring community involvement.

Act	Description	Relevance to Planning
Land Act, 2012	Sections 9–12 classify land into public, community, and private. Sections 6–8 establish the roles of NLC in land management Sections 107–133 provide for compulsory acquisition	Provides the framework for applying zoning to different land categories and empowers NLC in securing land for public purposes.
National Land Commission Act, 2012	Section 5 outlines functions of NLC in management of public land.	Provides national oversight to ensure zoning aligns with land governance principles.
Survey Act, Cap 299	Sections 18–23 provide for cadastral surveys and boundary demarcation.	Supports accuracy in mapping and enforcement of zoning.
Land Registration Act, 2012	Provides for registration of interests in land and regulation of land subdivision (Sections 7–12).	Links zoning compliance to land registration and approval for land subdivision.
Urban Areas and Cities Act, 2011	Section 4 classifies cities, municipalities, and towns; Sections 36–48 provide for types of plans including IUDPs, spatial, sectoral, and action plans.	Ensures zoning is tailored to city/municipality classification and embedded in required planning instruments.
Environmental Management and Coordination Act (EMCA), 1999 (Amended 2015)	Section 42 regulates developments in fragile ecosystems Sections 57–59 require Environmental and Social Impacts Assessments (ESIA)	Safeguards environmental integrity in zoning and development decisions.
Public Health Act, Cap 242	Sections 115–118 prohibit nuisances and require healthy housing standards.	Aligns zoning with health, safety, and livability standards.
Water Act, 2016	Sections 144–147 establish protection of water catchments and riparian reserves; Section 30 mandates basin management authorities.	Ensures zoning protects water bodies and enforces riparian buffers.

Act	Description	Relevance to Planning
Valuation for Rating Act, Cap 266	Sections 3–9 provide for preparation of valuation rolls for property rating.	Links fiscal measures to zoning by aligning property taxation with land use categories.

3.3 Policies

Policy/Strategy	Description	Relevance to Planning
Kenya Vision 2030	Medium- to long-term development strategy that emphasizes sustainable urbanization and spatial equity.	Guides zoning as a tool for achieving planned and sustainable development.
National Spatial Plan (2015–2045)	Outlines spatial development corridors, regional balance, and urban hierarchy.	Provides a guiding framework for county-level zoning schemes.
Integrated Strategic Urban Development Plan (ISUDP)	Statutory medium-term plan that integrates spatial, sectoral, and investment priorities for urban areas.	Provides the primary framework for translating zoning policies into city and municipal land use plans.
National Housing Policy	Promote affordable, sustainable housing through densification and mixed-use areas.	Encourages zoning that supports efficient housing delivery.

3.4: Regulations and Guidelines

Regulation/Guide line	Description	Relevance to Planning
Physical and Land Use Planning Regulations, 2021	Operationalize the PLUPA by prescribing procedures for plan preparation, subdivision, amalgamation, and development permissions.	Translate zoning standards into enforceable regulations and provide tools for compliance.
Physical and Land Use Planning Handbook, 2025	Provides technical standards and operational guidelines for zoning implementation including plot ratios, setbacks, and special area guidelines.	Serves as the manual for applying zoning parameters.
Building Code / Building Regulations	Provides technical standards for building design, density, and site development.	Supplies enforceable parameters that zoning schemes adopt to regulate development.

3.5 Institutional Framework

Institution	Mandate	Relevance to Planning
Ministry of Lands, Public Works, Housing and Urban Development	Provides national policy direction on land use planning, housing, and urban development.	Sets national standards that guide county zoning schemes and spatial plans.
National Land Commission (NLC)	Manages public land, oversees compulsory acquisition, and monitors land use planning compliance.	Ensures land for public purposes is reserved in zoning schemes and plans.
Council of Governors (CoG)	Coordinates intergovernmental relations and supports devolved functions.	Harmonizes county zoning practices with national standards.

Institution	Mandate	Relevance to Planning
County Governments	Prepare, approve, and implement zoning plans and by-laws through County Assemblies.	Lead actors in zoning, development control, and enforcement at the local level.
County Executive Committee Member (CECM) – Lands, Planning & Urban Development	Provides executive leadership for county planning, land management, and urban development.	Oversees preparation and implementation of zoning plans, policies, and by-laws.
County Director of Physical and Land Use Planning	Technical officer responsible for drafting county spatial and zoning plans under PLUPA.	Provides professional expertise and ensures zoning plans comply with national standards and law.
County Physical Planning Liaison Committees	Hear and determine appeals on zoning and planning decisions.	Provide oversight, dispute resolution, and accountability in zoning enforcement.
National Environment Management Authority (NEMA)	Implements environmental safeguards through EIAs and SEAs.	Ensure zoning integrates environmental protection in sensitive ecological areas.
Director of Surveys (Survey of Kenya)	Provides cadastral surveys, boundary demarcation, and national geospatial data.	Supports accurate mapping and parcel demarcation required for zoning implementation.
Environment and Land Court (ELC)	Specialized court established under Article 162(2)(b) of the Constitution to adjudicate disputes on land use, planning, and environment.	Provides judicial oversight and binding decisions on zoning conflicts, appeals, and compliance.
Physical Planning Registration Board (PPRB)	Regulates the registration, licensing, and discipline of physical planners.	Ensures only qualified and licensed professionals sign into effect zoning and land use plans.

CHAPTER FOUR

GENERAL GUIDELINES

4.1 Overview

This chapter sets out the general regulations that will guide land use, development standards, and service provision across Mombasa County. The guidelines provide a uniform framework to manage growth, protect environmentally sensitive areas, and ensure equitable access to infrastructure and public amenities. They cover buffer zones, informal settlements, public institutions, health facilities, cultural and heritage facilities, schools, recreational spaces, and transport corridors.

4.2 Buffer and Environmentally Sensitive Areas (ESA)

This section outlines the development guidelines for ecologically fragile zones such as the oceanfront, riparian reserves, wetlands, creeks, and fish landing sites. The regulations aim to balance sustainable use with conservation, ensuring that these areas are protected while supporting limited, controlled economic and community activities as shown in the table below *(source Department of Lands, Planning & Housing-Mombasa)*

Table 8: Environmentally Sensitive Areas

		Buffer	**Permitted Development**	**permitted activities**	**institutions**	**access**
ESA	Ocean front	N/A	1.Temporary structure(Tourism , fishing ,safety and research) subject to approval by key institutions 2. Jetties	curio dealers, fishing, photography, research,	CGM, KWS,KMA, NEMA,KPA,T RA,KMFRI, Kenya hoteliers, WRA,KFS	unrestrict ed public access. The access should not be blocked
	Riperi an	N/A	Structures for: flood management, research, landscaping	recreation	CGM, KWS,KMA, NEMA,TRA,K MFRI,Kenya hoteliers,WRA, KFS	unrestrict ed public access. The access should not be blocked
	wetlan ds	<1 Acre (20 meters) >1 acre (50 meters)	N/A	Conservation	WRA,CGM,NE MA	unrestrict ed public access. The access should not be blocked
	Creeks					unrestrict ed public access. The access should not be

		Buffer	Permitted Development	permitted activities	institutions	access
						blocked
	Fish landin g site	N/A	Temporary structure for fishing related activities	Fishing, boat repair	KMRI,CGM	unrestrict ed public access. The access should not be blocked

4.3 Informal Settlements General Guidelines

Mombasa County has more than 80 informal settlements within the 4 zones i.e. Mainland North, Mainland South, Mainland West & Island. This is occasioned by the presence of absentee landlords and tenant at will scenarios as elaborated in Chapter 2 of this report. There have been various interventions towards providing direction on developments in these areas e.g., Issuing of certificates of occupancy in a STDM to create a database of all persons/squatters assisted in Kwa Bulo and also KISIP which used world bank guidelines to ensure minimal displacement and providing security of tenure for up to 0.005Ha of land. Bearing in mind the existence of plot sizes of upto 0.01 Ha in areas such as Majengo, Island Zone and the resultant effect Majengo has had on the neighborhood, this Zoning plan intends to provide general guidelines towards addressing the developments in informal settlements. These are tabulated below *(source Department of Lands, Planning & Housing-Mombasa)*

Table 9: Informal settlement General Guidelines (LPH)

Plot sizes	Ownership of Land	Planning Interventions	Densification	Regularization options
Minimum plot size 0.02Ha for single dwelling developments	Amalgamation of un-surveyed/unplanned land portions to enable co-ownership of title to land.	KISIP and CGM slum improvement programs to adhere to the standards and regulations of the subzone/s it falls on.	Plots resulting from planning interventions in informal settlements shall be primarily for single dwelling (one person dwelling house) with standards on shared sewer management system for improved community public health.	Lobbing development partners and other Government emergency to provide infrastructure

Plot sizes	Ownership of Land	Planning Interventions	Densification	Regularization options
Minimum Plot sizes of 0.04Ha for densified developments up to G+4	Plots resulting from planning interventions in informal settlements shall only be transferable through a process of succession.	For unique interventions not addressed in this Zoning Plan, A special area plan will be prepared for the informal settlement.	Plots for multiple dwelling (g+4) shall be of minimum 0.04 Ha to allow for proper sitting of storeyed development.	Ownership documents to be considered i.e. title deeds, occupancy rights with no right to sell, resettlement linked to housing programs with titles, or community titles with no right to sell.
	Absentee landlords with land rate arrears of more than 100million shall have their property forfeited to the CGM to enable planning in the interest of the occupants.	The CGM through its Ardhi Fund program and Rating Act (2025), acquire land occupied by tenant at will or absentee landlords for settling the occupants in a spatially organized manner.		
	Landlords with tenants at will arrangements and having land rates arrears of more than 50 million shall be forfeited to the CGM to enable planning in the interest of the tenants at will.	Acquisition of land for housing redevelopment with 60% set aside for the squatters (public housing redevelopment schemes)		
	Land sharing - portion of land left to landlord and reminder to be planned for informal settlement planning			

4.4 Public Institutions Guidelines

Public institutions are integral to community development and service provision. The zoning plan prescribes plot size standards, building coverage, and height limits to guide the location and design of schools, police posts, religious facilities, and other institutions. This ensures adequate land is reserved and integrated into neighborhoods without creating land use conflicts. The table below shows public institution guidelines. (Source Department of Lands, Planning & Housing-Mombasa)

Table 10: Public Purpose Standards

Public Purpose Facility	**Min. Plot Size (Ha)**	**Max. Ground Coverage %**	**Plot Ratio**	**Maximum Allowed Height (Floors)**
Religious Institutions	0.05	70	1:3	3
Police station	1	60	1:2.4	4
Police post	0.02	80	1:0.8	1
Rehabilitation center	0.1	30	1:1.8	3
Community hall	0.3	50	1:1.5	3
Orphanage	1	25	1:0.5	2
Socio – Cultural center/ Exhibition cum fair ground	15	10	1:0.2	2
Fire station	0.5	20	1:0.4	2
Prison	16	10	1:0.3	3
Juvenile home	2	25	1:0.75	3
Cemeteries and Crematorium	**Cemetry** A minimum setback of 3m from the right-of-way for plots fronting roads where no above-ground structure may be constructed. • A minimum height of 1.5m for a perimeter fence • Provide a buffer comprising either a 20m vegetated area with trees or a 15m road reserve. Areas Recommended for establishment of cemeteries I. On a ground where the water table is not higher than 3- 4m below the ground surface			

II. Away from rocky grounds.

III. Away from areas at risk of flooding

IV. In areas with firm and non-porous soils

V. Away from water sources to avoid contamination

VI. Away from busy routes where funeral processions would not interfere with traffic.

VII. At the periphery of urban areas

VIII. Prohibit direct access through major highways

IX. Decommissioned cemetery sites shall be available for other uses such as parks, car and lorry parks.

X. Provide minimum land requirement based on the catchment population as shown in the table below.

	Catchment population	**Minimum Size (ha)**
1.	1-5,000	1.0
2.	5000-15000	1.5
3.	Upto 100,000	10.0

2. Crematoriums

- The minimum land size is 2.0 ha.
- Provide a buffer of 100m from a crematorium (vegetated area with trees) taking into consideration the nature of the wind, topography and the distance between emission points and neighbouring uses.

A. Locate:

- In areas accessible by public transport
- In a woodland setting, or an area of undulating ground with good natural features
- In areas with adequate water, electricity and drainage services.

B. Consider the direction of the prevailing wind on locating the site

	• Allow vertical development for optimal utilization of space • Ensure compatibility with neighbouring land uses • Prohibit direct access through major highways

4.5 Health Facilities Guidelines

The zoning framework provides differentiated standards for health facilities at national, county, sub-county, and community levels. These guidelines ensure that land allocation and development intensity for health services meet population needs, comply with national health policy, and are distributed equitably across zones. The table below shows Health Facilities Standards. *(source Department of Lands, Planning & Housing-Mombasa)*

Table 11: Health Facilities Standards

Type of use proposed	**Min. Plot Size (Ha)**	**Max. Ground Coverage %**	**Plot Ratio**	**Maximum Allowed Height (FLOORS)**
Level 6: National Teaching and Referral Hospitals and specialized hospitals	14	25	1: 2	8
Level 5: County Referral Hospitals and large private/mission hospitals	10	25	1: 1.5	6
Level 4: Sub-county hospitals and medium-sized facilities	1	30	1:0.9	3
Level:3A & B Health Centres	0.2	30	1:0.9	3
Level 2: Dispensaries and clinics	0.1	40	1:0.8	2
Level 1: Community Health Units	0.05	40	1:0.8	2
Veterinary hospital	5	30	1:0.6	2

4.6 Cultural and Heritage Facilities Guidelines

Cultural and heritage assets are a defining feature of Mombasa. Zoning provisions safeguard land for museums, theatres, libraries, and cultural centers, ensuring accessibility and integration with transport systems. These guidelines promote preservation of cultural identity while supporting tourism and community cohesion. The table below shows Cultural and Heritage Facilities *(source Department of Lands, Planning & Housing-Mombasa)*

Table 12: Cultural Heritage Facilities Guidelines

CULTURAL AND HERITAGE FACILITIES						
Cultural Centres	0.2	60%	1:1.8	3	N/A	Accessible public transport stop; ramps and lifts if >1 floor.
Public Libraries	0.2	60%	1:1.8	3	N/A	Barrier-free entries, low-height counters.
Art Galleries / Exhibition Halls	0.1	70%	1:2.1	3	N/A	Accessible galleries, tactile signage.
Museums	0.2	50%	1:1.5	3	N/A	Elevator for multi-storey; bus stop nearby.
Performing Arts Theatres	0.5	60%	1:1.8	3	50 m	Reserved accessible seating; ramps to stage/backstage.

4.7 Schools and Educational Institutions Guidelines

Zoning for educational facilities ensures equitable access to learning opportunities across all settlement zones. The guidelines prescribe minimum land sizes and development standards for ECDE, primary, secondary, and tertiary institutions, ensuring facilities are safe, inclusive, and aligned with projected population growth. The table below shows Schools and Educational Institutions.

Table 13: Schools and Educational Institutions Guidelines

Type of use proposed	Min. Plot Size (Ha)	Max. Ground Coverage %	Plot Ratio	Maximum no. of floors allowed
ECDE	0.1	25	1:0.5	2
Comprehensive schools	1.2	25	1: 0.8	3
Senior Secondary schools	3.4	30	1: 0.9	3
Special schools	3.5	30	1: 0.6	2
Youth polytechnic	3.5	30	1: 0.6	2
Research institute	10	20	1: 0.6	4
University	50	10	1: 04	4
Engineering College, National Polytechnic	10	20	1: 08	4
Medical training college	10	20	1: 08	4
Management training/ teachers training institute	5	30	1: 1.2	4

4.8 Recreational Facilities Guidelines

Recreational spaces contribute to public health, resilience, and environmental balance. The zoning plan sets aside land for parks, playgrounds, sports facilities, and leisure areas. Guidelines emphasize accessibility, safety, and integration of recreational spaces into residential and mixed-use zones to enhance quality of life. The table below shows Recreational Facilities. *(source Department of Lands, Planning & Housing-Mombasa)*

Table 14: Recreational Facilities

Facility / Use	Min. Plot Size (Ha)	Max. Ground Coverage (%)	Plot Ratio	Max. Height (Floors)	Recommended Buffer from Nearest Residential (m)	Accessibility (Service Radius / Access Standard)
Gardens	1	10% for the permitted development	N/A	1(ancillary only)	N/A	provide universal (PWD)
Public Parks	5					access and multiple entry points. at least 50 % of its edges Should be fronted by roads
Playgrounds	0.1	Only ancillary facilities	N/A	1 (ancillary only)	N/A	barrier-free paths, safe crossings .
Picnic Sites	0.1	Only ancillary facilities	N/A	1 (ancillary only)	N/A	Parking near entrance, footpaths for wheelchairs, shaded areas.
Hiking and Nature Trails	Linear corridors 2-5km	Only ancillary facilities	N/A	1 (ancillary only)	N/A	Universal access at main trailheads; signage every 200 m.
Campgrounds	1	Only ancillary facilities	N/A	1 (ancillary only)	N/A	Vehicular and pedestrian access; accessible washrooms.
Golf Courses	10	1%	N/A	1 (clubhouse)	100 m vegetated buffer along the plot	Main entry from arterial road;

Facility / Use	Min. Plot Size (Ha)	Max. Ground Coverage (%)	Plot Ratio	Max. Height (Floors)	Recommended Buffer from Nearest Residential (m)	Accessibility (Service Radius / Access Standard)
					edges	internal paths.
Botanical Gardens	2	1%	N/A	1	N/A	Public transport stop, paved accessible paths.
Open-air Amphitheatres	1	10%	N/A	1	10m + sound barrier	Parking on-site; drop-off zones; accessible seating.
Football Pitches	1	1%	N/A	1	N/A	Entry and Exit, Accessible toilets & ramps.
Basketball Courts	0.1	Only ancillary facilities	N/A	1	N/A	Paved approach; no steps at entry.
Tennis Courts	0.1	Only ancillary facilities	N/A	1	N/A	Level paths, seating for PWD.
Swimming Pools	0.3	Only ancillary facilities	N/A	1	N/A	accessible change rooms.
Stadium	3	10%	N/A	3	N/A	Universal access with multiple entry and exit points.
Gymnasiums / Fitness Centres	0.05	80%	1:4	5	Setbacks 3m front, 1.2m for side and rear	Elevator if >1 floor; wide doorways.
Amusement and water Parks	1	Only ancillary facilities	N/A	1	N/A	Main access from arterial; accessible rides & toilets.

4.9 Transportation and Right-of-Way Guidelines

Transport corridors and wayleaves form the backbone of the zoning framework. These guidelines regulate non-motorized transport, cycling lanes, parking, landscaping, street furniture, and utility corridors (pipelines, fibre optics, power). Proper planning and protection of rights-of-way ensures mobility, safety, and efficient service delivery within all zones. The tables below shows transportation and right-of-way guidelines.

4.9.1 Transportation

Table 15: Transportation Guidelines

Facility	Recommended Standards/Features	Area of Interest	Design	Institutions Involved
Non-Motorized Transport(pedestrian)	Minimum of 1.5m on 9m-15m widths roads (neighborhood roads) and 3m for 18m-60m width roads (collector and trunk roads)	Should be provided across the county in a phased approached; with priority given to commercial areas/streets	Pervious blocks with low thermal reflectivity with grade separation from the carriage way integrating tactile designs and universal access	CGM, Road Agencies, KRB, Neighborhood Associations, CDF Boards, Development Partners
Cycling Lane	Minimum width of 1.5m on collector roads below 30m width and 3m for trunks roads above 30m width	Island Zone, Links Road and Roads which are dual carriage in nature	Grade separated from the carriage way with a dedicated lane and color coded for easy identificatio n	CGM, Road Agencies, KRB, Developme nt Partners, CDF Boards
Landscaping	Use of indigenous Plants and Flowers and domesticated exotic species of shallow roots	CBD, Dual carriage ways and collector streets of above 18m width	To be located on the road reserves, medians and grass parklets on road truncations	CGM, Road Agencies, KRB, Developme nt Partners

Facility	Recommended Standards/Features	Area of Interest	Design	Institutions Involved
Street Furniture	Use of Benches, Table Tops, Planters, Bollards, Outdoor bins, water points,streetlights	Should be provided across the county in a phased approached; with priority given to commercial areas/streets	Use of concrete materials and plastic fibre with colors earth tone colors	CGM, Road Agencies, KRB, Developme nt Partners
Intersection Designs	Slip lanes to be introduced on T-junctions on roads with 18m width and above with curb separation of traffic	Island Zone, Nyali, Mall Entrances, and Roads which have single lane traffic	Grade separated	CGM, Road Agencies, KRB, Developme nt Partners
On-Street parking	Flush parking recommended only on roads of 15m width and above but prohibited on class A and B road	Across the county with priority on commercial areas	Located on the curb side of the road	CGM, Road Agencies, KRB, Developme nt Partners

Facility	Recommended Standards/Features	Area of Interest	Design	Institutions Involved
Bus shelters, Shades and racks	Recommended near junctions of roads of not less than 9m width. Bus shelters to be constructed on approved stops along the major routes	Across the county	Shades of 2.4m height and racks of spacing of 0.6m. They should not obstruct visibility and traffic on the road	CGM, Road Agencies, KRB, Development Partners, CDF Boards
Information Technology	Traffic cameras, Traffic Lights, Air Quality Sensors, Traffic Counters	Priority given to commercial areas/streets	Located on major intersections and roads of 9m width and above	CGM, Road Agencies, KRB, Development Partners

4.9.2 Right of Way

Table 16: Right of Way Guidelines

Facility	Recommended Standard/Feature	Areas of Interest	Design	Institutions
Pipelines	5om buffer from nearest development	Industrial Zones and in Select County Areas (Port area, Pungu Fuel, Dongo Kundu SEZ, Changamwe refinery	Burrowed in the Ground with markers on the Ground Surface	CGM, KPC, KPRL, KPA, KENGEN, EPRA, NLC Private Firms

Facility	Recommended Standard/Feature	Areas of Interest	Design	Institutions
Water Mains	Along road reserves	Across the County	Burrowed in the Ground with markers on the Ground Surface Ideally located at the furthermost periphery of the road	CGM, CWWDA, CDA, MOWASCO, NLC
Internet/Fibre Cables	Dig smart duct	Across the County	Burrowed in the Ground on the furthermost periphery of the road or Overhead along the powerlines	CGM, CA KPLC, NLC, Private Firms

CHAPTER FIVE

LAND USE ZONES, STANDARDS AND REGULATIONS

5.1 Overview

This chapter sets out the zoning framework for Mombasa, outlining the zones and their respective sub-zones together with permitted, restricted, and prohibited land uses. It also provides guidelines to regulate density, building form, and development standards in line with the county's physical and land use planning objectives.

5.2 Urban Design

A key new feature of the plan is the introduction of *color codes for structures***,** where different types of buildings will be assigned distinct colors depending on their location across zones as described in the table below. *(source Department of Lands, Planning & Housing-Mombasa)*

Table 17: Color Codes (LPH)

Area	Subzones	Building Color Code
Mombasa Island	All Island Subzones (Excluding Old Town)	Bermuda Blue + White
Oceanfront areas	• Mkomani commercial • Shelly Beach commercial & hospitality • Shanzu Commercial • Mombasa Beach	Beige + White + Cream
Residential zones	Dominantly Residential Areas	Beige + White (recommended but not mandatory)
Institutions & Public Purpose institutions		Beige + White+ Coral yellow
Old Town (heritage Areas)	Heritage Hotspots	MOTCO & NMK standards
Other Subzones		Not Specified

This system enhances visual identity, supports orderly urban design, and aids enforcement by making land use distinctions more visible. The chapter also incorporates special conditions for developments seeking exemptions, such as additional floors or mixed uses, which must comply with prescribed standards relating to access, plot size, infrastructure, and waste management.

5.3 Zones and Sub-Zones

The process of delineating land use zones boundaries was guided by structuring elements such as road networks, neighborhood characteristics, natural features, existing land use trends and developments, building typology and geographical location of the area. The process of determining appropriate building heights was guided by criteria such as access, traffic and neighborhood pattern. Based on spatial location Mombasa County is zoned into four distinct zones namely:

(i) Mombasa Island

(ii) Mainland North

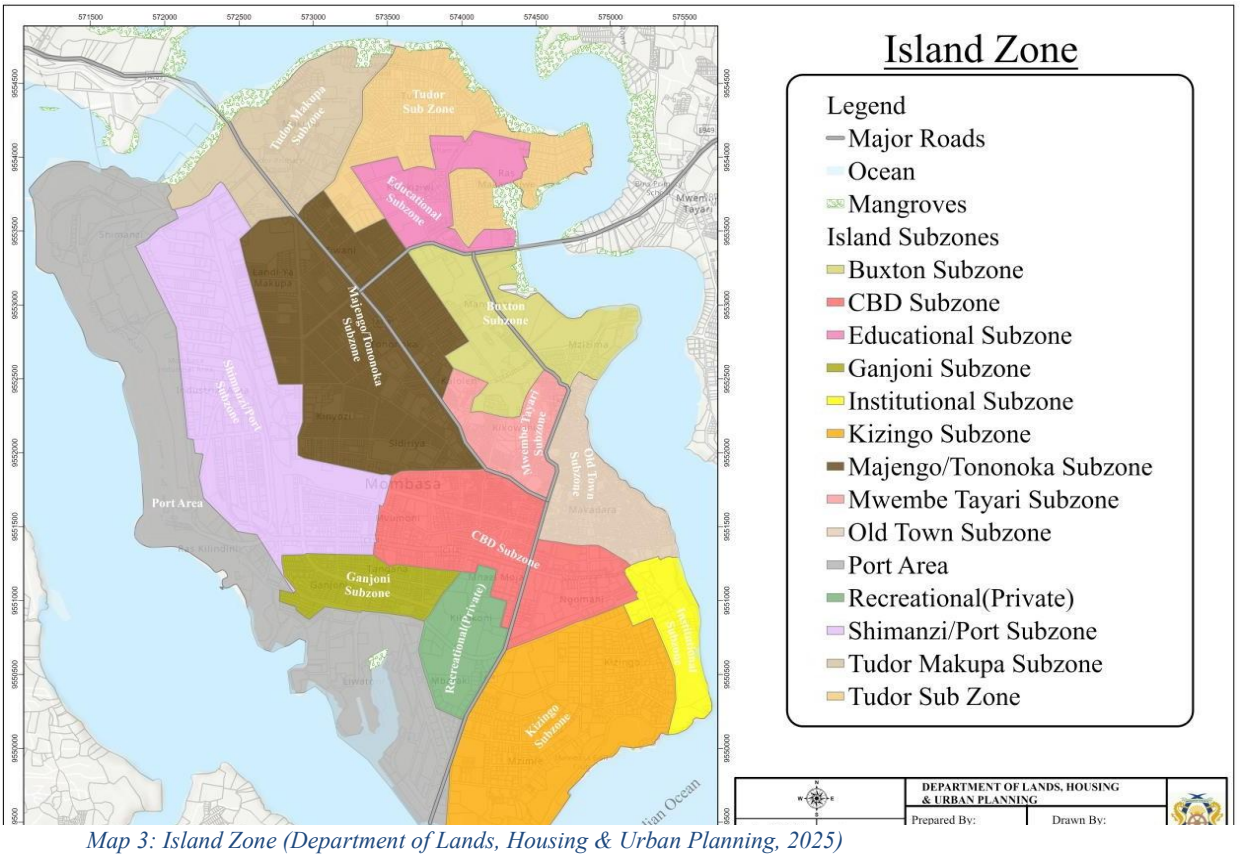
(iii) Mainland South

(iv) Mainland West

The above zones were further subdivided into subzones with some subzones having neighborhoods.

5.4 Mombasa Island Zone

Mombasa Island is the whole area accessed from Mombasa Mainland West from Makupa Causeway, Likoni Channel from the South and Nyali Bridge from the North. Below is a map of Mombasa Island Zone highlighting the dominant land use standards and regulations and summaries of permitted, restricted and prohibited land uses under them. The Subzones within Island Include; Kizingo subzone, CBD,Majengo/Tononoka Sub-zone etc.

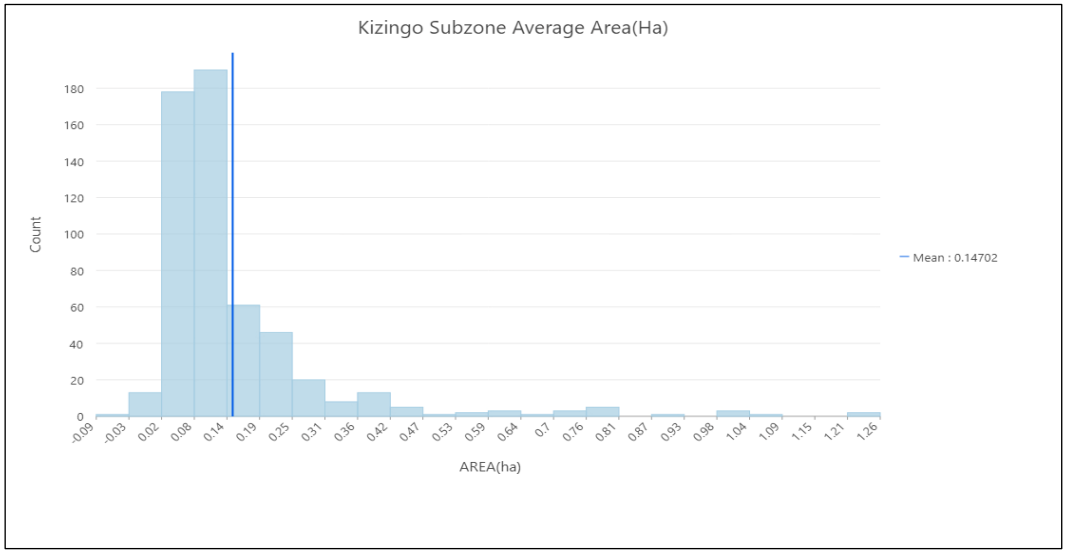


Map 3: Island Zone (Department of Lands, Housing & Urban Planning, 2025)

5.4.1 Kizingo Subzone

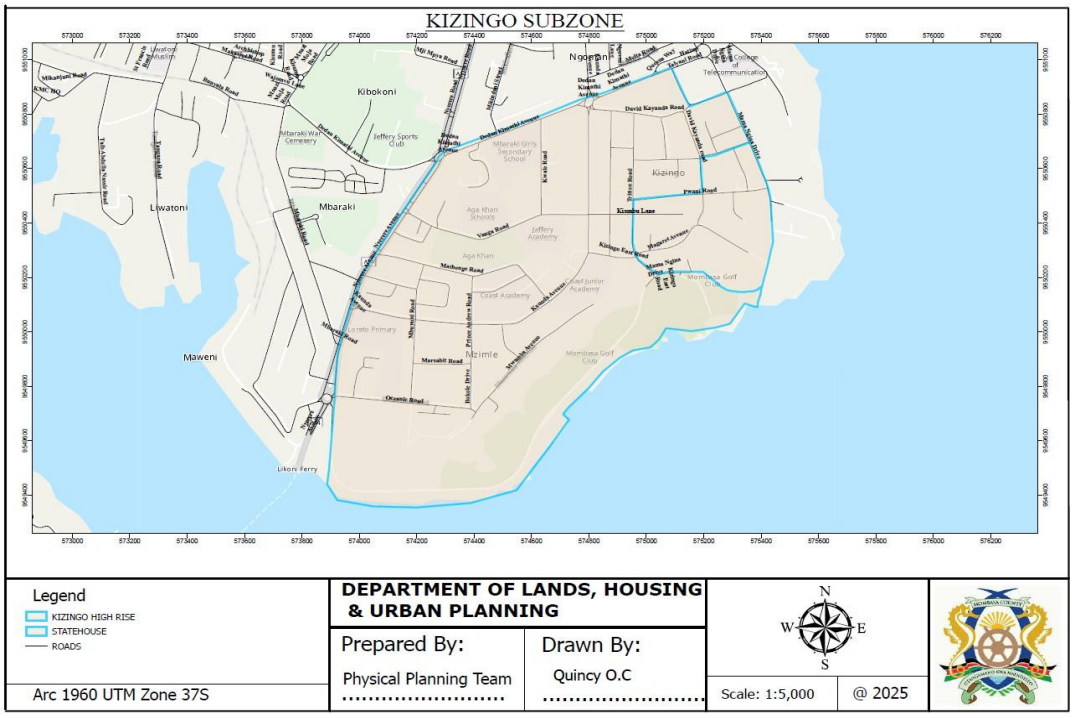
This subzone is divided into two neighborhoods, Kizingo high rise and Kizingo State House

Average Plot Size Distribution
To assess development intensity, an analysis of plot areas against the total number of plots was undertaken.



Graph 2: Kizingo subzone avrage area (Ha)

The graph above illustrates the relationship between plot size and number of plots in the Kizingo Subzone, providing an indication of land subdivision trends and density.



Map 4: Kizingo Subzone (LPH)

Source: Department of Lands, Housing & Urban Planning, 2025

Table 18: Kizingo Subzone

	Neighborhoods	Land Use	Standards						
			Plot Ratio	Max Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
							Front	Side	Rear
Kizingo	Statehouse	Residential	1:2.8	55	G+4	0.1	6	3	4
	Kizingo-Highrise	Residential	1:8	84	G+9	0.2	3	1.5	1.5
	Remarks: i. Road width factor to be considered for building heights. Dedan Kimathi Rd -30m (Highrise neighborhood) and David Kayanda Rd - 15m (Statehouse neighborhood) ii. ii. Buildings above 10 floors to be subjected to change of user capped at G+19 (under special conditions) iii. Plot coverage is calculated using the shortest length of a plot as frontage.								

Source: Department of Lands, Housing & Urban Planning, 2025

5.4.1.1 Permitted Developments

- Residential – Bungalows, multi-family dwellings (multi-storey flats/apartments), detached, semi-detached.
- Commercial -Hostels, Corner shops, small shopping centres, private health facilities (dispensaries, nursing home, etc.) , gymnasium, private library, banks/ ATM.
- Educational: Day care centres, Schools, technical training centres,
- Public purpose: old age homes, community halls, police posts., religious premises
- Recreational: Parks and Playground

5.4.1.2 Restricted Activities

- Light Industries: petrol stations
- Commercial: restaurants and hotels, Printing presses, cinema halls, auditoriums, markets for retail goods
- Public Purpose: municipal, county and central government offices.
- Public utility:water/sewerage pumping stations, water works, fire stations, telephone exchanges/mobile towers.

5.4.1.3 Prohibited Activities

- Industrial: large and extensive industries: noxious and hazardous industries, Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Workshops for motor vehicles- matatu/boda-boda/buses etc, Slaughterhouses.

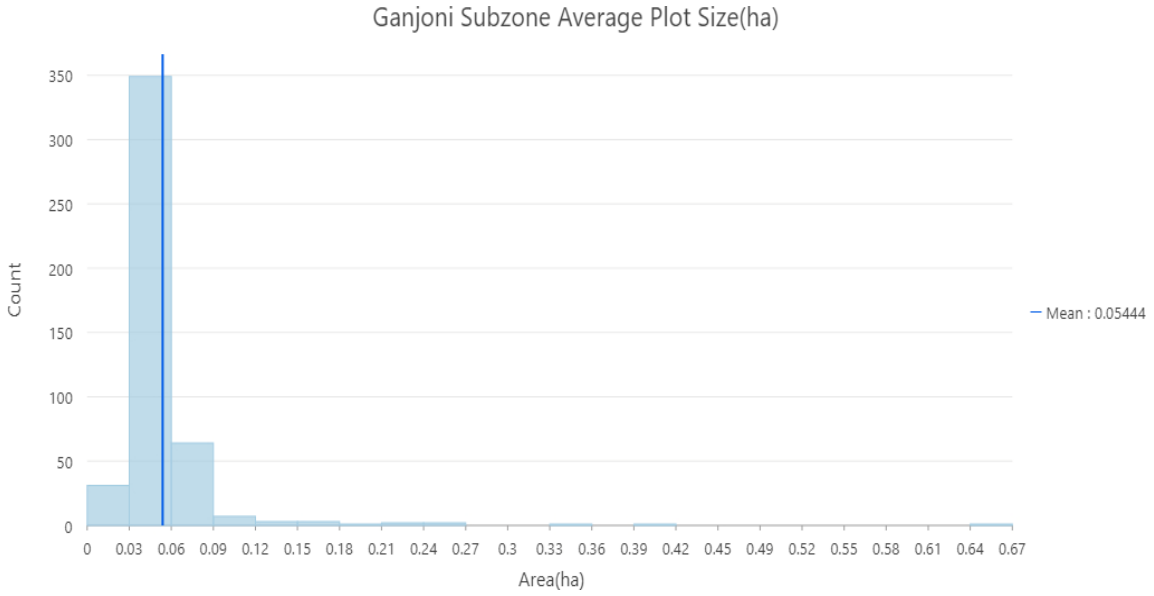
- Public Utilities: sewage treatment plant/disposal works, water treatment plant, solid waste dump.

5.4.2 Ganjoni

Ganjoni is one of the established residential areas on Mombasa Island, traditionally associated with middle-income housing. The sub-zone is characterized by a mix of apartment blocks, old colonial- era houses, and infill developments. Its strategic location near the CBD and the port has made it attractive for residential.

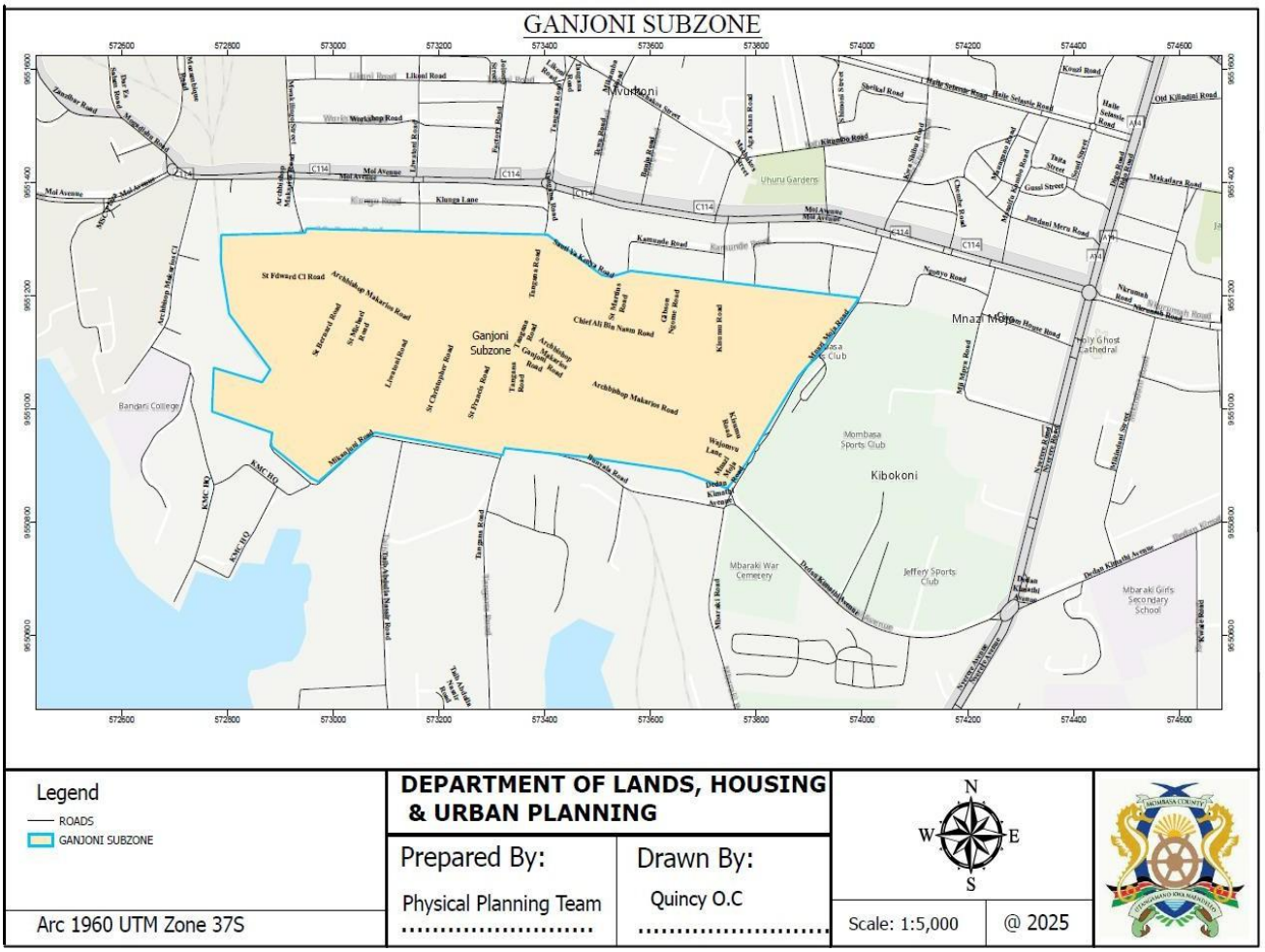
Average Plot Size Distribution

To assess development intensity, an analysis of plot areas against the total number of plots was undertaken.



Graph 3: Ganjoni Subzone average plot size

The graph above illustrates the relationship between plot size and number of plots in the Ganjoni Subzone, providing an indication of land subdivision trends and density.



Map 5: Ganjoni Subzone (LPH 2025)

Table 19: Ganjoni Standards

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Ganjoni Subzone	Residential	1:8	80	G+9	0.1	3	1.2	1.2
	Remarks: i) Road width factor to be considered for building heights Archbishop Makarios Road - 30m ii) Buildings above 10 floors to be subjected to change of user capped at G+17 (under special conditions) iii) Plot coverage is calculated using the shortest length of a plot as frontage.							

5.4.2.1 Permitted Developments

- Residential – Bungalows, multi-family dwellings (multi-storey flats/apartments), detached, semi-detached.
- Commercial -Hostels, Corner shops, small shopping centres, private health facilities (dispensaries, nursing home, etc.) , gymnasium, private library, banks/ ATM.
- Educational: Day care centres, Schools, technical training centres,
- Public purpose: old age homes, community halls, police posts., religious premises
- Recreational: Parks and Playground

5.4.2.2 Restricted Activities

- Light Industries: petrol stations
- Commercial: restaurants and hotels, Printing presses, cinema halls, auditoriums, markets for retail goods
- Public Purpose: municipal, county and central government offices.
- Public utility:water/sewerage pumping stations, water works, fire stations, telephone exchanges/mobile towers.

5.4.2.3 Prohibited Activities

- Industrial: large and extensive industries: noxious and hazardous industries, Warehousing, storage go-downs of perishables, hazardous, inflammable goods,

Workshops for motor vehicles- matatu/boda-boda/buses etc, Slaughterhouses, hospitals treating contagious diseases (e.g. Tuberculosis)

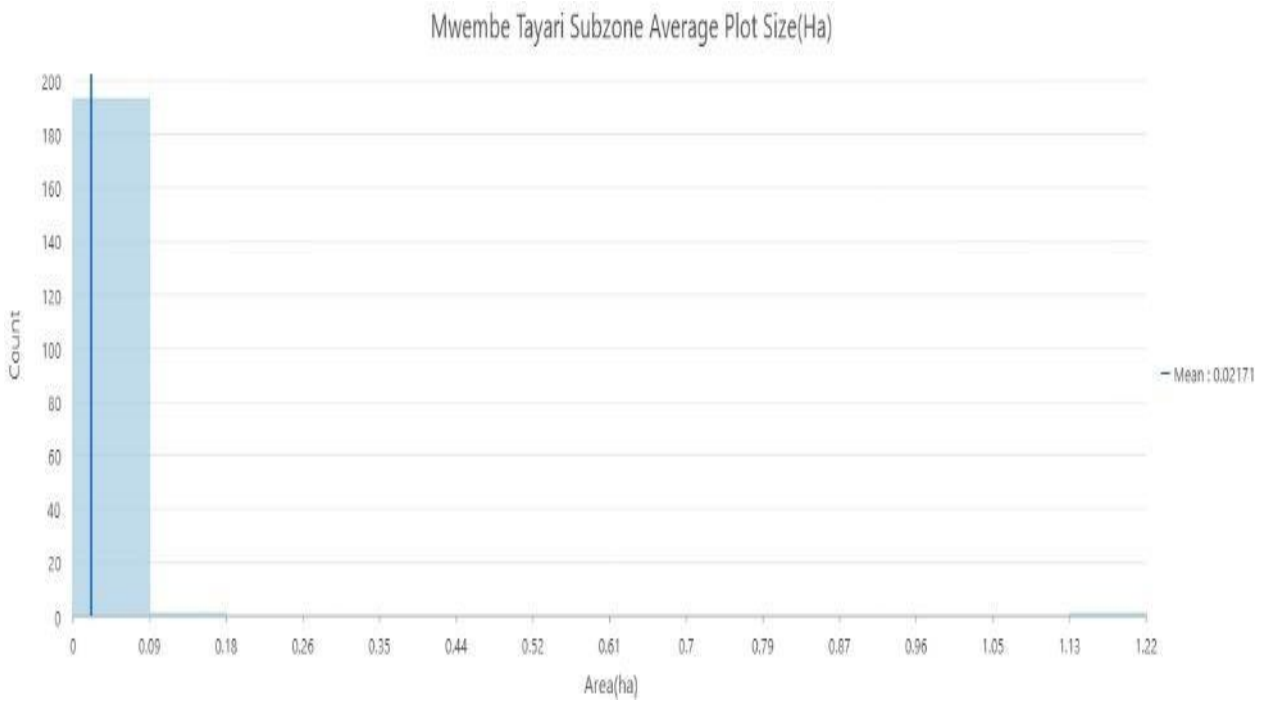
- Public Utilities: sewage treatment plant/disposal works, water treatment plant, solid waste dump.

5.4.3 Mwembe Tayari Subzone

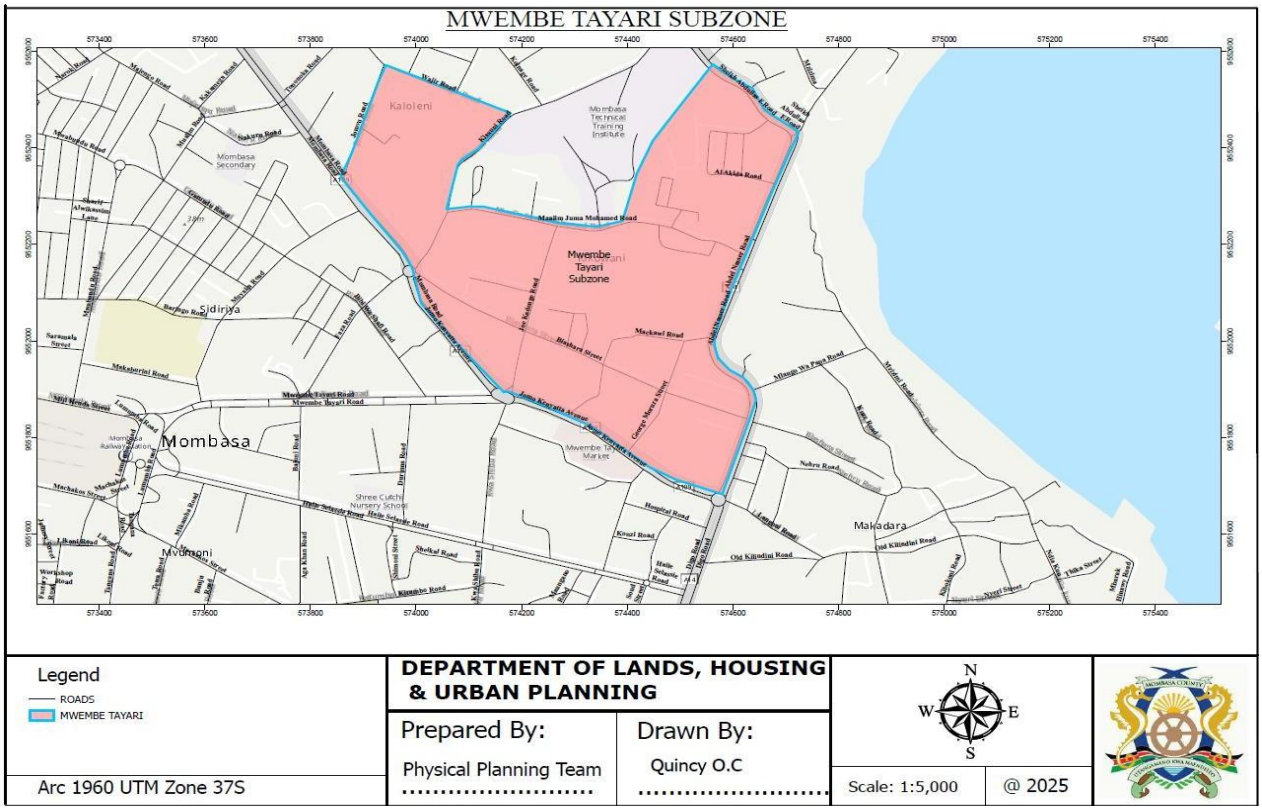
Mwembe Tayari has been divided into two zones to balance residential and commercial needs. Mwembe Tayari–Kaloleni is designated as a residential area, allowing developments of up to Ground plus four floors (G+4) to provide medium-density housing near the city core. In contrast, Mwembe Tayari–Commercial is set aside as a business district, incorporating major hubs such as Marikiti Market and Biashara Street that drive trade, retail, and daily commerce. This zoning approach aims to reduce congestion, enhance land use efficiency, and clearly separate residential areas from high- intensity commercial activity, while sustaining Mwembe Tayari's role as a key urban center within Mombasa Island.

Average Plot Size Distribution

To assess development intensity, an analysis of plot areas against the total number of plots was undertaken. The graph below illustrates the relationship between plot size and number of plots in the Ganjoni Subzone, providing an indication of land subdivision trends and density.



Graph 4: Mwembe Tayari Subzone average plot size (LPH 2024)



Map 6: Mwembe Tayari Subzone (LPH 2025)

Table 20: Mwembe Tayari Subzone Standards

	Neighbourhoods	Land Use	Standards						
			Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
							Front	Side	Rear
Mwembe Tayari Subzone	Mwembe Tayari (Kaloleni)	Residential	1:2	80	G+2	0.05	1.2	1.2	1.2
	Mwembe Tayari (Biashara)	Commercial	1:2	80	G+2	0.05	1.2	1.2	1.2
	Remarks: i. Road width factor to be considered for building heights Joe Kadenge Road – 15m for Kaloleni neighbourhood and Biashara Street - 9m for Biashara Neighbourhood ii. Plot coverage is calculated using the shortest length of a plot as frontage.								

5.4.3.1 Permitted Developments

- Residential – Bungalows, multi-storey flats/apartments).

- Commercial - Corner shops, small shopping centres,wholesale and retail shops, restaurants and hotels, Printing presses,private health facilities (dispensaries, nursing home, etc.), gymnasium, private library, banks/ ATM.

- Public purpose: old age homes, community halls, police posts., religious premises

- Recreational: Parks and Playground

5.4.3.2 Restricted Activities

- Light Industries: petrol stations

- Commercial: cinemas, night clubs

- Public Purpose: municipal, county and central government offices.cemetries

- Public utility:water/sewerage pumping stations, water works, fire stations, telephone exchanges/mobile towers.

5.4.3.3 Prohibited Activities

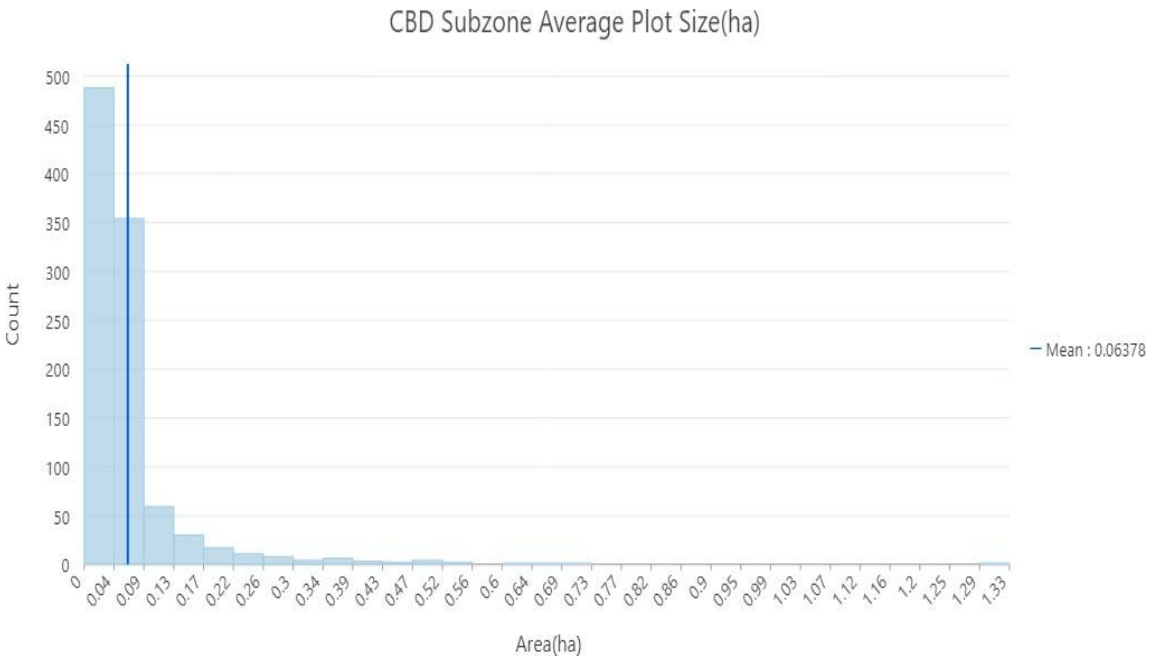
- Industrial: large and extensive industries: noxious and hazardous industries, Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Workshops for motor vehicles- matatu/boda-boda/buses etc, Slaughterhouses, hospitals treating contagious diseases (e.g. Tuberculosis)

- Public Utilities: sewage treatment plant/disposal works, water treatment plant, solid waste dump.

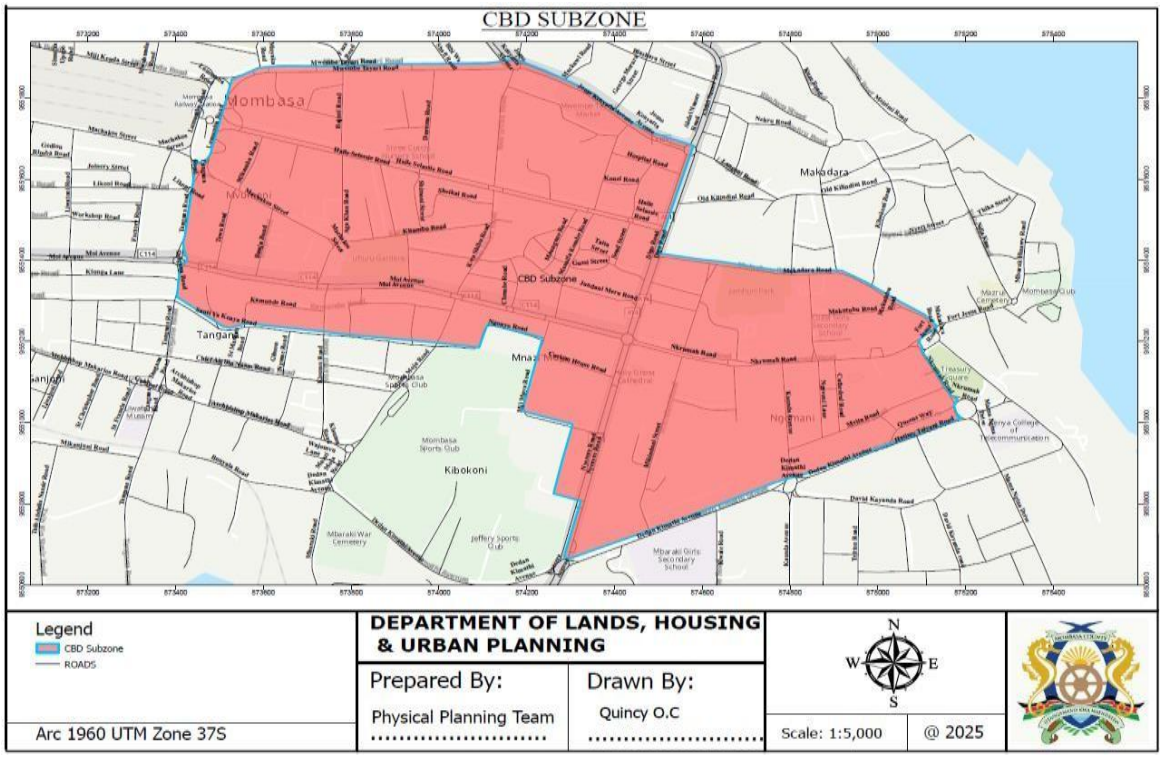
5.4.4 CBD

The Central Business District (CBD) is the commercial and administrative heart of Mombasa Island. It hosts government offices, banks, markets, retail centres, transport hubs, and high-density commercial developments. Due to its strategic location, the CBD experiences intense land use pressure, congestion, and high building demand. Zoning regulations are therefore aimed at ensuring orderly vertical growth, efficient circulation, and compatible land use.

Average Plot Size Distribution
Plots in the CBD are generally small and highly subdivided, reflecting intense demand for commercial space. The high number of compact plots supports dense, vertical development and mixed-use functions. The graph shows the relationship between total plots and their relatively small average sizes, which is consistent with the CBD's role as a high-intensity commercial core.



Graph 5:CBD Subzone Average Plot Size (LPH 2025)



Map 7: CBD Sub-Zone (LPH 2025)

Table 21: CBD Subzone Standards

CBD Subzone	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
	Commercial	1:09	90	G+9	0.05	3	-	-
	Remarks: i) Road width factor to be considered for building heights (Jomo Kenyatta Avenue, Moi Avenue, Digo Road, Haile Selassie Avenue and Nkrumah Road - 30m) ii) Buildings above 10 floors to be subjected to change of user capped at G+19 (under special conditions) iii) Shopping centres to provide acceleration and deceleration lane iv) Plot coverage is calculated using the shortest length of a plot as frontage.							

5.4.4.1 Permitted Developments

- Commercial: all shops, stores, storages, markets, shopping centers and uses connected with the display and sale of merchandise, either wholesale or retail but excluding explosives, obnoxious products and other materials likely to cause health hazards without limitation of floor area, Commercial and entertainment centers including Touring Talkies subject to Cinema Rules issued from time to time, Sports Stadium, Recreation Complexes, Research Experimental or Testing Laboratories not involving danger of fire explosive or health hazards. Hotels, Lodges, Cold Storage, Food Courts, Informal Market and Informal Retail Shopping., Travel Agencies

- Public Purpose: Government Offices, Business Offices and other Financial Institutions without limitations of floor area.

- Industrial: Warehouses and other uses connected with storage or wholesale trade, but excluding storage of products which are either obnoxious or likely to cause health hazards. Garment Industries irrespective of the number of persons employed where Authority is satisfied of its non-objectionable nature based on its performance characteristics.

- Transportation Organized parking, tot lots, Multistorey Parking, Bus Terminal and Depot, Transport Terminals, Motor Garage and Workshops.

- Educational: Technical colleges, Universities and Research Institutions.

5.4.4.2 Activities Restricted

- Residential houses

5.4.4.3 Activities Prohibited uses

- Industry: Heavy, large and extensive industries: noxious and hazardous industries, Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Slaughterhouses

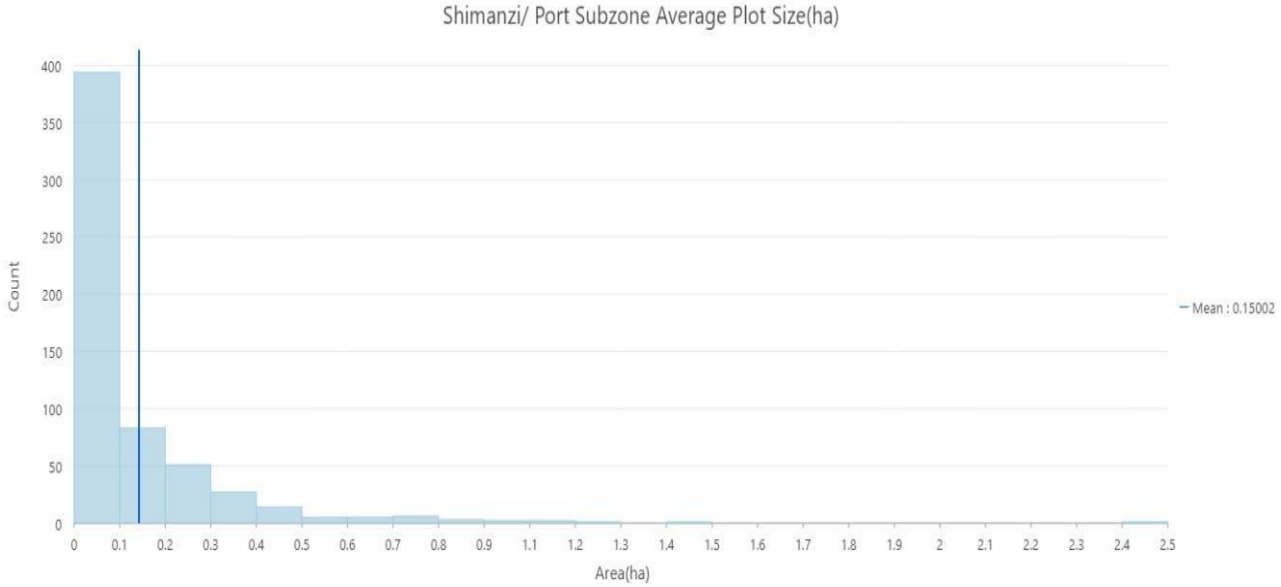
- Public Utilities: sewage treatment plant/disposal works, water treatment plant, solid waste dump,

- Public Purpose: Cemeteries

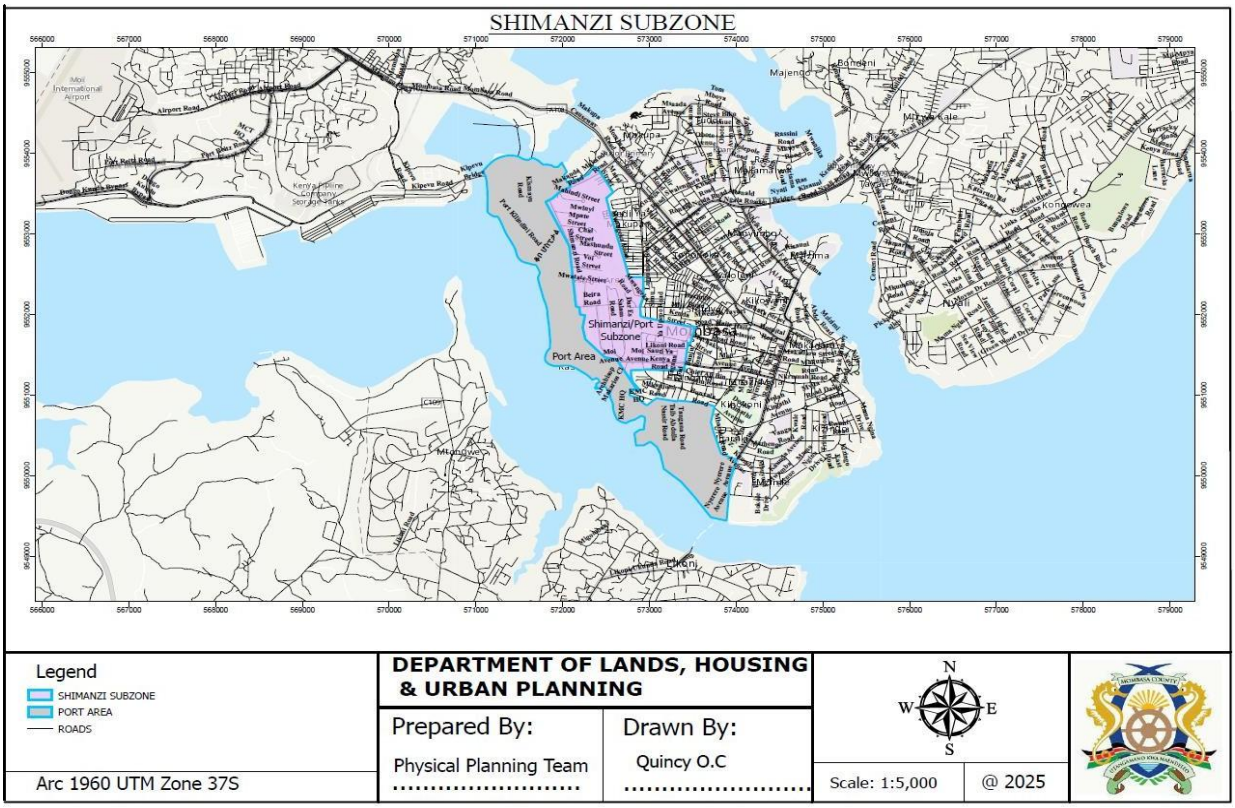
5.4.5 Shimanzi Subzone

This subzone has two neighborhoods, Shimanzi Port Area and Shimanzi Express

Average Plot Size Distribution
An analysis of plots within Shimanzi highlights land subdivision patterns that support medium- to large-scale industrial activities. The graph below presents the relationship between *average plot size* and *total number of plots* in the subzone, reflecting the industrial character of the area.



Graph 6: Shimanzi Subzone average Plot Size(LPH 2025)



Map 8: Shimanzi Sub-Zone(LPH 2025)

Table 22: Shimanzi Subzone standards (LPH 2025)

Shimanzi/ Port Subzone	Neighborhoods	Land Use	Standards						
			Plot Ratio	Plot Coverage	Building Height	Min Plot Size (ha	Setbacks (meters)		
							Front	Side	Rear
	Shimanzi	Industrial	1:03	75	G+3	0.4	12	-	-
	Express	Mixed Use	1:04	75	G+4	0.06	3	1.2	1.2
	Remarks i. Plot coverage is calculated using the shortest length of a plot as frontage.								

5.4.5.1 Permitted Developments

- **Commercial/Industrial**:
  i. All uses permissible in the Commercial Use Zone (except residential) with special sanction of the Authority.
  ii. All industries using electrical power and machinery not exceeding 100 H.P., or employing fewer than 100 workers, provided they are not obnoxious or hazardous (odor, effluent, dust, smoke, gas, vibration, etc.).
- **Residential**:
  iii. Housing for security personnel and essential staff required on the premises.

5.4.5.2 Restricted Activities

- Storage of petroleum, timber, explosives, inflammable, or otherwise dangerous materials.
- Industries up to 200 H.P. where adequate precautions have been taken to eliminate noxious or dangerous effluents to the satisfaction of the Authority.

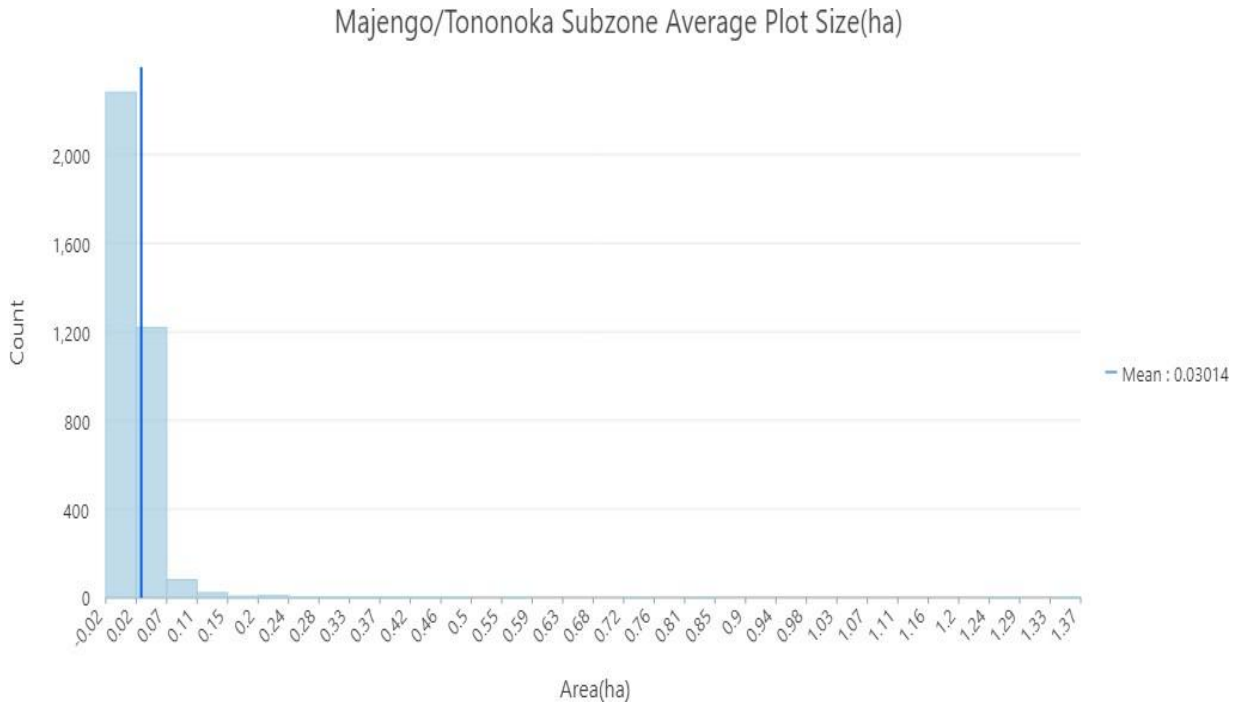
5.4.5.3 Prohibited Activities

- Heavy and hazardous industries that generate noxious emissions, untreated effluent, or significant risk to public health and safety.
- Warehousing or storage of hazardous/inflammable goods without proper clearance.
- Residential housing developments not related to security or essential staff.
- Public utilities such as sewage treatment plants, solid waste dumps, or slaughterhouses.

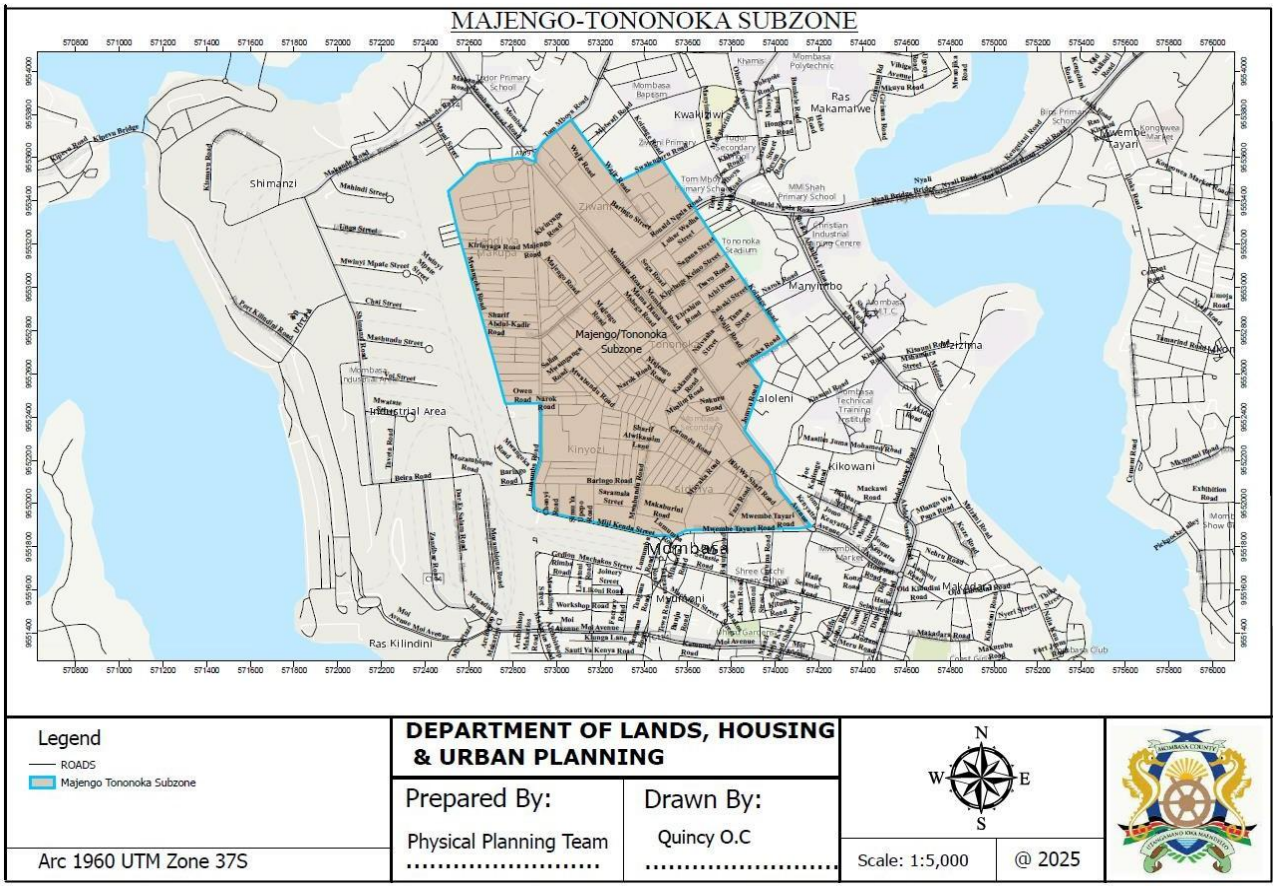
5.4.6 Majengo/Tononoka subzone

Majengo is a high-density residential area on Mombasa Island, accommodating mostly low- and middle-income households. Its proximity to the CBD makes it attractive but also exposes it to congestion and commercial encroachment. Planning controls therefore focus on preserving its residential function while allowing compatible community and commercial facilities.

Average Plot Size Distribution
An assessment of land subdivision patterns in Majengo indicates predominantly small plot sizes that support medium- to high-density residential housing. The graph below shows the relationship between *average plot size* and *number of plots*, reflecting the compact residential form of this subzone.



Graph 7: Majengo/Tononoka Subzone Average Plot Size (LPH 2025)



Map 9: Majengo/Tononoka Subzone (LPH 2025)

Table 23: Majengo/Tononoka Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Majengo/ Tononoka Subzone	Residential	1:9	80	G+9	0.05	1.2	1.2	1.2
	Remarks: i) Road width factor to be considered for building heights Jomo Kenyatta Avenue - 30m ii) Buildings above 10 floors to be subjected to change of user capped at G+19 (under special conditions) iii) Plot coverage is calculated using the shortest length of a plot as frontage.							

5.4.6.1 Permitted Developments

- Residential: Apartments, hostels, boarding houses, residential-cum-work premises, foreign missions.
- Commercial: Local retail shops, professional offices, banks, weekly and informal markets, taxi/tuk-tuk stands, bus stops.

- Public Purpose: Community halls, religious premises, health facilities (clinics, dispensaries, nursing homes), kindergartens, primary/secondary schools, colleges, libraries, police stations, post offices, research institutes, training centres, community toilets.
- Utilities/Infrastructure: Electrical sub-stations, water pumping stations, hostels of non-commercial nature.
- Recreational: Parks, playgrounds, gymnasiums, plant nurseries.

5.4.6.2 Restricted Activities

- Commercial: Restaurants, hotels, bakeries and confectionaries, multipurpose shops, larger retail markets.
- Utilities/Industrial: Petrol stations, motor vehicle repair garages, household industries.
- Public Purpose: Municipal, county and national government offices.
- Transport: Matatu stations, boda boda stands.

5.4.6.3 Prohibited Activities

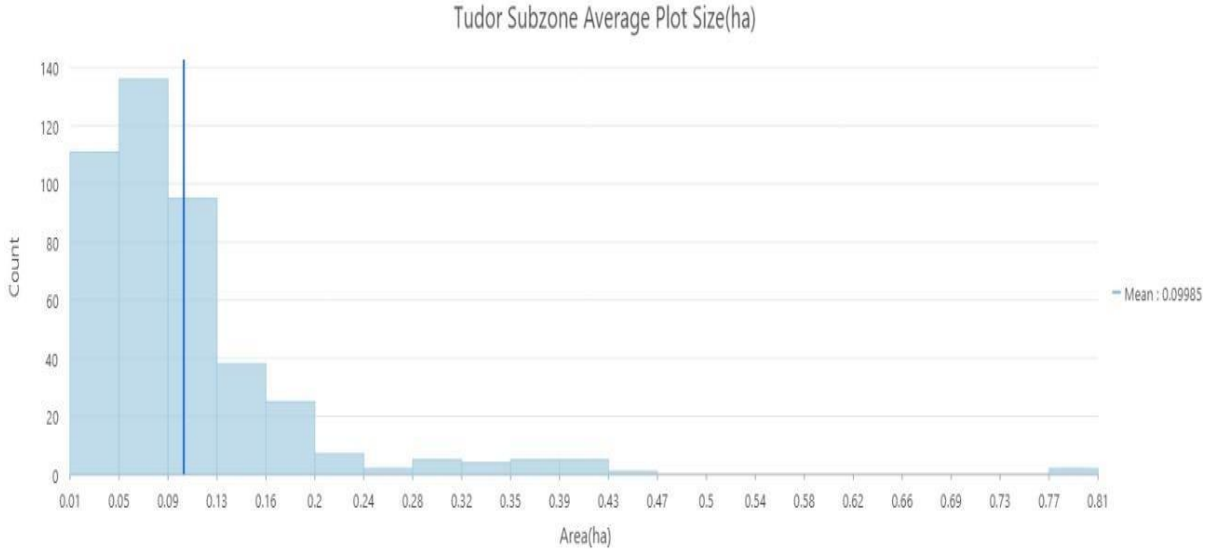
- Industrial: Heavy and extensive industries, noxious/hazardous industries, warehousing and storage of perishables, inflammable goods, bus workshops, turnkey yards, slaughterhouses.
- Commercial: Wholesale markets, large-scale retail, cinemas, night clubs.
- Public Purpose: Hospitals treating contagious diseases, courts, prisons, police battalion offices, forensic labs, reformatories, international conference centres.
- Utilities: Sewage treatment plants, water treatment plants, solid waste dumps.
- Recreational: Outdoor and indoor stadia, zoological/botanical gardens, shooting ranges, picnic huts, sports training centres.

5.4.7 Tudor Residential Subzone

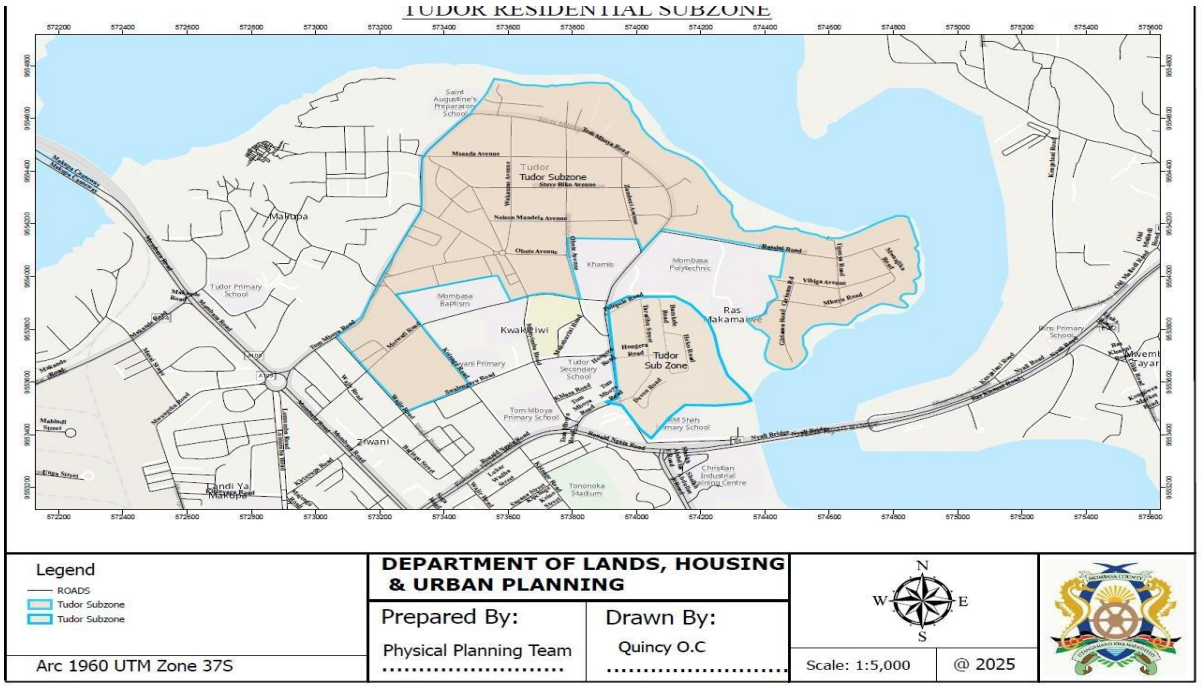
Tudor is a mainly residential subzone on the northern part of Mombasa Island. It accommodates medium- to high-density housing with supporting local commerce and community services. Its position near Nyali Bridge makes it a key gateway to Mainland North, but it faces challenges of congestion, plot subdivision, and pressure for affordable housing. Planning aims to guide orderly densification while preserving its residential role and ensuring adequate services.

Average Plot Size Distribution

Tudor has a mix of medium-sized and small plots, reflecting both older established residential areas and newer subdivisions. While some larger parcels remain, continuous subdivision has led to higher densities, especially near access roads and the bridge connection. The graph highlights this balance between medium and compact plots.



Graph 8: Tudor Subzone Average Plot Size (LPH 2025)



Map 10: Tudor Residential Subzone (LPH 2025)

Table 24: Tudor Residential Subzone standards

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Tudor Residential Subzone	Residential	1:8	80	G+9	0.1	3	1.2	1.2
	Remarks: i. Road width factor to be considered for building heights (Tom Mboya Avenue - 30m) ii. Buildings above 10 floors to be subjected to change of user capped at G+19 (under special conditions) iii. Plot coverage is calculated using the shortest length of a plot as frontage.							

5.4.7.1 Permitted Developments

- Residential – Bungalows, multi-family dwellings (multi-storey flats/apartments), detached, semi-detached.
- Commercial -Hostels, Corner shops, small shopping centres, private health facilities (dispensaries, nursing home, etc.) , gymnasium, private library, banks/ ATM.
- Educational: Day care centres, Schools, technical training centres,
- Public purpose: old age homes, community halls, police posts., religious premises
- Recreational: Parks and Playground

5.4.7.2 Restricted Activities

- Light Industries: petrol stations
- Commercial: restaurants and hotels, Printing presses, cinema halls, auditoriums, markets for retail goods
- Public Purpose: municipal, county and central government offices.
- Public utility:water/sewerage pumping stations, water works, fire stations, telephone exchanges/mobile towers.

5.4.7.3 Prohibited Activities

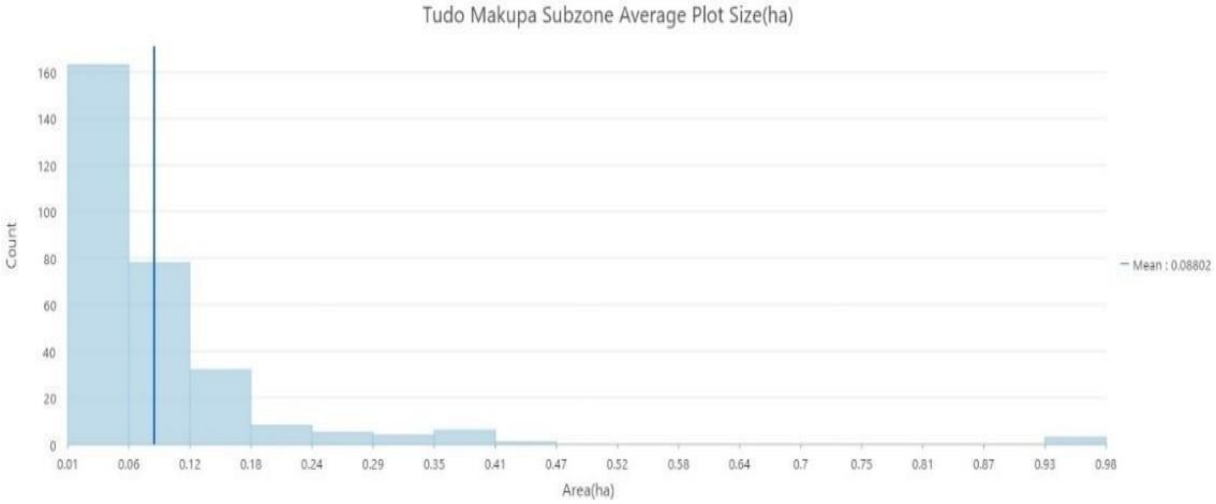
- Industrial: large and extensive industries: noxious and hazardous industries, Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Workshops for motor vehicles- matatu/boda-boda/buses etc, Slaughterhouses.
- Public Utilities: sewage treatment plant/disposal works, water treatment plant, solid waste dump.

5.4.8 Tudor – Makupa Subzone

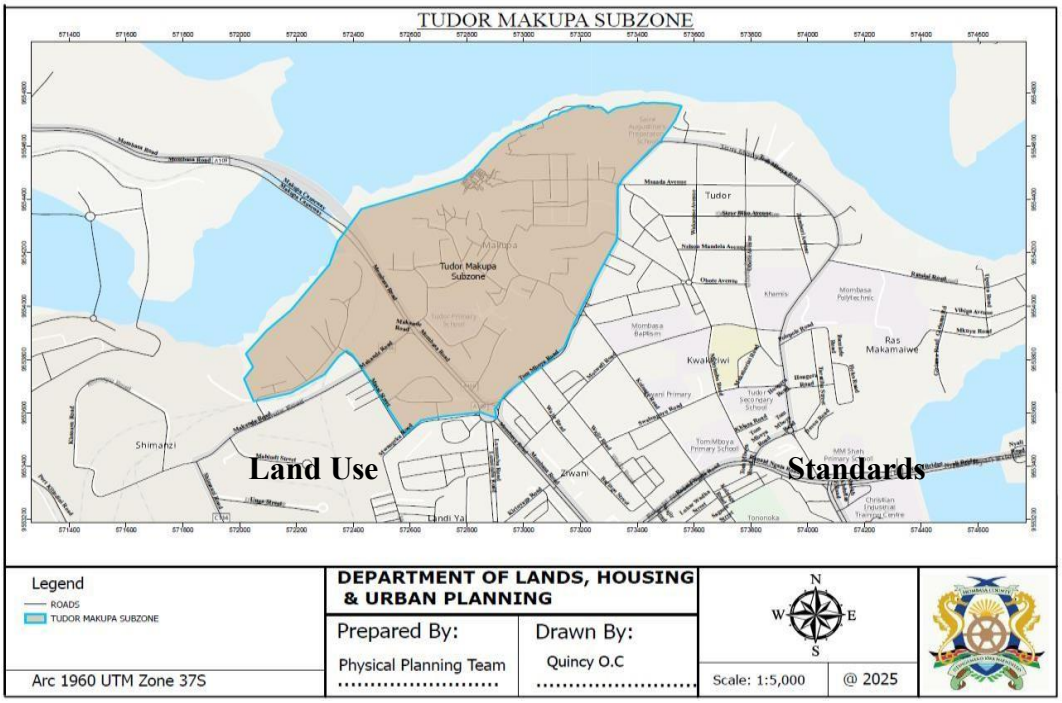
Tudor–Makupa is a residential subzone strategically located near Makupa Causeway and Tudor Creek. It accommodates other activities including commercial areas, transport functions, and institutional activities influenced by its proximity to key transport corridors. The subzone experiences high traffic volumes, land pressure from logistics activities, and encroachment on residential areas, requiring careful land use control.

Average Plot Size Distribution

Tudor–Makupa has a mix of medium and large plots, reflecting its role as a transitional area between residential neighbourhoods and transport/port facilities. Plots closer to the causeway and transport corridors are generally larger, accommodating institutional and logistical uses, while those deeper inland are smaller and residential in nature. The graph shows this mixed pattern, with average plot sizes higher than in compact residential areas like Majengo but smaller than in purely industrial areas like Shimanzi.



Graph 9: Tudor-Makupa Average Plot Size (LPH 2025)



Map 11: Tudor Makupa Subzone (LPH 2025

Table 25: Tudor Makupa Subzone standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Tudor-Makupa Subzone	Residential	1:8	80	G+9	0.1	3	1.2	1.2
	Remarks: i. Road width factor to be considered for building heights Jomo Kenyatta avenue - 30m ii. Buildings above 10 floors to be subjected to change of user capped at G+19 (under special conditions) iii. Plot coverage is calculated using the shortest length of a plot as frontage.							

5.4.8.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses (≤200 sq.m floor area), corner shops, small shopping centres, health facilities (dispensaries, nursing homes), banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition and art galleries.
- **Transport**: Matatu stops and boda boda stands (≤100 sq.m floor area).

5.4.8.2 Restricted Activities

- **Residential**: Night shelters.
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, markets for retail goods, informal markets, weekly markets (allowed only if not obstructing circulation and limited to non-working hours), small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county and national government offices, police stations.

5.4.8.3 Prohibited Activities

- **Industrial**: Heavy, large and extensive industries, noxious/hazardous industries, workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns for perishables, inflammables, or hazardous goods;

sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.

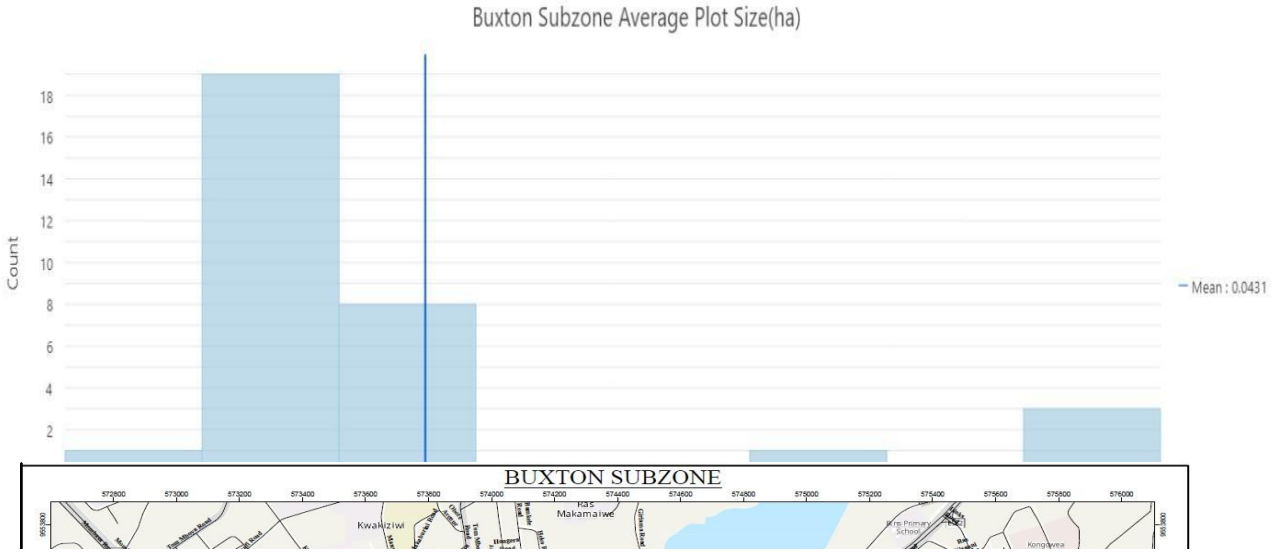
Recreational: Outdoor stadia, indoor games halls, shooting ranges, sports training centres, zoological/botanical gardens.

5.4.9 Buxton Subzone

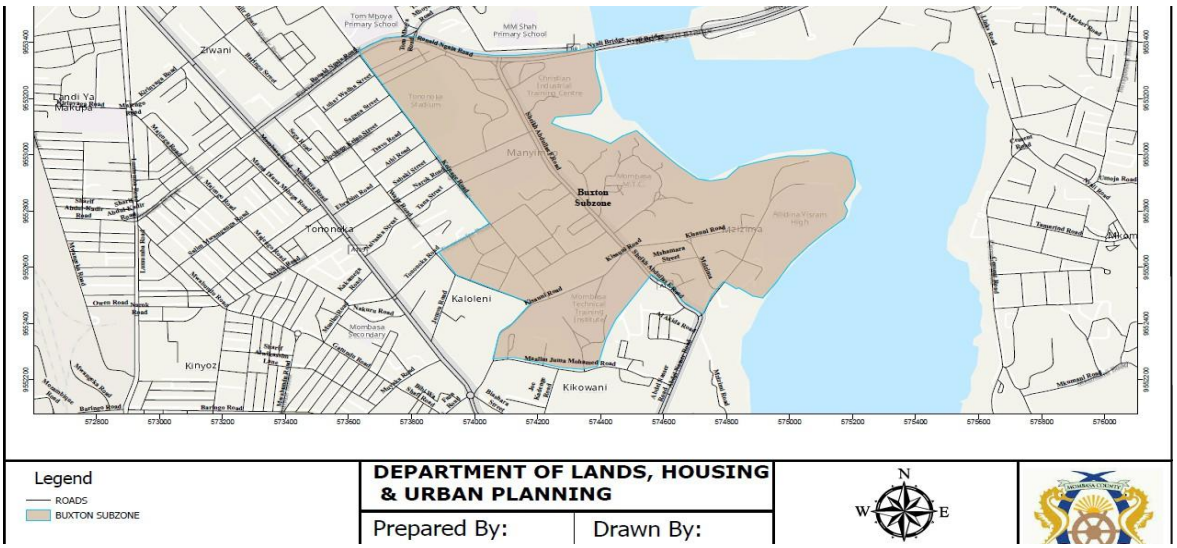
Buxton is a residential subzone known for its recent urban renewal programme that replaced aging housing estates with modern high-density apartments. Its central location and connectivity to major roads make it a key housing hub on the Island. The main planning focus is on improving livability while integrating supporting social amenities and infrastructure.

Average Plot Size Distribution

Buxton has relatively small residential plots, many of which were redeveloped under the recent urban renewal program. The average plot size is compact, reflecting a planned high-density housing scheme. The graph illustrates this pattern, with a large number of plots of limited size compared to the Island's average.



Graph 10:Buxton Subzone Average Plot Size (LPH 2025)



Map 12: Buxton Subzone (LPH 2025)

Table 26: Buxton Subzone standards (LPH 2025)

Buxton Subzone	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
	Residential	1:7	80	G+9	0.05	3	1.2	1.2
	Remarks: iv. Road width factor to be considered for building heights Sheikh Abdullah Farsi Road - 30m v. Buildings above 10 floors to be subjected to change of user capped at G+19 (under special conditions) vi. Plot coverage is calculated using the shortest length of a plot as frontage.							

5.4.9.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses (≤200 sq.m floor area), corner shops, small shopping centres, health facilities (dispensaries, nursing homes), banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.4.9.2 Restricted Activities

- **Residential**: Night shelters.
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.4.9.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

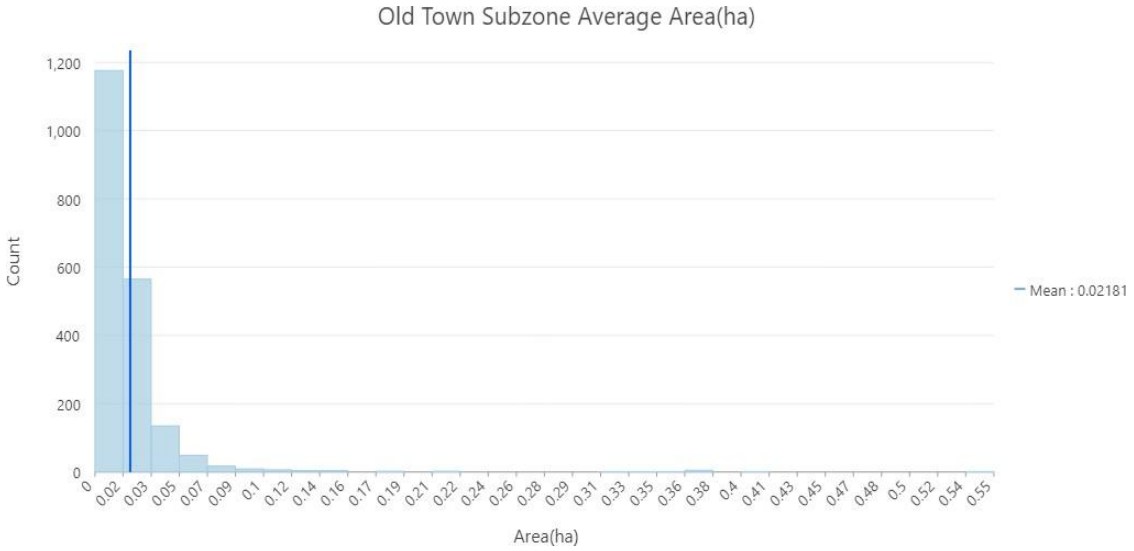
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.4.10 Old town Subzone

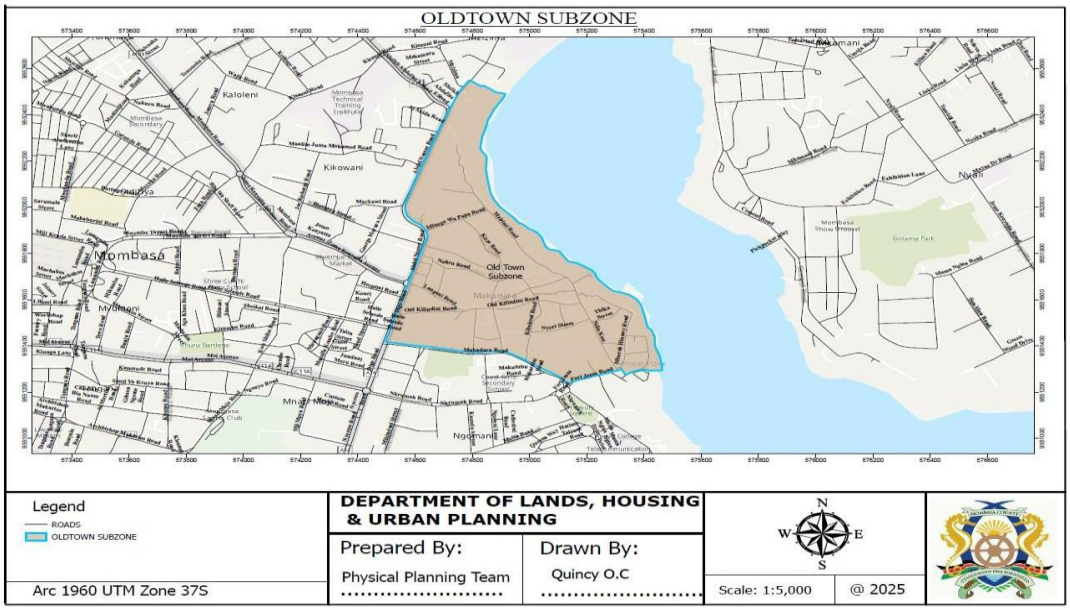
Old Town is a historic subzone characterized by narrow streets, compact plots, and heritage architecture of Swahili, Arab, Portuguese, and British influence. It serves as a cultural and tourism hub but faces challenges of overcrowding, building deterioration, and encroachment pressures. Planning here emphasizes heritage conservation alongside regulated redevelopment.

Average Plot Size Distribution

Old Town has very small and irregularly shaped plots, a product of historic settlement patterns. Average plot sizes are among the smallest on the Island, supporting compact, traditional buildings and mixed-use premises. The graph demonstrates this unique pattern of tightly packed, irregular parcels.



Graph 11: Old Town Subzone Average Area (LPH 2025)



Map 13: Old Town Subzone (LPH 2025)

Table 27: Old Town Subzone standards (LPH 2025)

Old Town Subzone	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks (meters)		
						Front	Side	Rear
	Residential	1:7	80	G+3	0.02	1.2	1.2	1.2
	Remarks: i. NMK and MOTCO guidelines to be considered ii. Plot coverage is calculated using the shortest length of a plot as frontage							

5.4.10.1 Permitted Developments

- **Residential**: Detached, semi-detached and row housing, group housing, residential-cum-work premises, hostels, boarding houses,.
- **Community & Public Purpose**: Social halls, community rooms, religious premises, health facilities (clinics, dispensaries, nursing homes, health centres), kindergartens, nursery/primary/secondary schools, colleges, research institutes, community centres, technical training centres, police stations, post offices, community toilets, hostels of non-commercial nature.
- **Commercial**: Local retail shops, professional offices, weekly markets, banks, informal markets, taxi/tuk-tuk stands, bus stops.
- **Recreational**: Library, gymnasium, parks, plant nurseries.
- **Utilities & Infrastructure**: Electrical sub-stations, water pumping stations.

5.4.10.2 Restricted Activities

- **Residential**: Household industries.
- **Commercial**: Restaurants and hotels, bakeries and confectionaries, multipurpose shops, retail markets.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages.
- **Public Purpose**: Burial grounds, municipal/county/national government offices.
- **Transport**: Matatu and boda boda stations.
- **Other**: Any existing use not detrimental to surrounding land uses or the environment.

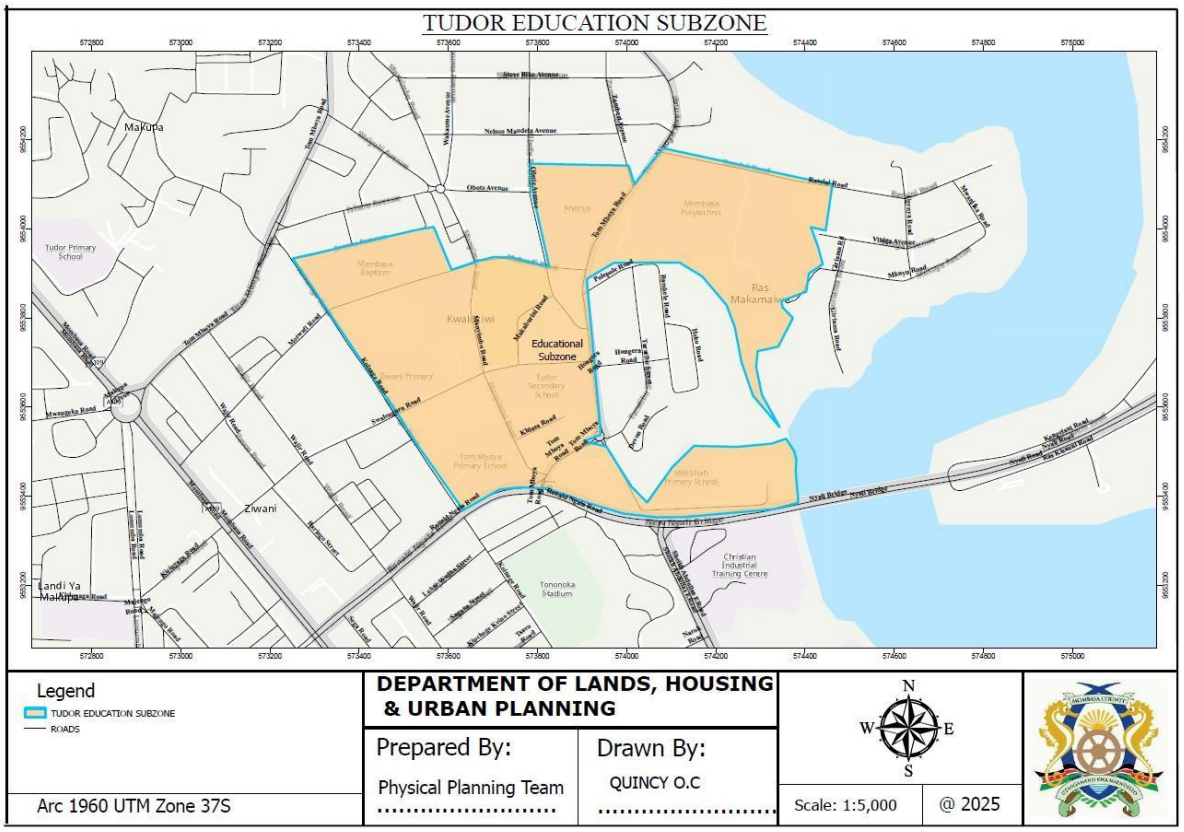
5.4.10.3 Prohibited Activities

- **Industrial**: Heavy, large and extensive industries; noxious/obnoxious/hazardous industries; warehousing/storage godowns for perishables, inflammables or hazardous goods; turnkey yards; bus workshops.
- **Commercial**: Slaughterhouses, wholesale markets.
- **Public Purpose**: Hospitals (general and those treating contagious diseases), courts, reformatories, police battalion offices, forensic science laboratories, international conference centres.
- **Utilities**: Sewage treatment/disposal works, water treatment plants, solid waste dumps.

- **Recreational**: Outdoor and indoor stadia, zoological and botanical gardens, picnic huts, shooting ranges, sports training centres.

5.4.11 Tudor Education Subzone

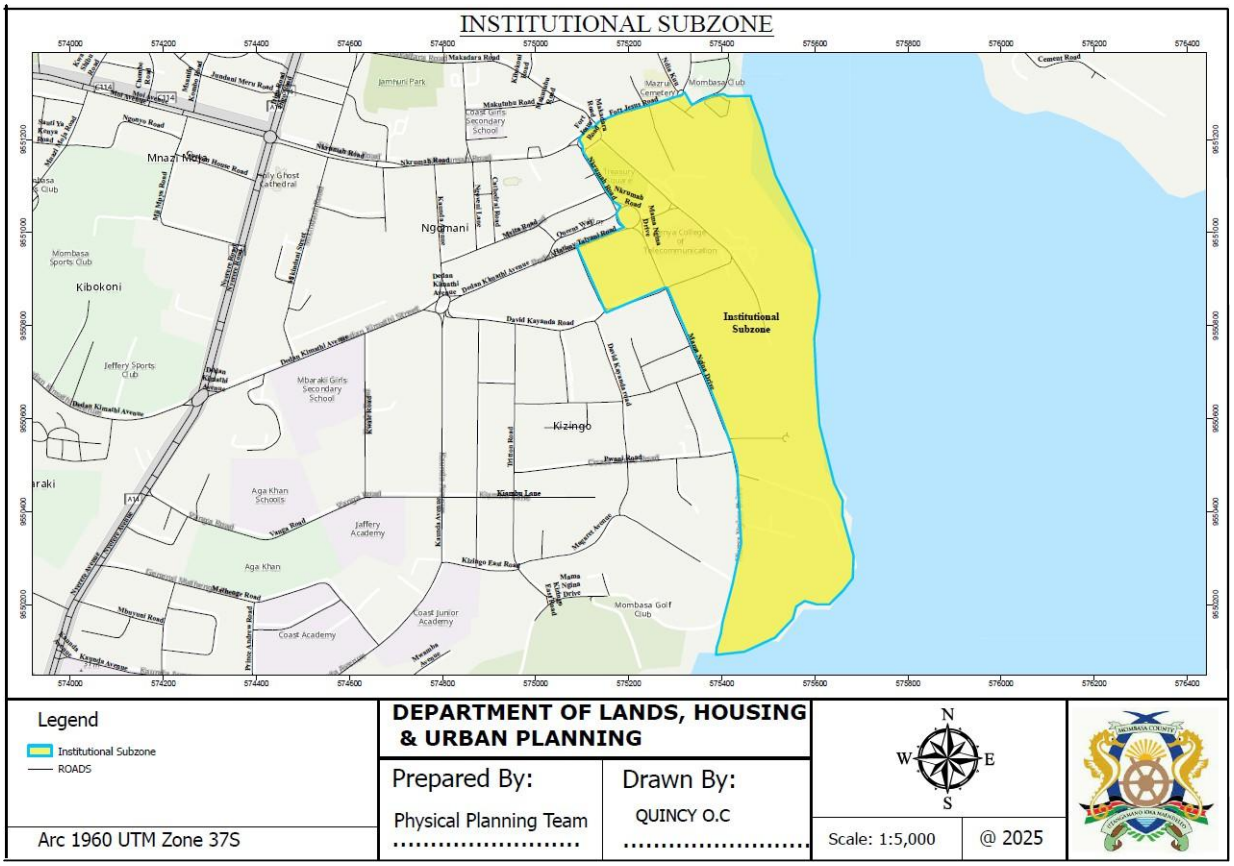
The Education Zone is reserved for institutions of learning ranging from early childhood centres to universities, vocational colleges, and research facilities. Development in this zone should provide adequate space for classrooms, administrative blocks, playgrounds, and supporting infrastructure such as water, sanitation, and access roads. Buildings must observe prescribed setbacks and open spaces to ensure safety, ventilation, and room for future expansion. Plot coverage and building heights are regulated to avoid congestion, while landscaping is encouraged to create a conducive learning environment. No residential, commercial, or industrial activities are permitted, except for ancillary facilities that directly support education, such as hostels, libraries, and staff housing.
Environmental considerations such as drainage, waste management, and noise control must be integrated into planning and construction.



Map 14: Tudor Education Subzone (LPH 2025)

5.4.12 Institutional Zones

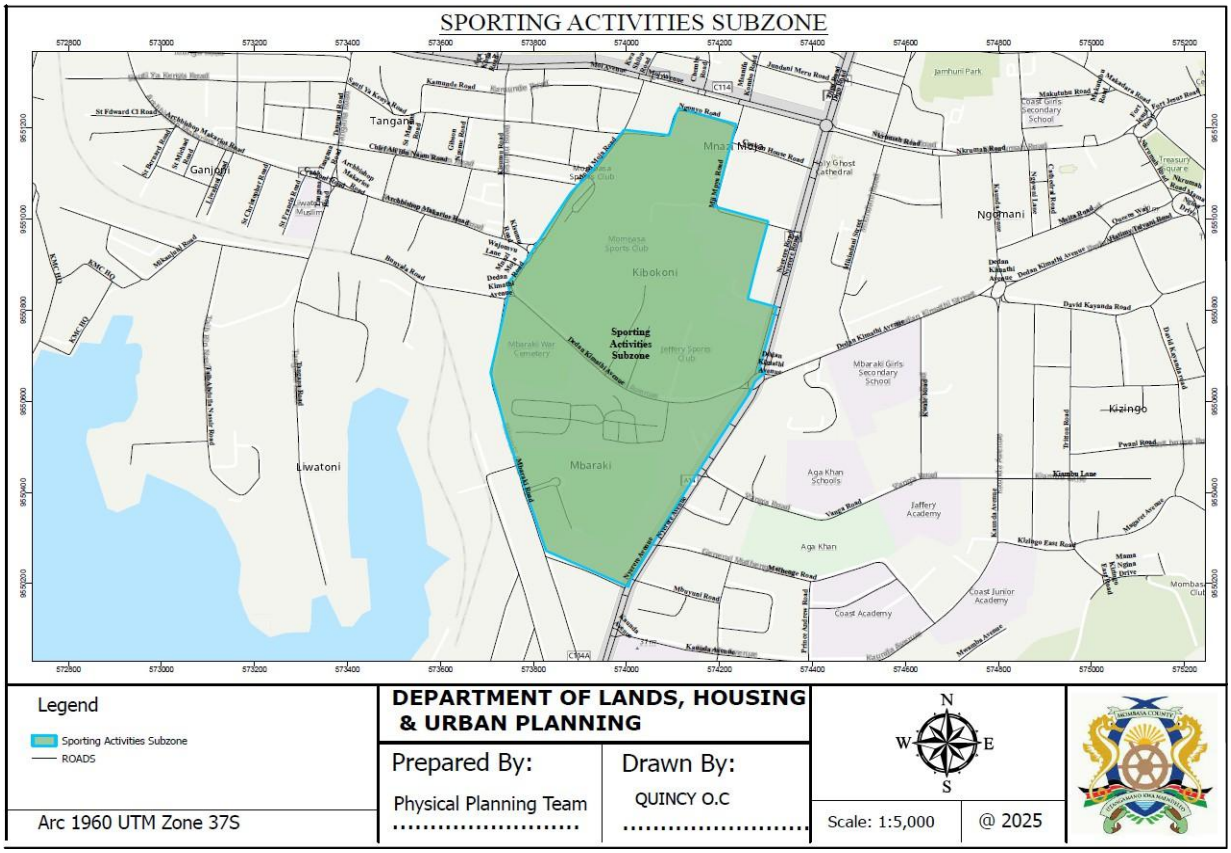
The Special Institutions Zone on Mombasa Island covers the State House and surrounding government precincts. This zone is reserved strictly for national government functions, high-level administration, and official residences. Development is highly restricted, with no private residential, commercial, or industrial uses permitted. Built form must maintain low-rise, secure, and institutional character, supported by landscaped buffers and controlled access. Infrastructure and circulation within the zone are designed to prioritize security, confidentiality, and efficient service delivery. The area is to remain a secure national institutional enclave, safeguarded from encroachment and incompatible land uses.



Map 15: Institutional Subzone (LPH 2025)

5.4.13 Sporting Activities Sub-Zone

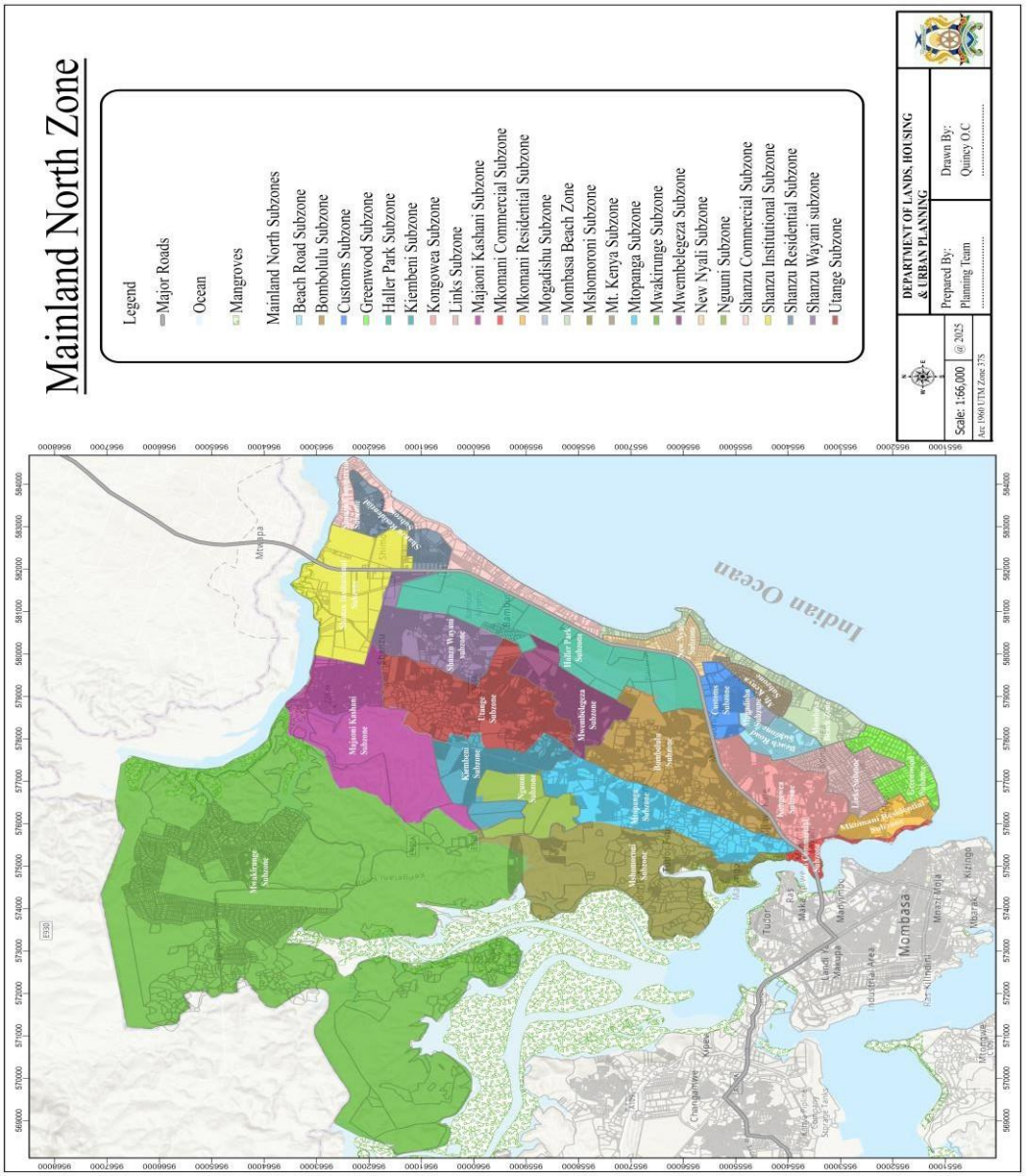
The Sporting Activities Sub-Zone around Mbaraki Sports Club is designated for recreational and sporting uses, including stadiums, training grounds, indoor arenas, and supporting facilities. Development must prioritize open playing fields, spectator stands, parking areas, and pedestrian circulation, while maintaining adequate buffers from surrounding residential and institutional zones. Ancillary uses such as clubhouses, gyms, restaurants, and retail kiosks may be permitted provided they directly support sporting functions. High plot coverage or incompatible activities such as heavy commercial or industrial uses are prohibited. Landscaping, green buffers, and proper waste management are encouraged to enhance the recreational environment and ensure long-term sustainability of sporting activities.



Map 16: Sporting activities Subzone (LPH 2025)

5.5 Mainland North Zone

Mainland North, accessed via Nyali Bridge, is a major residential and mixed-use zone. It includes low-density areas such as Nyali, medium- to high-density settlements in Kisauni, and public-purpose uses like Kongowea Market and cemetery. The area hosts key commercial centers, hotels, and beaches that support tourism and trade. While infrastructure is expanding, service gaps and congestion persist, particularly in informal settlements. Environmental assets like Bamburi Beach and Nguuni Sanctuary require protection alongside urban growth.

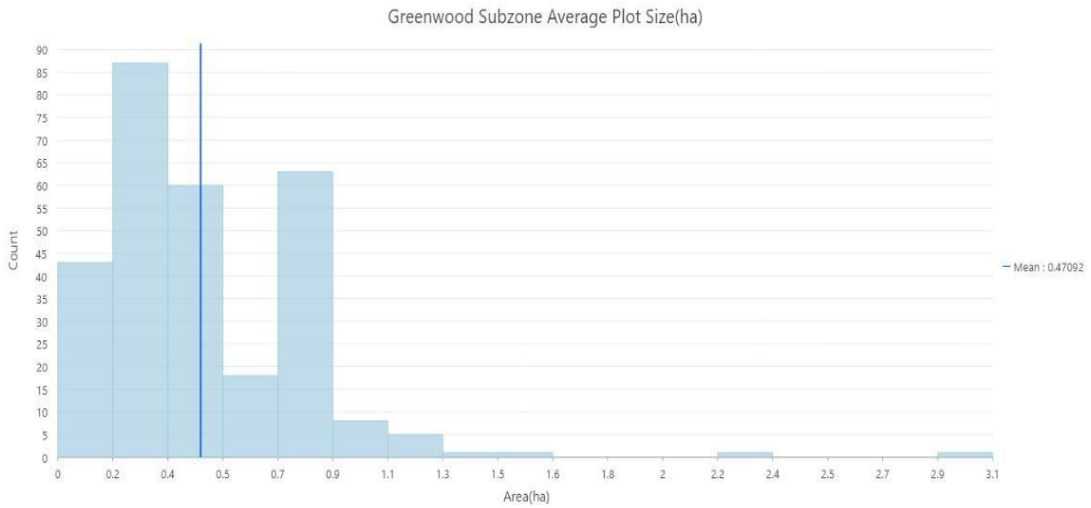


Map 17: Mainland North zone

5.5.1 Green Wood Sub-zone

Greenwood is a predominantly residential zone characterized by planned estates and medium-density housing. It is designed to provide a balanced living environment supported by educational facilities, community amenities, and neighborhood-level commercial services. The planning objective is to preserve its residential focus while accommodating controlled commercial and public uses that support local residents.

Average Plot Size Distribution
Greenwood is largely made up of medium-sized residential plots, reflecting its planned estate layout. The majority of plots fall within a regular size range suitable for bungalows and apartments, unlike older Island subzones where plots are more compact and irregular. The subdivision pattern shows relatively uniform parcel sizes, supporting orderly residential development. The graph illustrates this distribution, with average plot sizes larger than in high-density areas like Majengo or Old Town, but smaller than the expansive industrial plots in Shimanzi.



Graph 12: Greenwood Subzone Average plot size (LPH 2025)



Map 18: Greenwood Subzone (LPH 2025)

Table 28: Greenwood Subzone standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Greenwood Subzone	Residential	1:15	60	G+3	0.4	9	5	6
	Remarks: i) Road width factor to be considered for building heights Green Wood Drive - 12m ii) Building line set at 30m from the highest water mark iii) Plot coverage is calculated using the shortest length of a plot as frontage.							

5.5.1.1 Activities/uses permitted

- Residential – Bungalows, multi-family dwellings (multi-storey flats/apartments), row housing, detached, semi-detached, residential-cum-work
- Commercial - Hostels, rental houses, old age homes, community halls, police posts, guest houses Corner shops, small shopping centres, health facilities (dispensaries, nursing home
- Educational - Day care centres and kindergartens Educational buildings,
- Public Purpose -, etc.)
- religious premises, library, gymnasium, park, technical training centres, exhibition and art galleries, clubs, banks/ ATM, post offices,

5.5.1.2 Activities/Restricted uses

- Industrial - petrol pumps, motor vehicle repair workshops/garages, bakeries, storage of LPG gas cylinders,
- Commercial - small butcheries Printing presses, cinema halls, auditoriums, markets for retail goods, small workshops, restaurants and hotels
- Public purpose - municipal, county and central government offices, police stations cemeteries, buildings like electrical distribution depot, water/sewerage pumping stations, water works, fire stations, telephone exchanges/mobile towers

5.5.1.3 Activities Prohibited

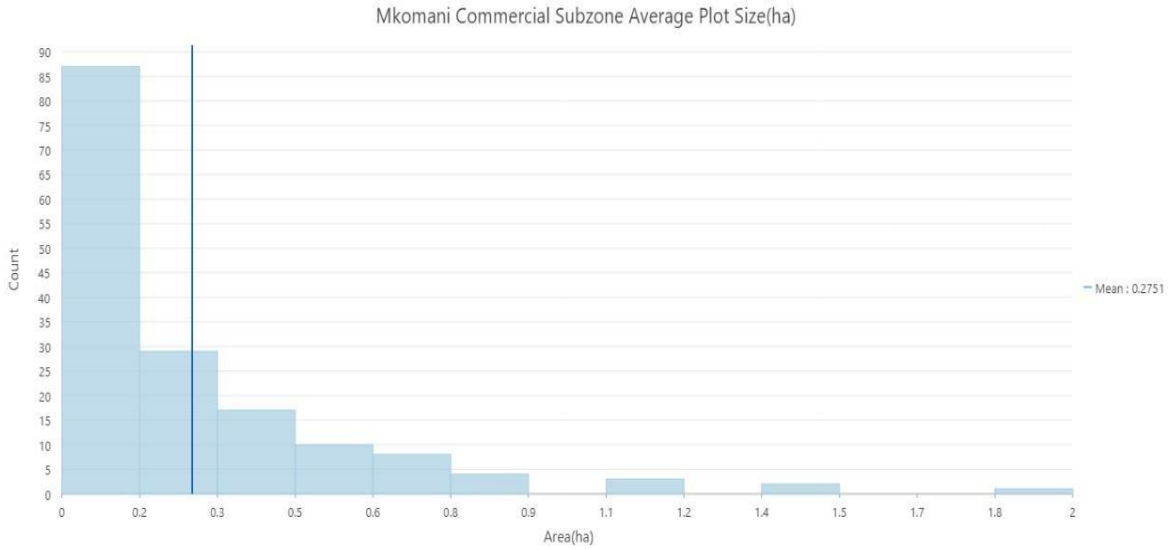
- Industrial - Heavy, large and extensive industries: noxious and hazardous industries Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Workshops for motor vehicles- matatu/boda-boda/buses etc, Slaughterhouses, hospitals treating contagious diseases (e.g. Tuberculosis)
- Commercial - Wholesale market, sewage treatment plant/disposal works, water treatment plant, solid waste dump, outdoor games stadium, indoor games hall, shooting range, international conference centre, courts, sports training centre, reformatory, garrisons, etc.

5.5.2 Mkomani commercial Subzone

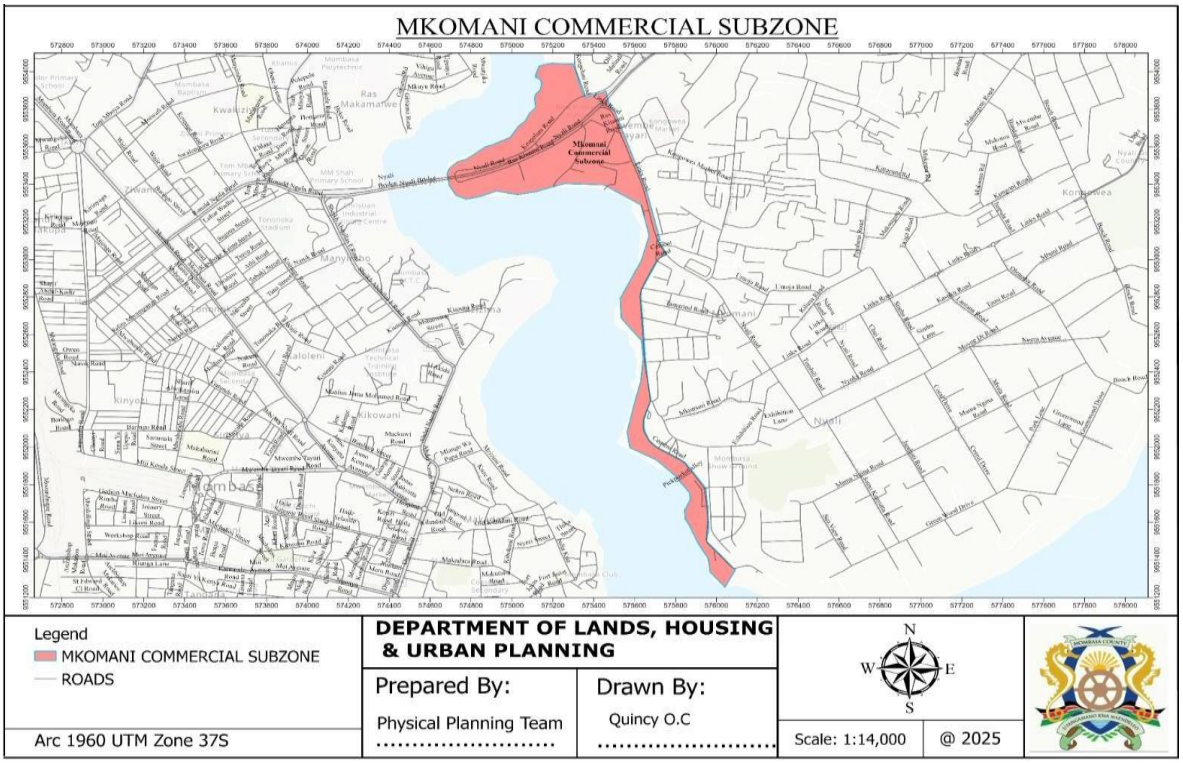
This subzone is characterized by hospitality players such as English point, Tamarind etc and fronts the Indian ocean creek.

Average Plot Size

The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area.



Graph 13: Mkomani Commercial Subzone Average Plot Size (LPH 2025



Map 19: Mkomani Commercial Subzone (LPH 2025)

Table 29: Mkomani Commercial Subzone standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Mkomani Commercial Subzone	Commercial	1:2	50	G+3	0.2	9	5	6
	Remarks: i) Road width factor to be considered for building heights Cement Road - 15m ii) Building line set at 30m from the highest water mark iii) Plot coverage is calculated using the shortest length of a plot as frontage.							

5.5.2.1 Uses Permitted

In the Commercial Zone, building or premises shall normally be permitted only for the following purposes and accessory uses:

- Commercial - Cinema Theatres subject to Cinema Rules issued from time to time, Assembly Halls, Colleges, Automobile Show Rooms, Service Stations and Automobile Workshops with permission of parking vehicles occupying a site area not exceeding 200 sq.m. with installation not exceeding 10 H.P. Business Offices, Banks and other commercial and financial institutions occupying a floor area not exceeding 1000 sq.m.
- Industrial - Warehouses, repositories and other uses connecting with storage or wholesale trade occupying a floor area not exceeding 1000 sq.m but excluding storage of explosive or products which are either obnoxious or likely to cause health hazards. Manufacturing and service establishments and commercial uses using electric motors not exceeding 20 H.P. and/or employing not more than 20 workers excluding those that are obnoxious or hazardous nature by reason or odor, effluent, dust smoke, gas, vibration, noise etc. or otherwise likely to cause danger or nuisance to public health or amenity.

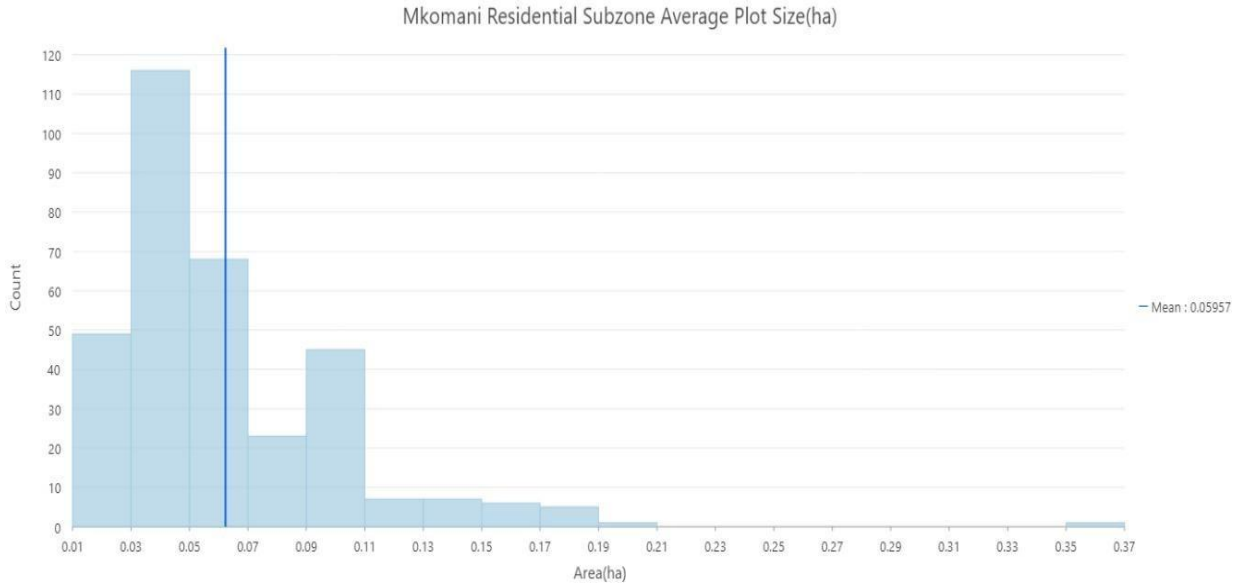
5.5.2.2 Restricted uses

The following may be permitted with special sanction of the Authority:

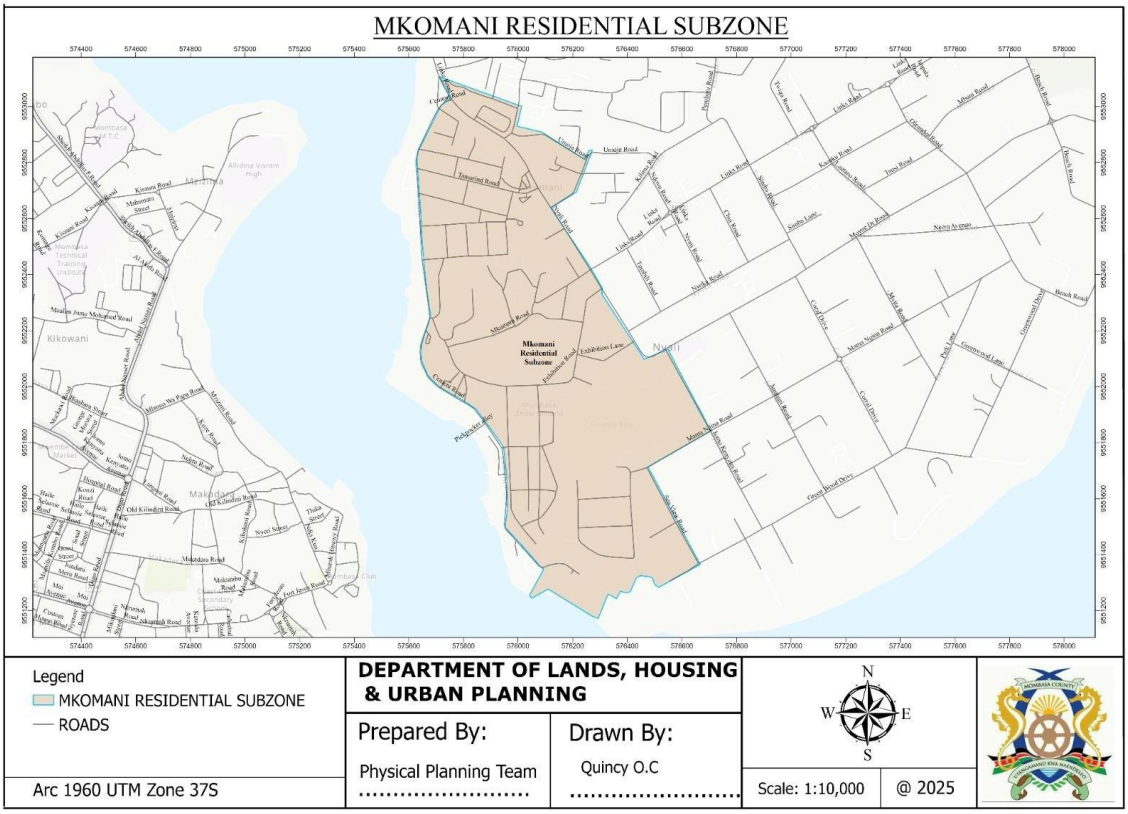
- Industrial - Heavy, large and extensive industries: noxious and hazardous industries Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Workshops for motor vehicles- matatu/boda-boda/buses etc, Slaughterhouses, hospitals treating contagious diseases (e.g. Tuberculosis)
- Commercial - Wholesale market, sewage treatment plant/disposal works, water treatment plant, solid waste dump, outdoor games stadium, indoor games hall, shooting range, international conference centre, courts, sports training centre, reformatory, garrisons, etc.

5.5.3 Mkomani Residential

This subzone demonstrates a character of residential uses with the evidence of many apartments domiciled herein. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 14: Mkomani Residential Subzone Average Plot Size (LPH 2025)



Map 20: Mkomani Residential Subzone (LPH 2025)

Table 30: Mkomani Residential Subzone standards (LPH 2025)

	Land Use	Standards

		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Mkomani Residential Subzone	Residential	1:6	75	G+7	0.05	2	1.2	1.2
	Remarks: i) Road width factor to be considered for building heights Links Road - 24m ii) Buildings above 8 floors to be subjected to change of user capped at G+12 (under special conditions) iii) Plot coverage is calculated using the shortest length of a plot as frontage.							

5.5.3.1 Permited Activities

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses (≤200 sq.m floor area), corner shops, small shopping centres, health facilities (dispensaries, nursing homes), banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.3.2 Restricted Activities

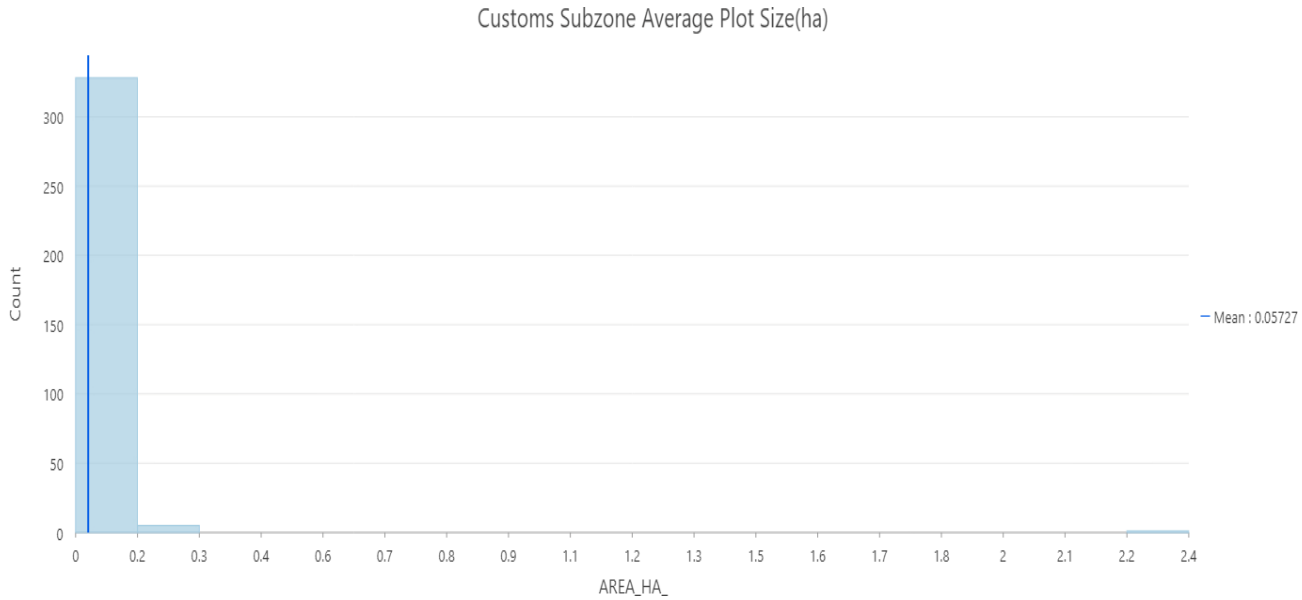
- **Residential**: Night shelters.
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.5.3.3 Prohibited Activities

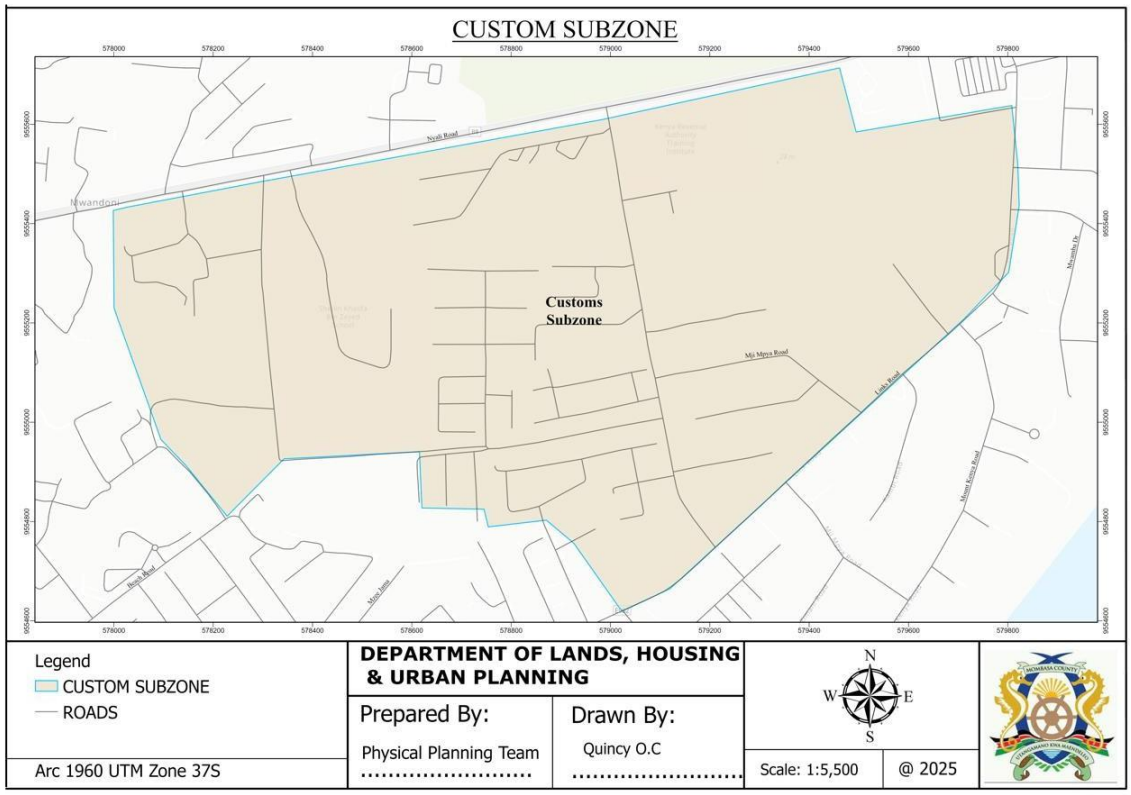
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.4 Customs subzone

This subzone accommodates various institutions snotable; kenya School of Revenue and National Industrial Training Institute. There are residential developments within this subzone exhibiting character similar to greenwood drive sub zone. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 15: Customs Subzone Average Plot Size (LPH 2025)



Map 21: Customs Sub zone (LPH 2025)

Table 31: Customs Subzone standards (LPH 2025)

	Land Use	Standards

Customs Subzone		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
	Residential	1:3	70	G+3	0.05	3	1.2	1.2
	Remarks: i. Road width factor to be considered for building heights Customs Road – 25 m ii. Plot coverage is calculated using the shortest length of a plot as frontage.							

This subzone is purely residential zone and shall be guided by the set standards and regulations.

5.5.4.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses (≤200 sq.m floor area), corner shops, small shopping centres, health facilities (dispensaries, nursing homes), banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

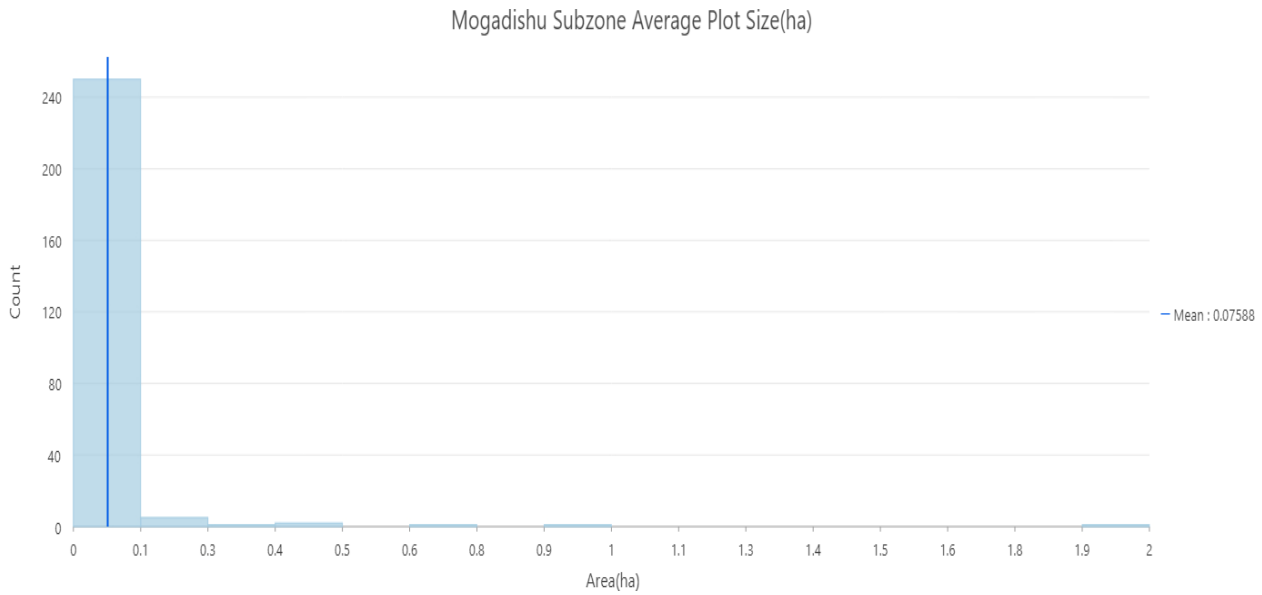
5.5.4.2 Restricted Activities

- **Residential**: Night shelters.
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

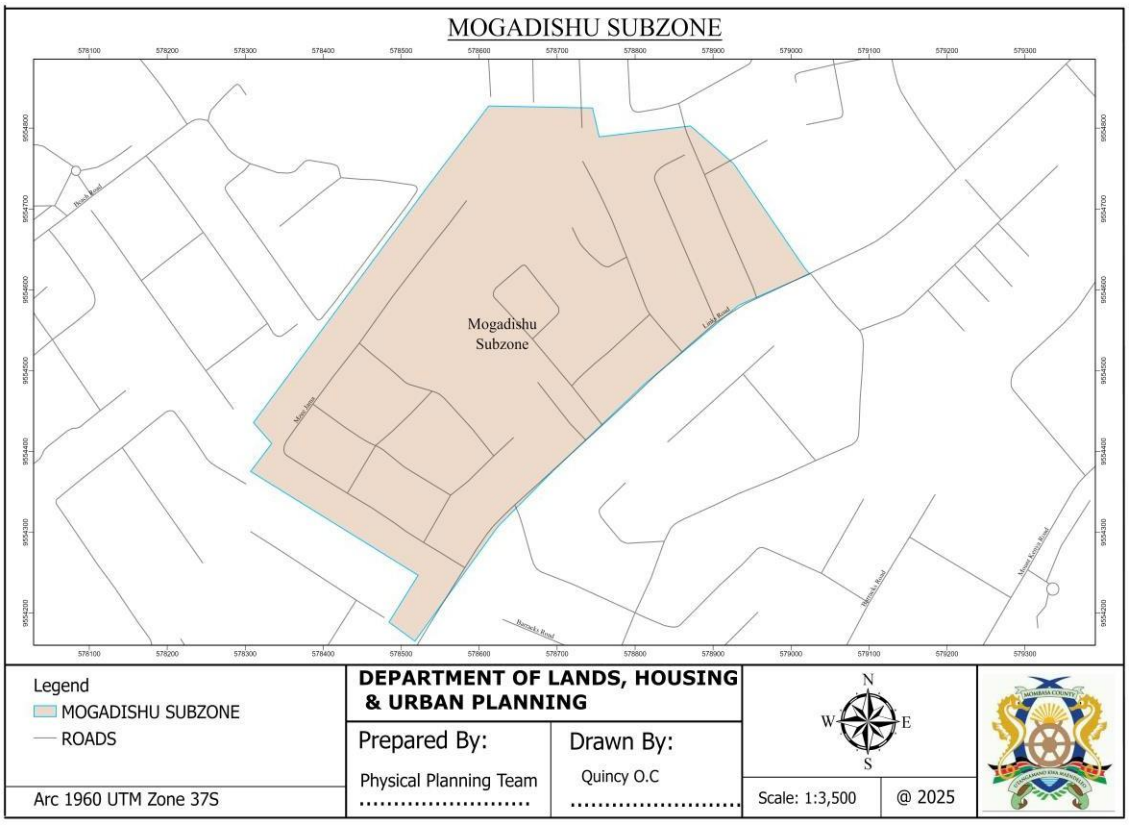
5.5.4.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.5 Mogadishu subzone



Graph 16: Mogadishu Subzone Average Plot Size (LPH 2025)



Map 22: Mogadishu Subzone (LPH 2025)

This subzone is experiencing drastic hanges in terms of density. Theere is rapid growth of apartments and resulting in attracting businesses towards this area. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area

Table 32: Mogadishu Subzone standards (2025)

	Land Use	Standards						
Mogadishu Subzone		**Plot Ratio**	**Plot Coverage (%)**	**Building Height**	**Min Plot Size(ha)**	**Setbacks(meters)**		
						Front	**Side**	**Rear**
	Residential	1:6	70	G+7	0.05	3	1.2	1.2
	Remarks: i) Road width factor to be considered for building heights (Links Road - 24m) ii) Buildings above 8 floors to be subjected to change of user capped at G+15 (under special conditions) iii) Plot coverage is calculated using the shortest length of a plot as frontage.							

This subzone is purely residential zone and shall be guided by the set standards and regulations.

5.5.5.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses (≤200 sq.m floor area), corner shops, small shopping centres, health facilities (dispensaries, nursing homes), banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.5.2 Restricted Activities

- **Residential**: Night shelters.
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

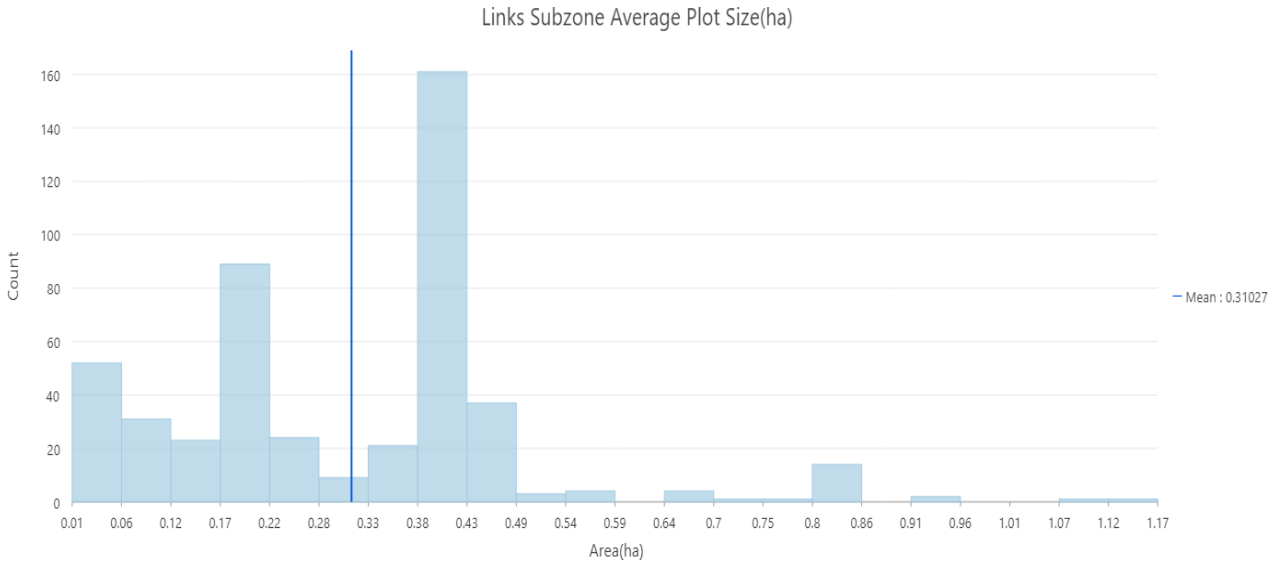
5.5.5.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

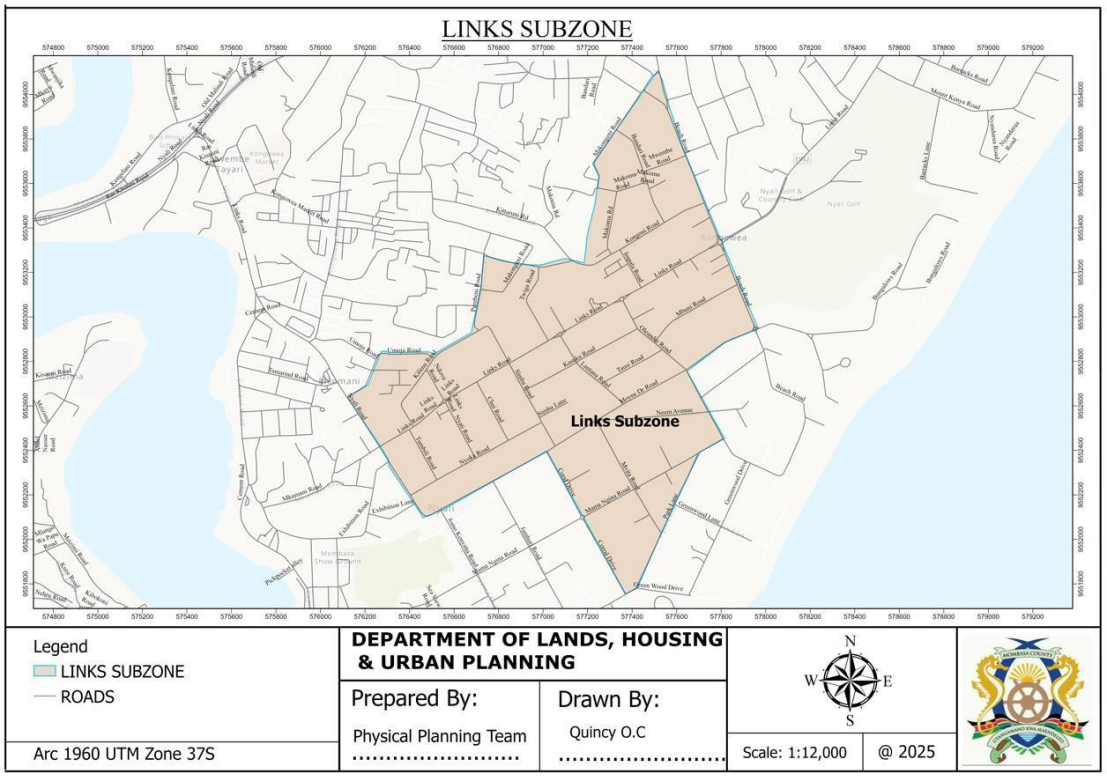
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.6 Links subzone

This subzone contains dominantly residential developments. Links road traverses this subzone and carries majority of commercial functions along its path. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 17: Links Subzone Average Plot Size (LPH 2025)



Map 23: Links Subzone (LPH 2025)

Table 33: Links Subzone standards (LPH 2025)

	Land Use	Standards						
Links Subzone		**Plot Ratio**	**Plot Coverage (%)**	**Building Height**	**Min Plot Size(ha)**	**Setbacks(meters)**		
						Front	**Side**	**Rear**
	Residential	1:6	70	G+7	0.2	6	3	3
	Remarks: i) Road width factor to be considered for building heights Links Road - 24m) ii) Buildings above 8 floors to be subjected to change of user capped at G+12 (under special conditions) iii) Plot coverage is calculated using the shortest length of a plot as frontage.							

This subzone is purely residential zone and shall be guided by the set standards and regulations.

5.5.6.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses (≤200 sq.m floor area), corner shops, small shopping centres, health facilities (dispensaries, nursing homes), banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.6.2 Restricted Activities

- **Residential**: Night shelters.
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

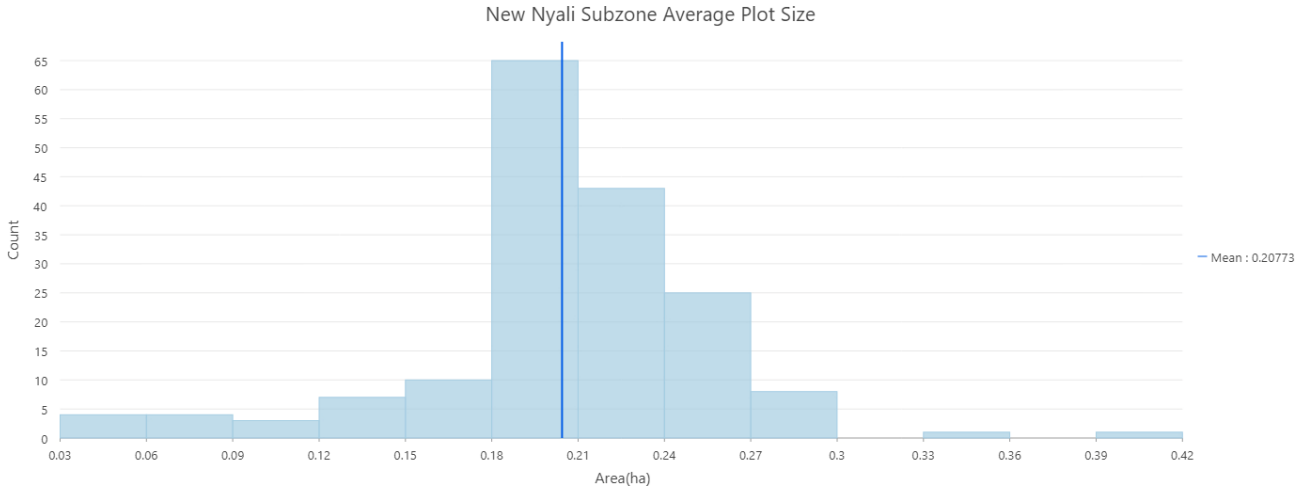
5.5.6.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

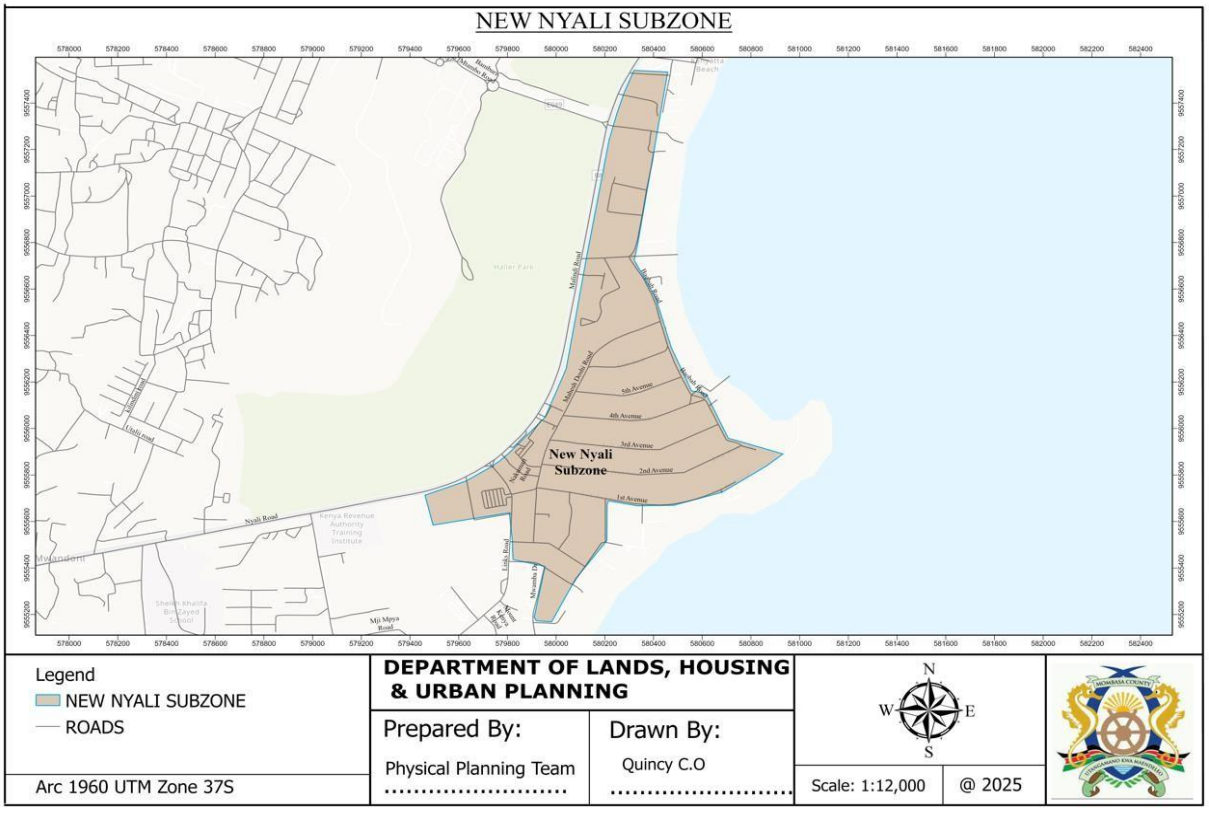
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.7 New Nyali Subzone

This subzone serves as a node for commercial activities in the Mainland North Zone. This offers a unique opportunity to optimize this node in decentralizing the functions of the CBD. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 18: New Nyali Subzone Average Plot Size (2025)



map 25:New Nyali Subzone (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
New Nyali Subzone	Commercial	1:9	70	G+12	0.2	6	3	3
	Remarks: i) Road width factor to be considered for building heights Mombasa Malindi Road – 40 m) ii) Buildings above 10 floors to be subjected to change of user capped at G+20 (under special conditions) iii) Plot coverage is calculated using the shortest length of a plot as frontage.							

Table 34:New Nyali Subzone standards (LPH 2025)

5.5.7.1 Permitted Developments

- Commercial: all shops, stores, storages, markets, shopping centers and uses connected with the display and sale of merchandise, either wholesale or retail but excluding explosives, obnoxious products and other materials likely to cause health hazards without limitation of floor area, Commercial and entertainment centers including Touring Talkies subject to Cinema Rules issued from time to time, Sports Stadium, Recreation Complexes, Research Experimental or Testing Laboratories not involving danger of fire explosive or health hazards. Hotels, Lodges, Cold Storage, Food Courts, Informal Market and Informal Retail Shopping., Travel Agencies

- Public Purpose: Government Offices, Business Offices and other Financial Institutions without limitations of floor area.

- Industrial: Warehouses and other uses connected with storage or wholesale trade, but excluding storage of products which are either obnoxious or likely to cause health hazards. Garment Industries irrespective of the number of persons employed where Authority is satisfied of its non-objectionable nature based on its performance characteristics.

- Transportation Organized parking, tot lots, Multistorey Parking, Bus Terminal and Depot, Transport Terminals, Motor Garage and Workshops.

- Educational: Technical colleges, Universities and Research Institutions.

5.5.7.2 Activities Restricted

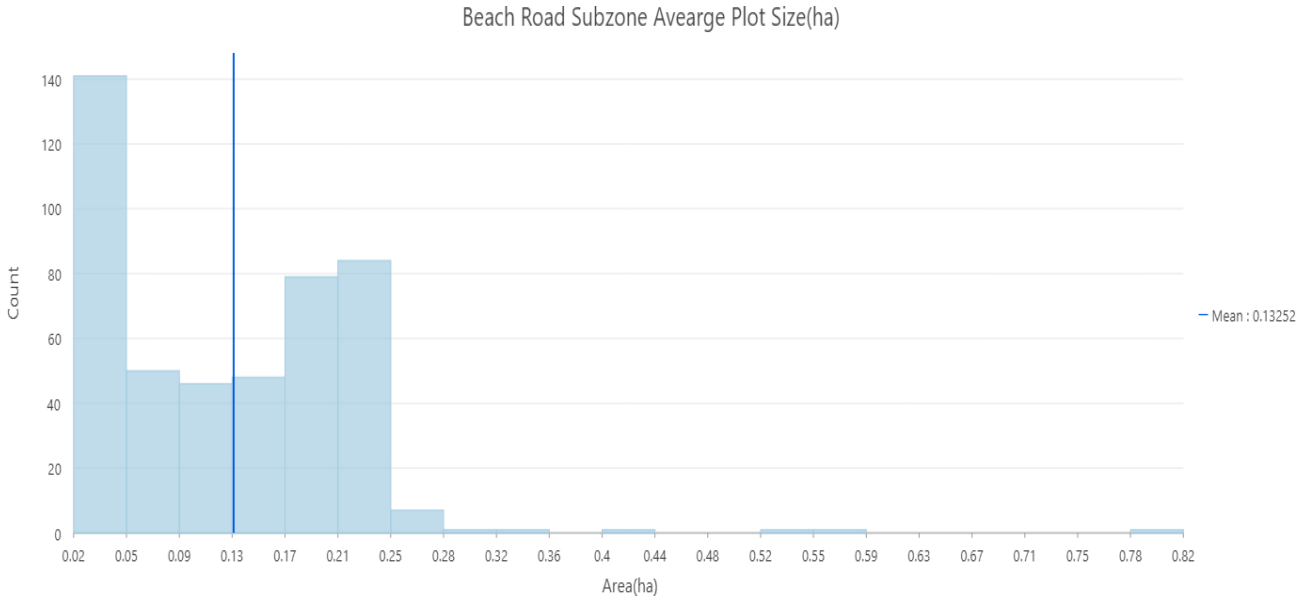
- Residential houses

5.5.7.3 Activities Prohibited uses

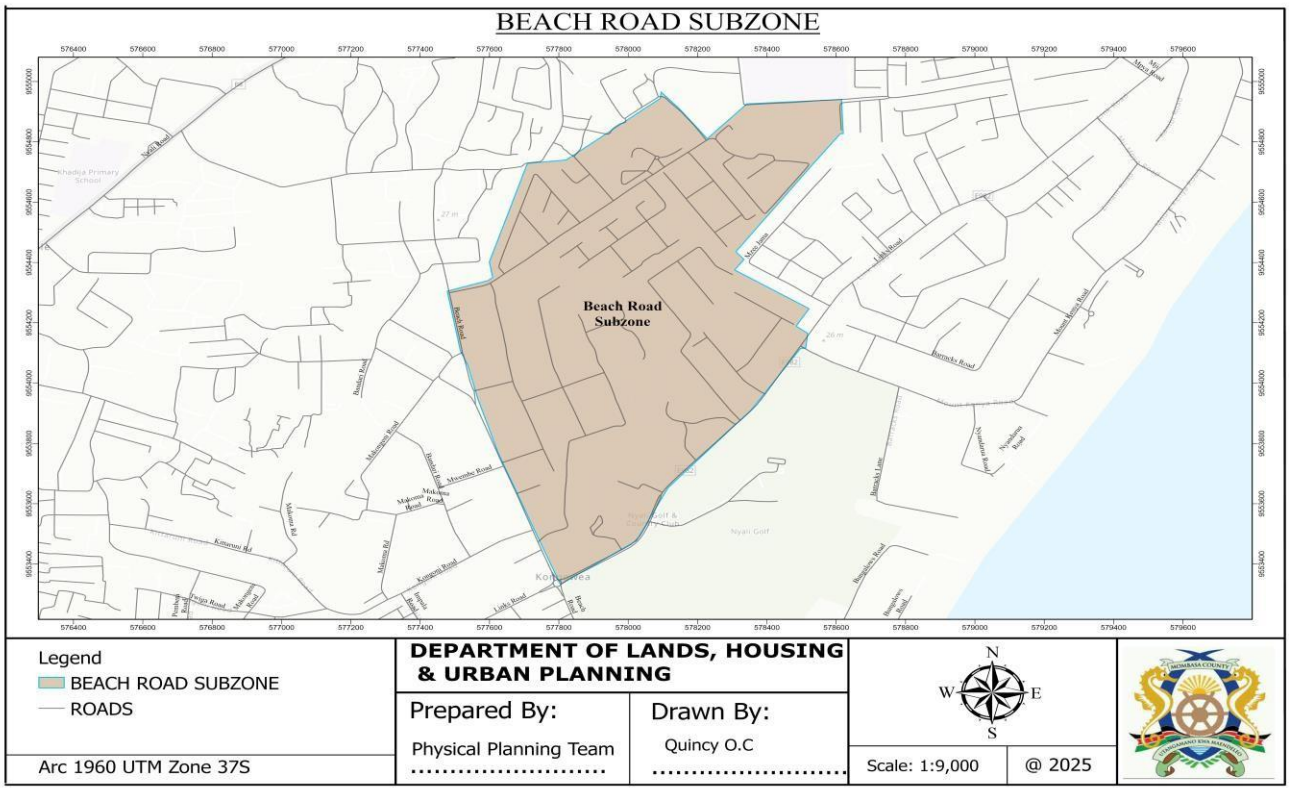
- Industry: Heavy, large and extensive industries: noxious and hazardous industries, Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Slaughterhouses

5.5.8 Beach Road subzone

The level of developments in this subzone is varied and with the neighboring subzones attracting activities, there will be need for deliberate redevelopment to accommodate this trend. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 18: Beach Road Subzone average Plot Size (LPH 2025)



Map 24: Beach Road Subzone (LPH 2025)

Table 34: Beach Road Subzone standards

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Beach Road Subzone	Residential	1:6	75	G+7	0.1	3	1.2	13
	Remarks: i) Road width factor to be considered for building heights Links Road- 24m ii) Buildings above 8 floors to be subjected to change of user capped at G+12 (under special conditions) iii) Plot coverage is calculated using the shortest length of a plot as frontage							

5.5.8.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses (≤200 sq.m floor area), corner shops, small shopping centres, health facilities (dispensaries, nursing homes), banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.8.2 Restricted Activities

- **Residential**: Night shelters.
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

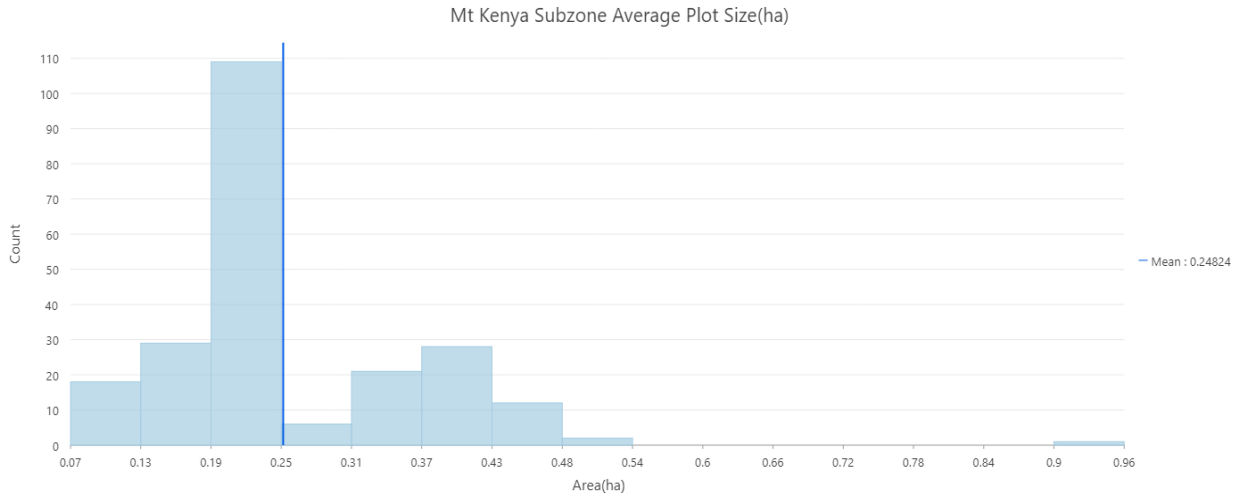
5.5.8.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.

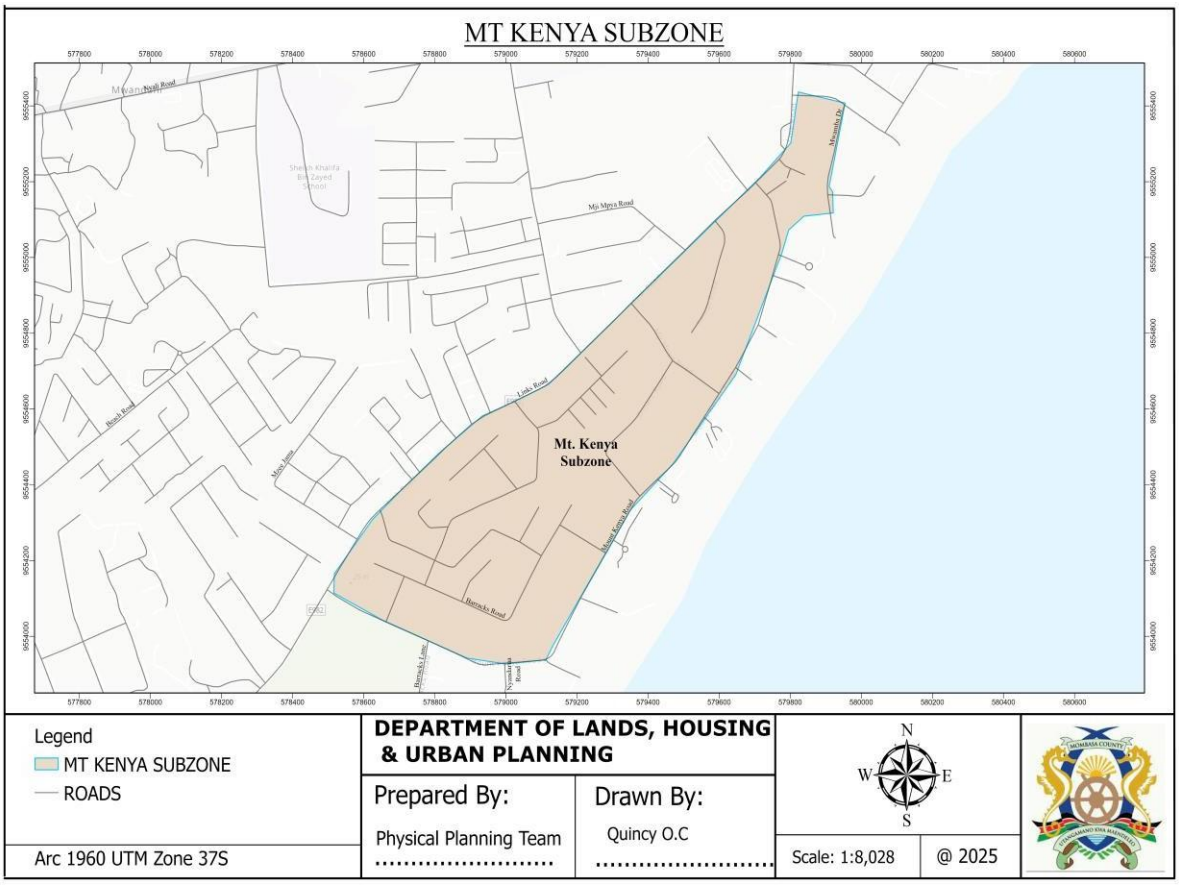
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.9 Mt Kenya subzone

This subzone accommodates the Nyali barracks which is a safeguarding area. Developments abutting the safeguarding area upto first row from Mt. Kenya Road shall be controlled in relation to building height and sitting of the development on the land. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 19: Mt. Kenya subzone average plot size (LPH 2025)



Map 25: Mt. Kenya Subzone (LPH 2025)

Table 35: Mt Kenya Subzone standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Mt. Kenya Subzone	Residential	1:6	70	G+7	0.2	6	3	3
	Remarks: iv) Road width factor to be considered for building heights Links Road- 24m v) Buildings above 8 floors to be subjected to change of user capped at G+12 (under special conditions) vi) Plot coverage is calculated using the shortest length of a plot as frontage							

This subzone is purely residential zone and shall be guided by the set standards and regulations.

5.4.9.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses (≤200 sq.m floor area), corner shops, small shopping centres, health facilities (dispensaries, nursing homes), banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.4.9.2 Restricted Activities

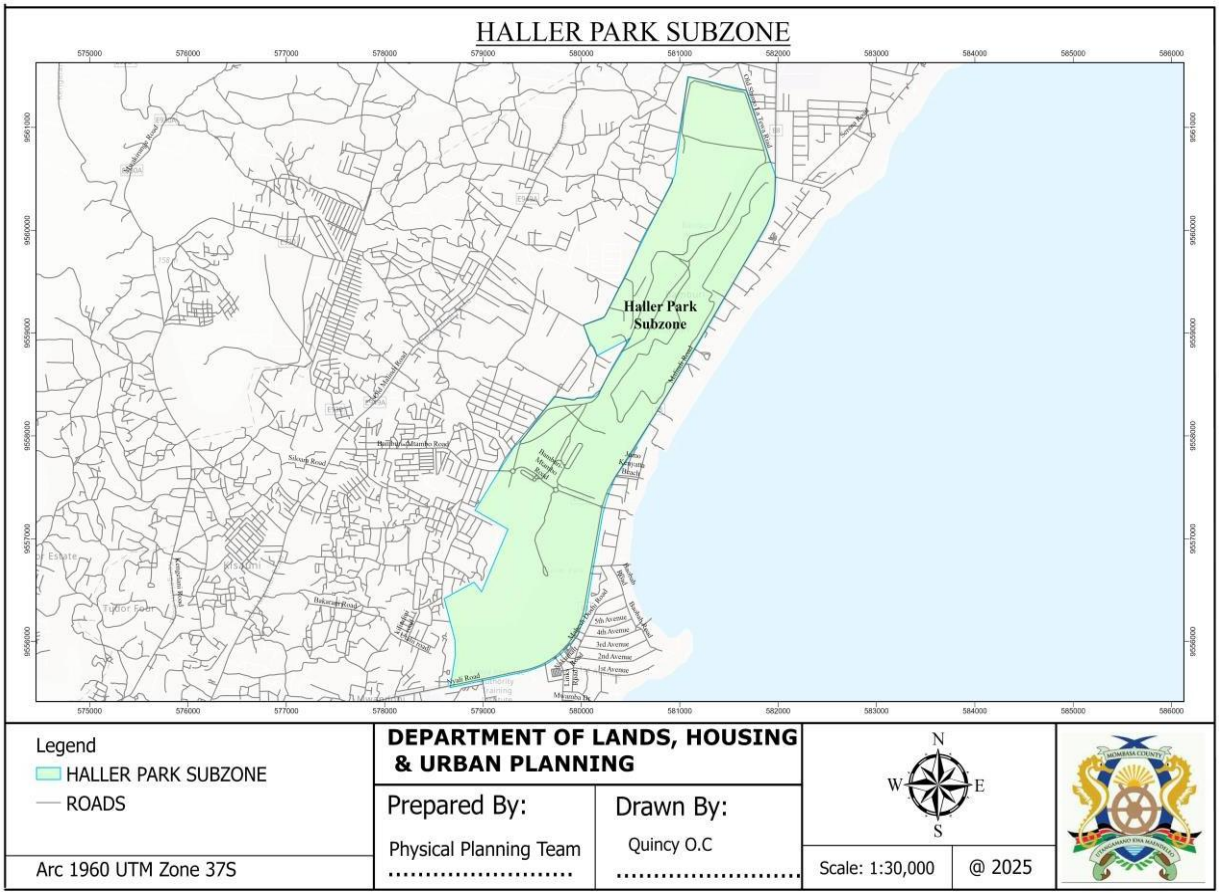
- **Residential**: Night shelters.
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.4.9.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.10 Haller Park – Conservation area

Haller Park is zoned strictly as a conservation area. The plan identifies it as a terrestrial sensitive zone where development is prohibited. Its main role is environmental protection, biodiversity conservation, recreation and eco-education. Any interventions allowed are limited to maintaining nature trails, ecological rehabilitation, and controlled eco-tourism activities such as guided tours. No residential, commercial or industrial developments are permitted.

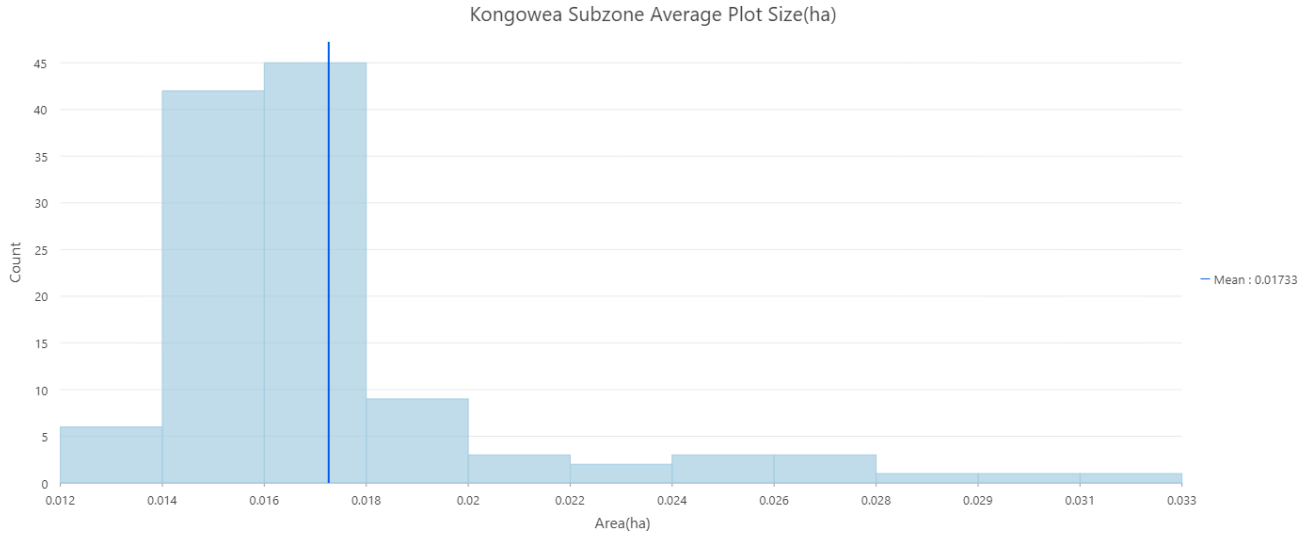


Map 26: Haller Park Subzon (2025)

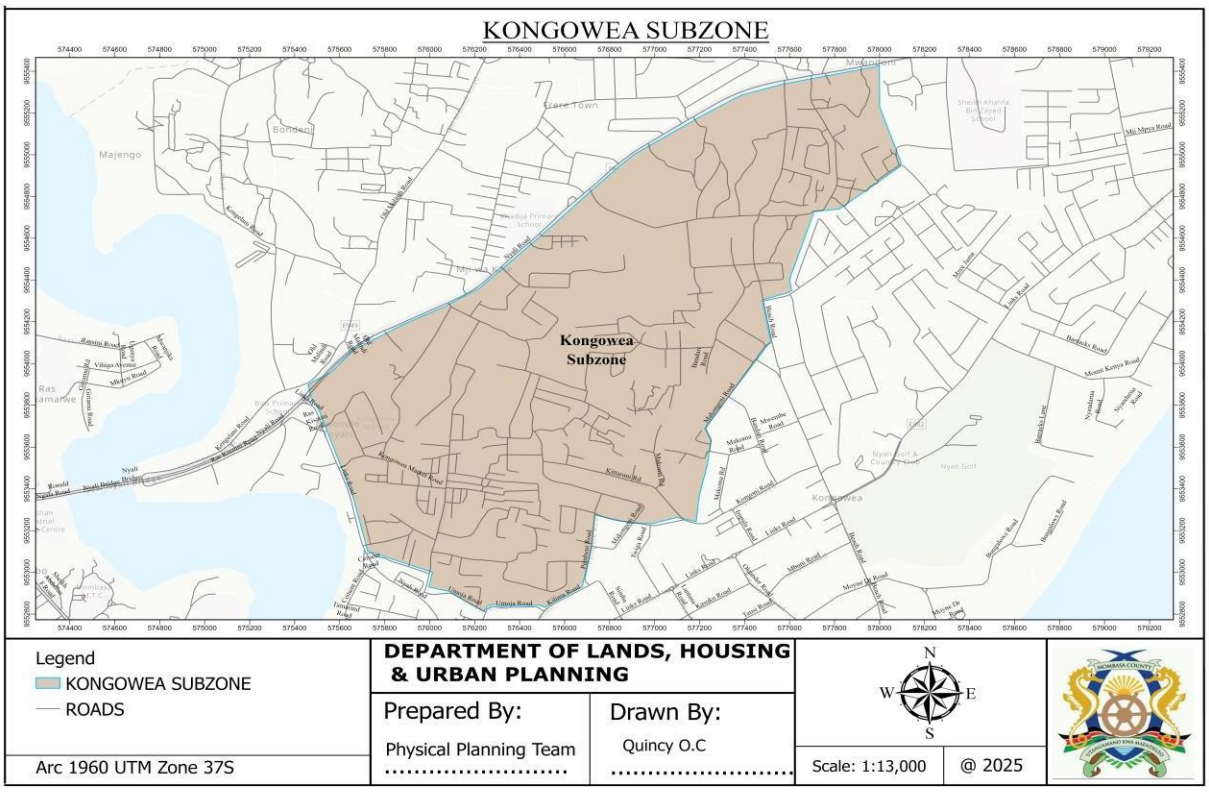
Guidelines require that the natural forest, wetlands and wildlife habitats be preserved without alteration. Built structures, if any, should be minimal, low-rise, and only for essential support like visitor information centres or research facilities. A wide natural buffer is to be maintained to prevent encroachment, and land use should remain predominantly green with no significant plot coverage. The overall policy is to secure Haller Park as a permanent green zone and ecological asset, with activities focused solely on conservation and public recreation in

5.5.11 Kongowea Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 20: Kongowea subzone average plot size (LPH 2025)



Map 27: Kongowea Subzone (LPH 2025)

Table 36: Kongowea Subzone standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Kongowea Subzone	Residential	1:4	70	G+4	0.04	3	1.2	1.2
	Remarks: Neighborhood characteristics (Reducing Informal settlements) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iv) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions) v) Plot coverage is calculated using the shortest length of a plot as frontage							

This subzone is purely residential zone and shall be guided by the set standards and regulations.

5.5.11.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.11.2 Restricted Activities

- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.5.11.3 Prohibited Activities

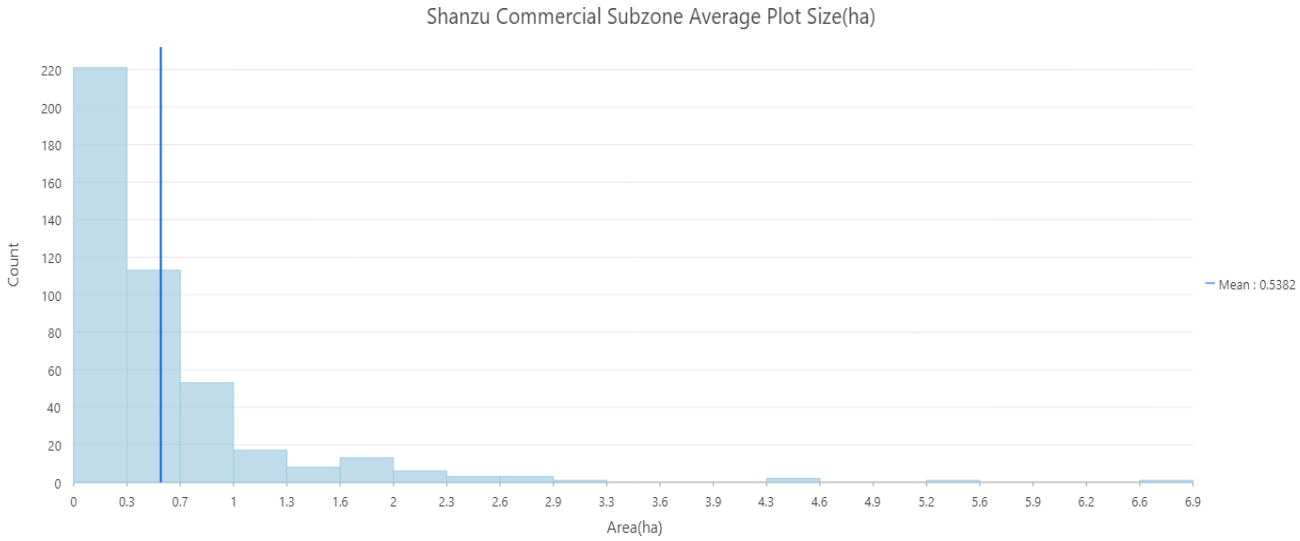
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods;

sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

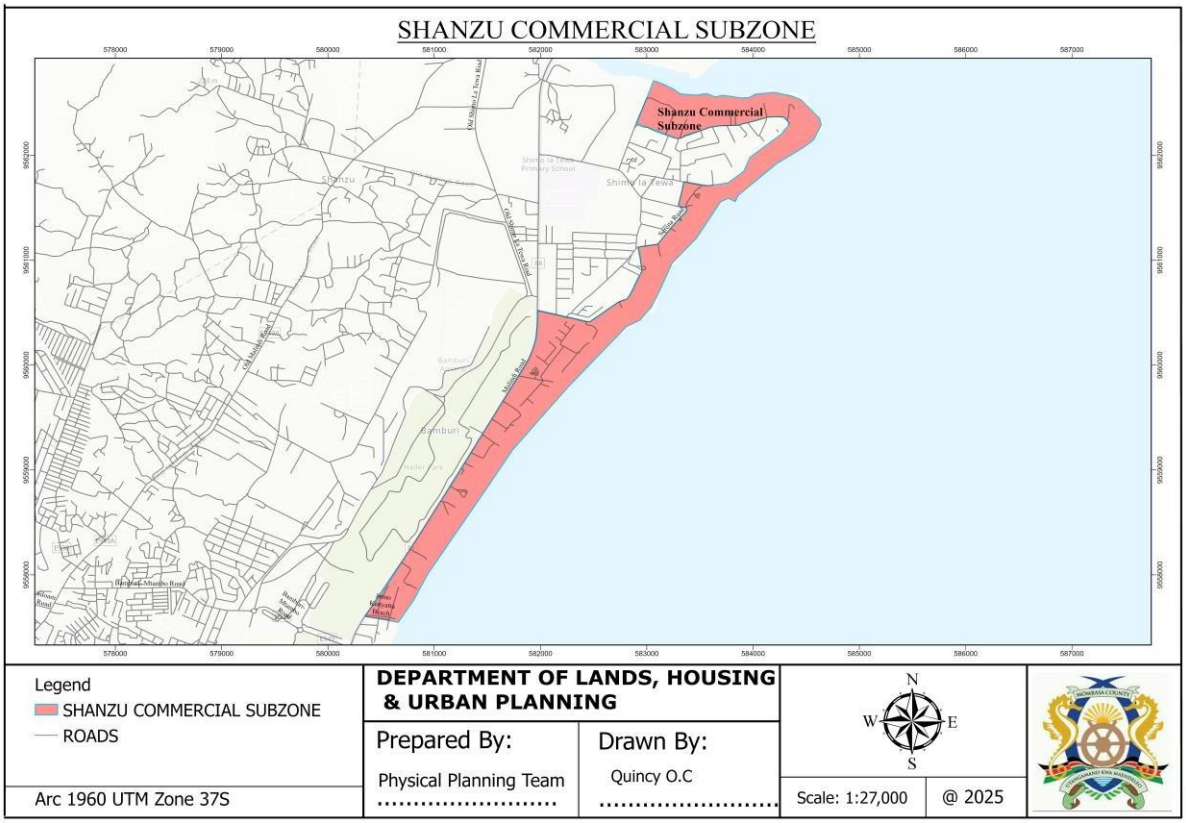
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.12 Shanzu commercial subzone

This subzone is characterized by hospitality players such as Sai Rock, Sarova Hotel, Kilua etc and fronts the Indian ocean creek. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area.



Graph 21: Shanzu commercial Average Plot size (LPH 2025)



Map 28: Shanzu Commercial Subzone (LPH 2025)

Table 37: Shanzu Commercial Subzone standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Shanzu Commercial Subzone	Commercial	1:2	50	G+3	0.2	9	5	6
	Remarks: i) Building line set at 30m from the highest water mark ii) Plot coverage is calculated using the shortest length of a plot as frontage							

This subzone is purely commercial zone and shall be guided by the set standards and regulations.

5.5.12.1 Uses Permitted

In the Commercial Zone, building or premises shall normally be permitted only for the following purposes and accessory uses:

- Commercial - Cinema Theatres subject to Cinema Rules issued from time to time, Assembly Halls, Colleges, Automobile Show Rooms, Service Stations and Automobile Workshops with permission of parking vehicles occupying a site area not exceeding 200 sq.m. with installation not exceeding 10 H.P. Business Offices, Banks and other commercial and financial institutions occupying a floor area not exceeding 1000 sq.m.
- Industrial - Warehouses, repositories and other uses connecting with storage or wholesale trade occupying a floor area not exceeding 1000 sq.m but excluding storage of explosive or products which are either obnoxious or likely to cause health hazards. Manufacturing and service establishments and commercial uses using electric motors not exceeding 20 H.P. and/or employing not more than 20 workers excluding those that are obnoxious or hazardous nature by reason or odor, effluent, dust smoke, gas, vibration, noise etc. or otherwise likely to cause danger or nuisance to public health or amenity.

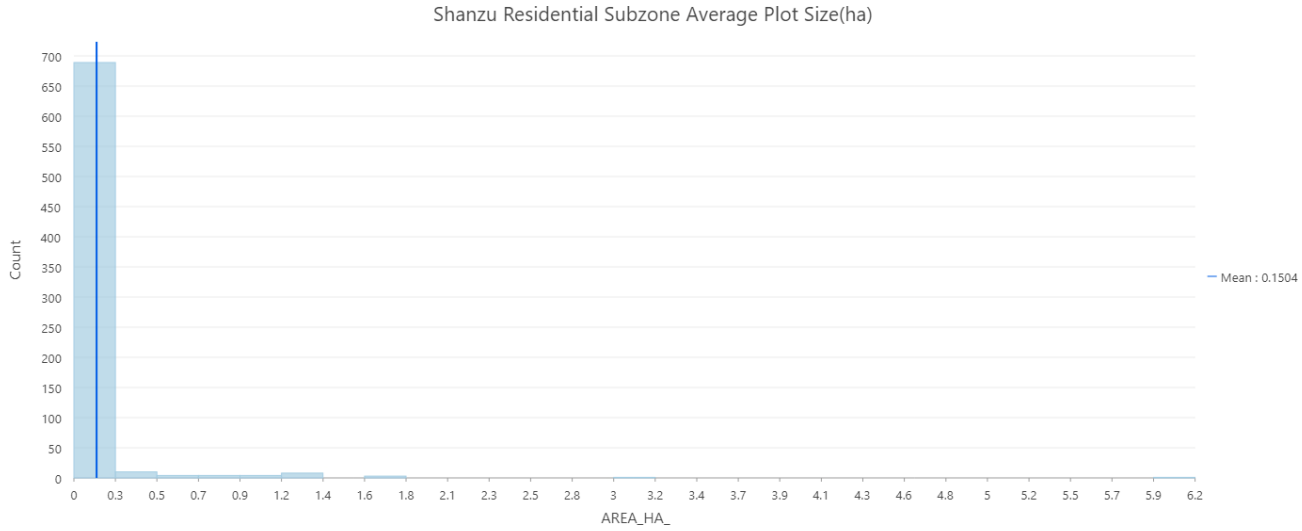
5.5.12.2 Restricted uses

The following may be permitted with special sanction of the Authority:

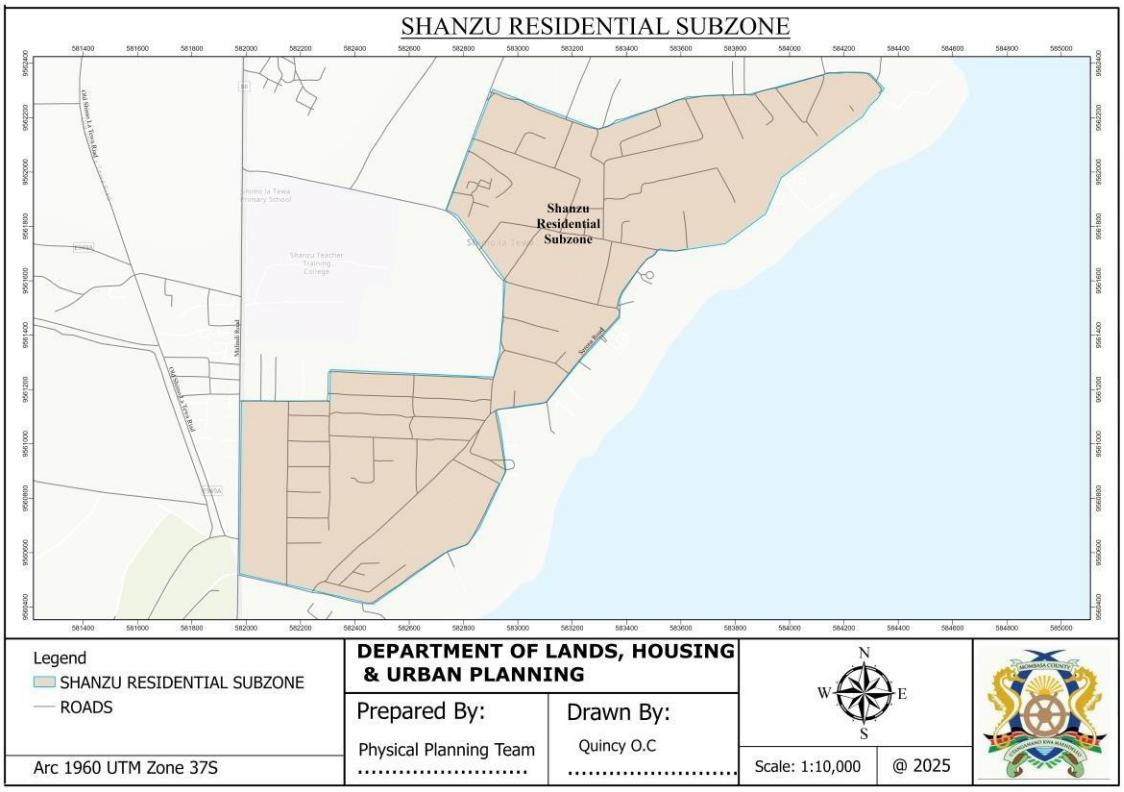
- Industrial - Heavy, large and extensive industries: noxious and hazardous industries Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Workshops for motor vehicles- matatu/boda-boda/buses etc, Slaughterhouses, hospitals treating contagious diseases (e.g. Tuberculosis)
- Commercial - Wholesale market, sewage treatment plant/disposal works, water treatment plant, solid waste dump, outdoor games stadium, indoor games hall, shooting range, international conference centre, courts, sports training centre, reformatory, garrisons, etc.

5.5.13 Shanzu Residential Subzone

There are residential developments within this subzone exhibiting character similar to greenwood sub zone. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 22: Shanzu residential Subzone average plot size (LPH 2025)



Map 29: Shanzu Residential Subzone (LPH 2025)

Table 38: Shanzu Residential Subzone standards (2025)

	Land Use	Standards						
					Min Plot	Setbacks(meters)		
Shanzu Residential Subzone		**Plot Ratio**	**Plot Coverage (%)**	**Building Height**	**Size(ha)**	**Front**	**Side**	**Rear**
	Residential	1:3	55	G+4	0.1	6	2	2
	Remarks: i) Low density neighbourhood Encouraged ii) Plot coverage is calculated using the shortest length of a plot as frontage							

This subzone is purely residential zone and shall be guided by the set standards and regulations.

5.5.13.1 Activities/uses permitted

- Residential – Bungalows, multi-family dwellings (multi-storey flats/apartments), row housing, detached, semi-detached, residential-cum-work
- Commercial - Hostels, rental houses, old age homes, community halls, police posts, guest houses Corner shops, small shopping centres, health facilities (dispensaries, nursing home
- Educational - Day care centres and kindergartens Educational buildings, r
- Public Purpose -, etc.)
- religious premises, library, gymnasium, park, technical training centres, exhibition and art galleries, clubs, banks/ ATM, post offices,

5.5.13.2 Activities/Restricted uses

- Industrial - petrol pumps, motor vehicle repair workshops/garages, bakeries, storage of LPG gas cylinders,
- Commercial - small butcheries Printing presses, cinema halls, auditoriums, markets for retail goods, small workshops, restaurants and hotels
- Public purpose - municipal, county and central government offices, police stations cemeteries, buildings like electrical distribution depot, water/sewerage pumping stations, water works, fire stations, telephone exchanges/mobile towers

5.5.13.3 Activities Prohibited

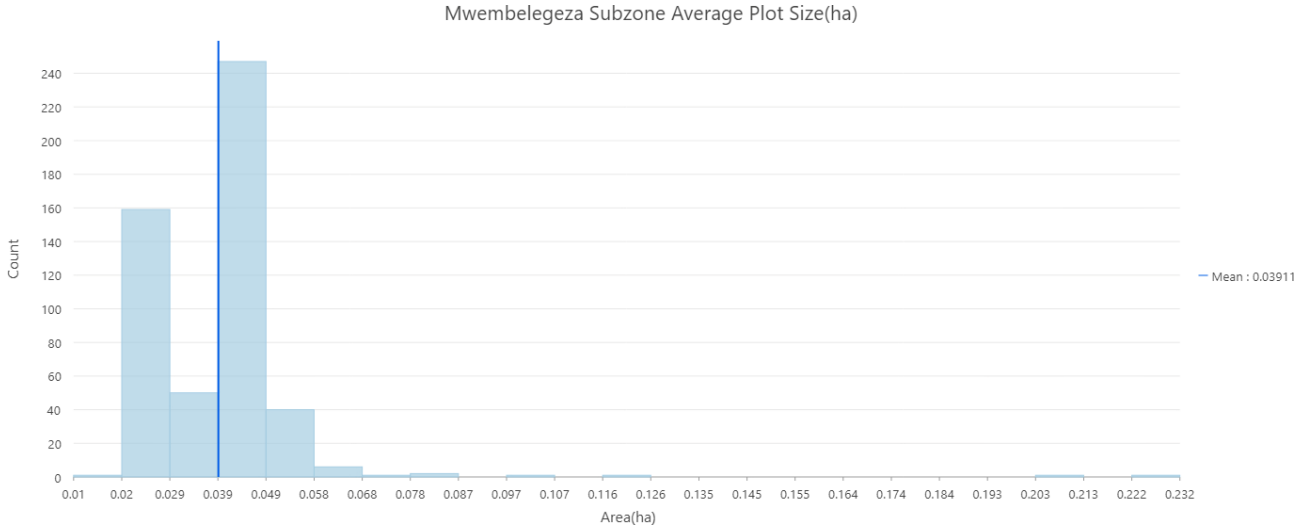
- Industrial - Heavy, large and extensive industries: noxious and hazardous industries Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Workshops

for motor vehicles- matatu/boda-boda/buses etc, Slaughterhouses, hospitals treating contagious diseases (e.g. Tuberculosis)

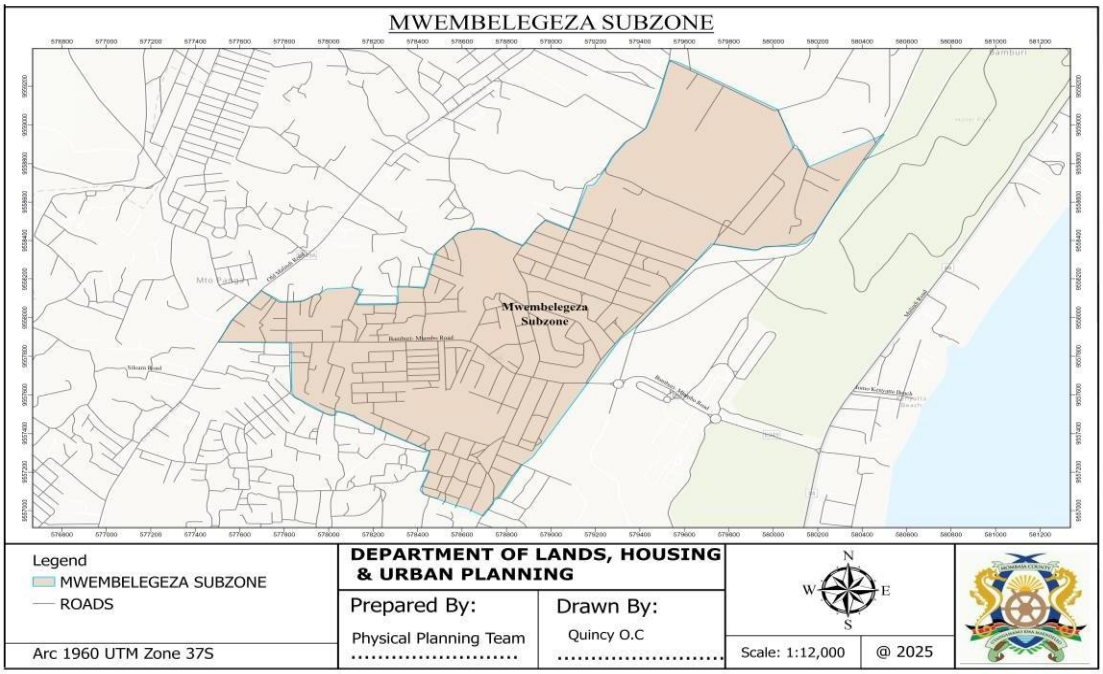
- Commercial - Wholesale market, sewage treatment plant/disposal works, water treatment plant, solid waste dump, outdoor games stadium, indoor games hall, shooting range, international conference centre, courts, sports training centre, reformatory, garrisons, etc.

5.5.14 Mwembelegeza Subzone

This subzone demonstrates informality from unplanned developments to absentee landlords and tenants at will scenarios. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principle which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 23: Mwembelegeza Subzone Average Plot Size (LPH 2025)



Map 30: Mwembelegeza Subzone (LPH 2025)

Table 39: Mwembelegeza Subzone standards (LPH 2025)

	Land Use	Standards						
		Plot	**Plot Coverage**	**Building**	**Min Plot**	**Setbacks(meters)**		
		Ratio	**age (%)**	**Height**	**Size(ha)**	**Front**	**Side**	**Rear**
Mwembelegeza Subzone	Residential	1:4	80	G+4	0.04	1.2	1.2	1.2
	Remarks: Neighbourhood characteristics (settlement scheme) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions) iv) Plot coverage is calculated using the shortest length of a plot as frontage							

5.5.14.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.14.2 Restricted Activities

- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

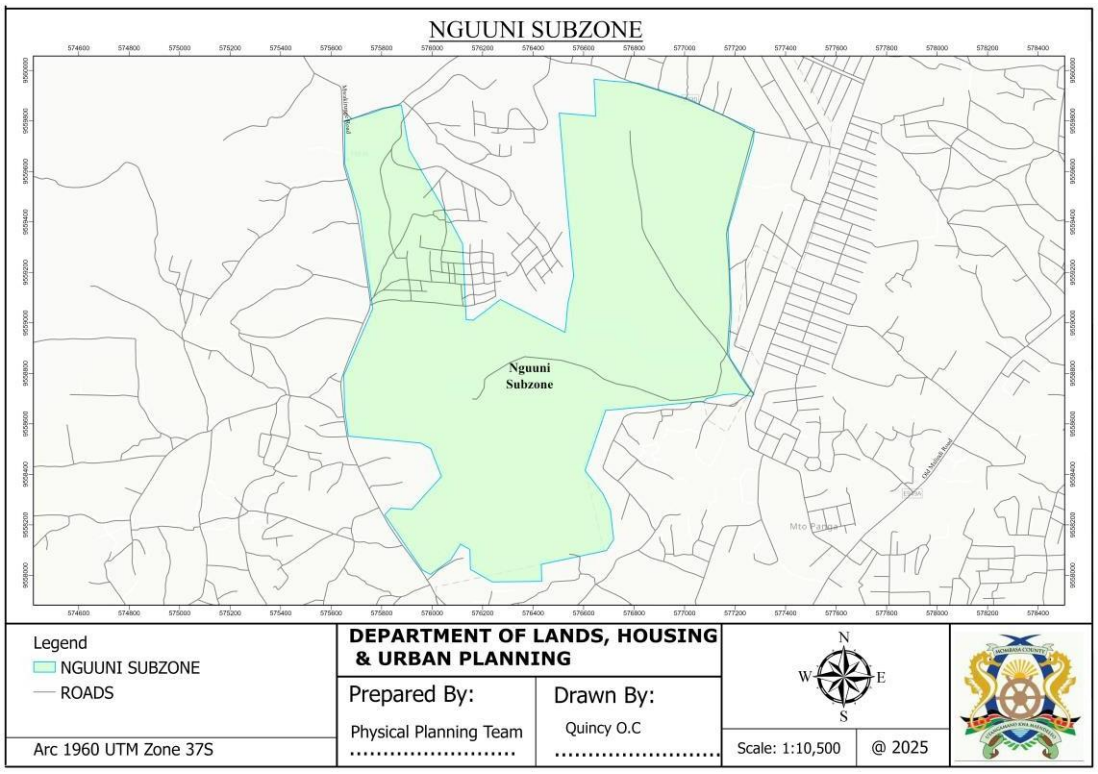
5.5.14.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.15 Nguuni- conservation- area

Nguuni Nature Sanctuary is zoned as a conservation and recreational area, providing habitats for wildlife and green open space for eco-tourism. Activities are limited to nature trails, picnics, and educational visits, with no residential, commercial, or industrial development permitted

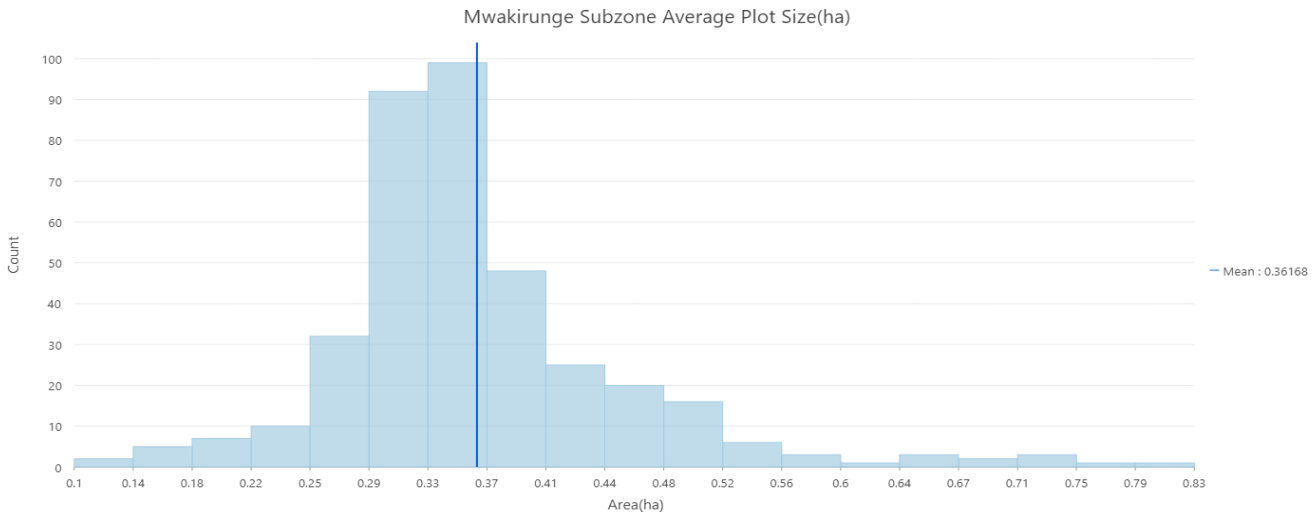


Map 31: Nguuni Subzone (LPH 2025)

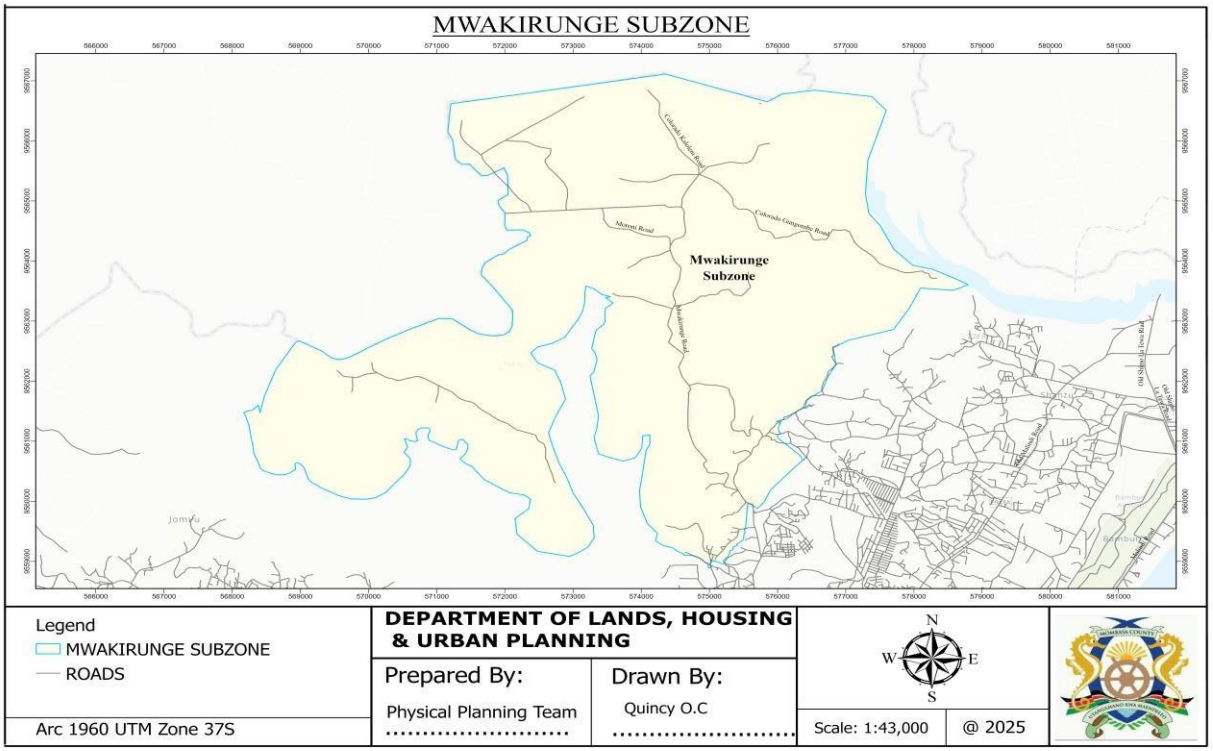
The Sanctuary serves to preserve natural ecosystems while supporting public recreation and conservation awareness.

5.5.16 Mwakirunge Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. Notably, this subzone serves as agricultural base for Mombasa County and this will be promoted in the zoning plan. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 24: Mwakirunge Subzone Average Plot Size



Map 32: Mwakirunge Subzone (LPH 2025)

Table 40: Mwakirunge Subzone standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Mwakirunge Subzone	Agricultural	1:4	30	-	0.1	-	-	-
	Remarks: Promote Agricultural Activities							

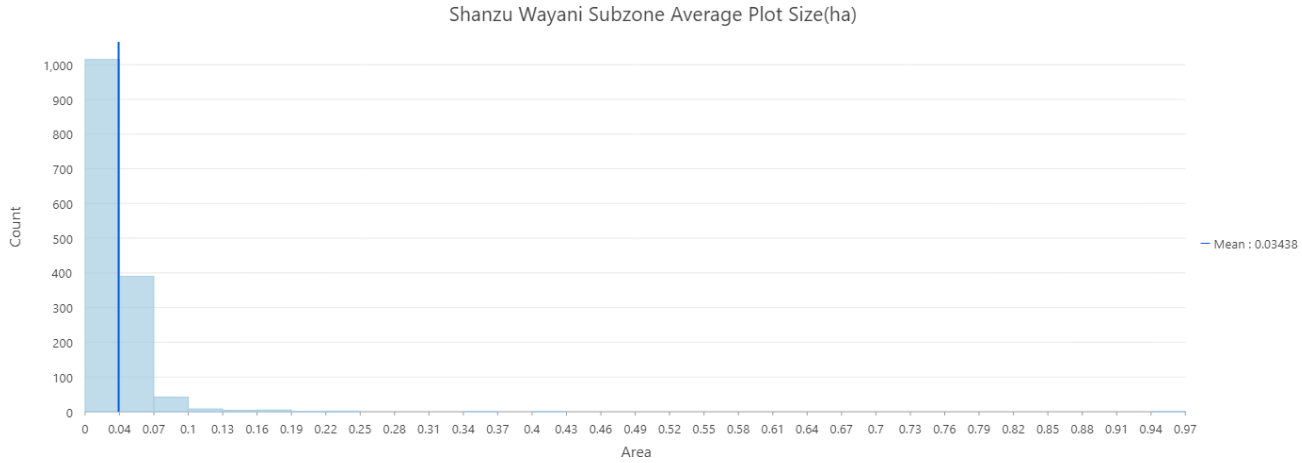
5.5.16.1 Uses/ Activities Prohibited

Heavy, large and extensive industry: noxious, obnoxious and hazardous industries, warehousing storage godowns of perishables, hazardous, inflammable goods, turnkey yards, workshop for buses etc. slaughter-house, wholesale *markets*, hospitals, hospitals treating contagious diseases, sewage treatment plant /disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range, zoological garden, botanical garden, picnic hut, international conference center, courts, sports training center, reformatory, police battalion office, forensic science laboratory, any other obnoxious and hazardous use

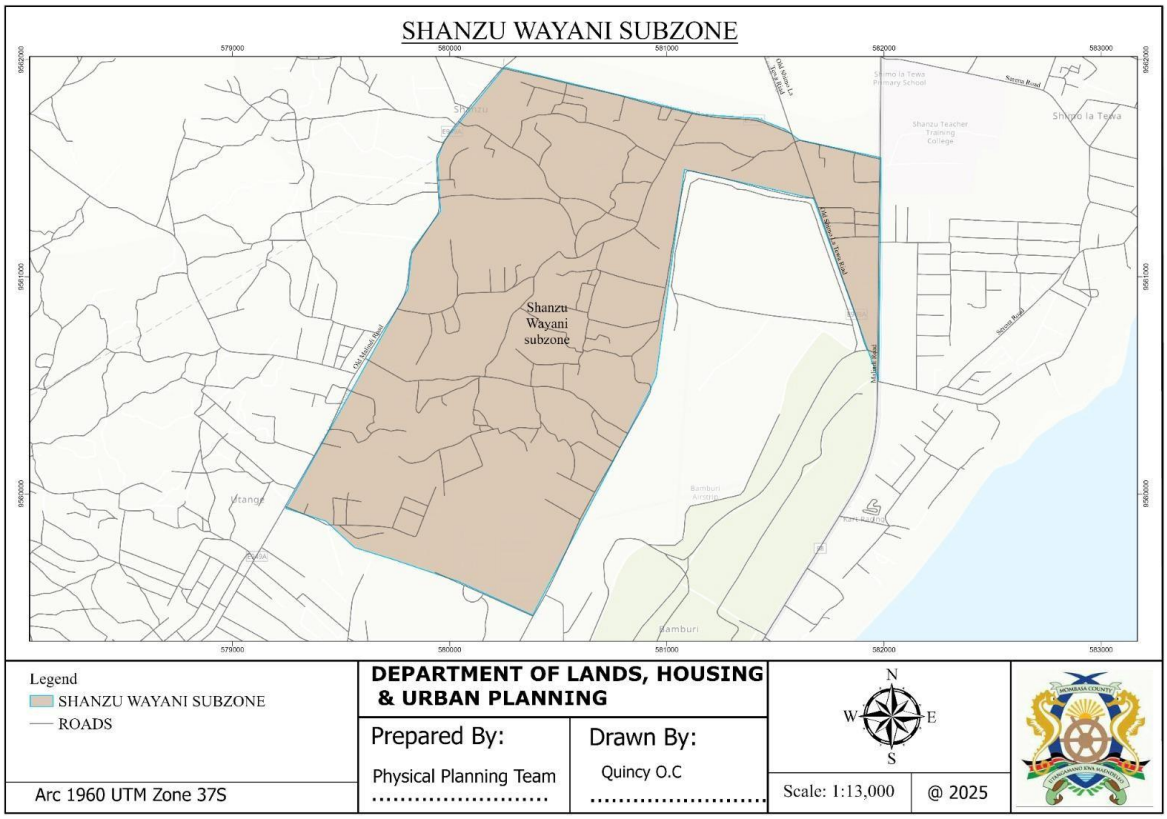
Change To Agricultural Use Permitted Activites

5.5.17 Shanzu Wayani subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 25: Shanzu Wayani Subzone average plot size (LPH 2024)



Map 33: Shanzu Wayani (2025)

Table 41: Shanzu Wayani Subzone standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Shanzu Wayani Subzone	Residential	1:4	80	G+4	0.03	1.2	1.2	1.2
	Remarks: Neighborhood characteristics (Reducing Informal settlements) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. vi) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions) vii) Plot coverage is calculated using the shortest length of a plot as frontage							

5.5.17.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres,

kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.

- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.17.2 Restricted Activities

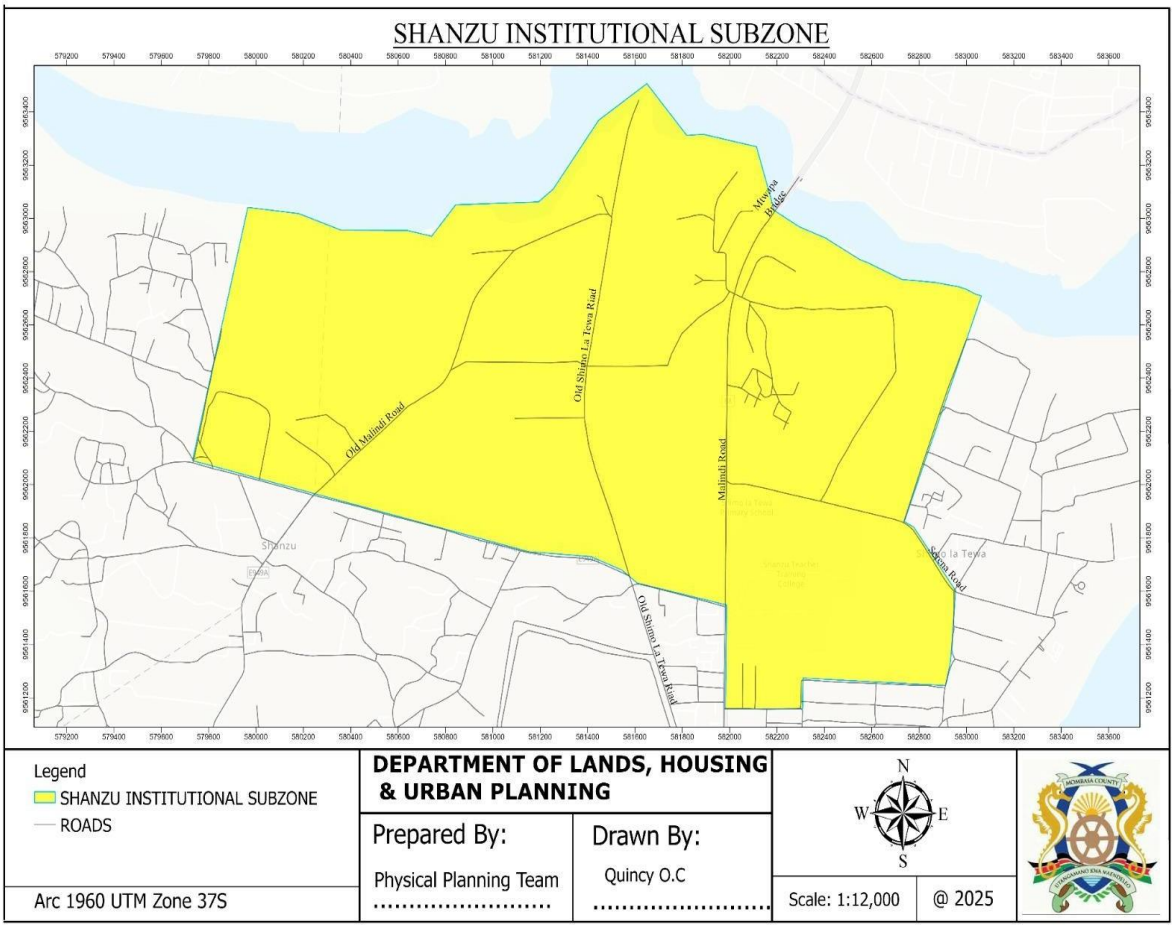
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.5.17.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.18 Shanzu institution

The Shanzu Institution Sub-Zone comprises educational facilities and the Shimo La Tewa Prison. Schools within the area will follow the general education guidelines provided in Chapter Four, ensuring adequate space, safety, and supporting infrastructure.

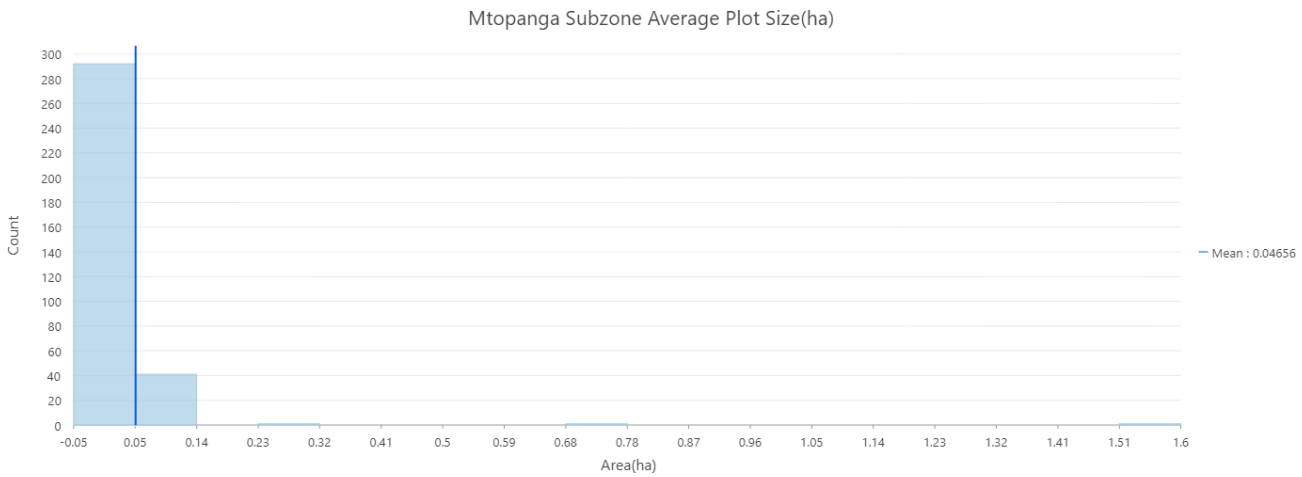


Map 34: Shanzu Institutional Subzone (LPH 2025)

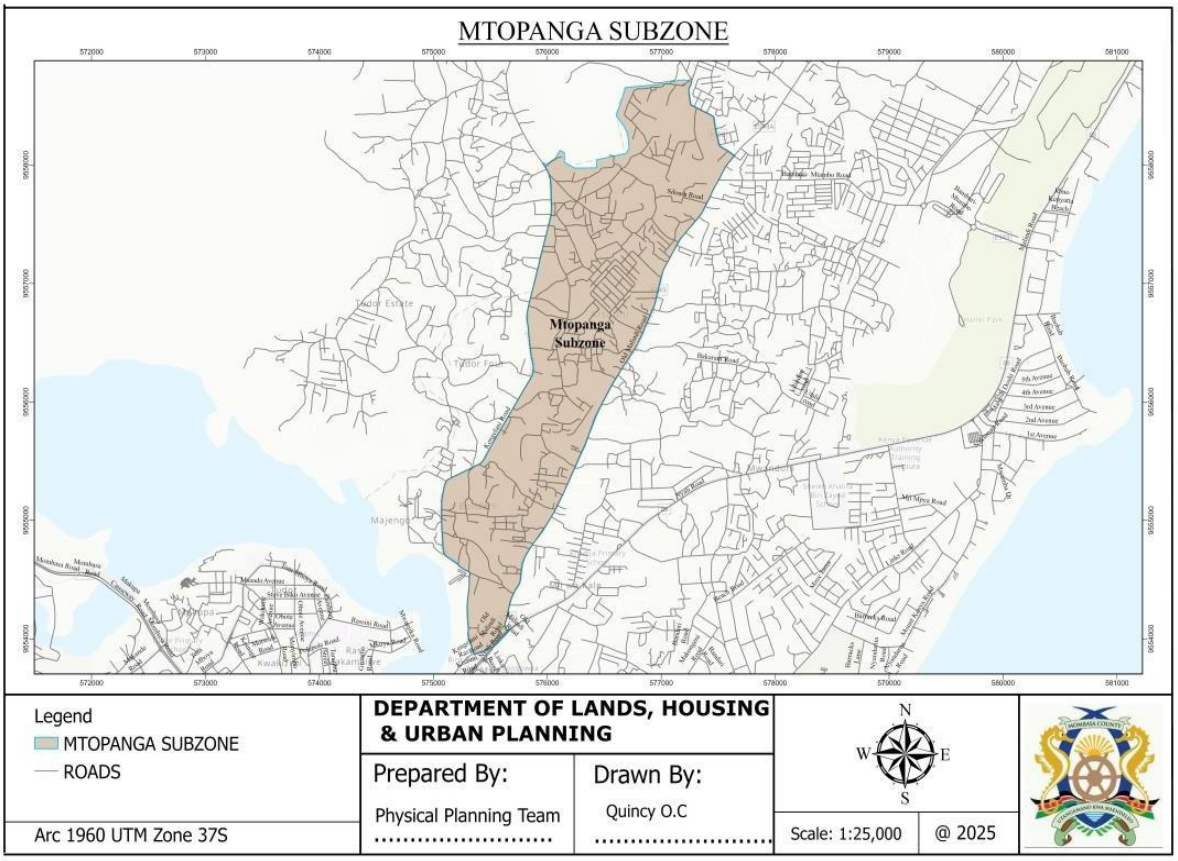
The prison, as a special institution, will be regulated according to the standards and guidelines set by the relevant national body responsible for correctional services. No incompatible residential, commercial, or industrial uses are permitted within this sub-zone to safeguard institutional integrity and security.

5.5.19 Mtopanga Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 26: Mtopanga Subzone average plot size (LPH 2025)



Map 35: Mtopanga Sub zone (LPH 2025)

Table 42: Mtopanga Subzone Standards (2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Mtopanga Subzone	Residential	1:4	80	G+4	0.03	1.2	1.2	1.2
	Remarks: Neighborhood characteristics (Reducing Informal settlements) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions) iv) Plot coverage is calculated using the shortest length of a plot as frontage							

5.5.19.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.19.2 Restricted Activities

- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

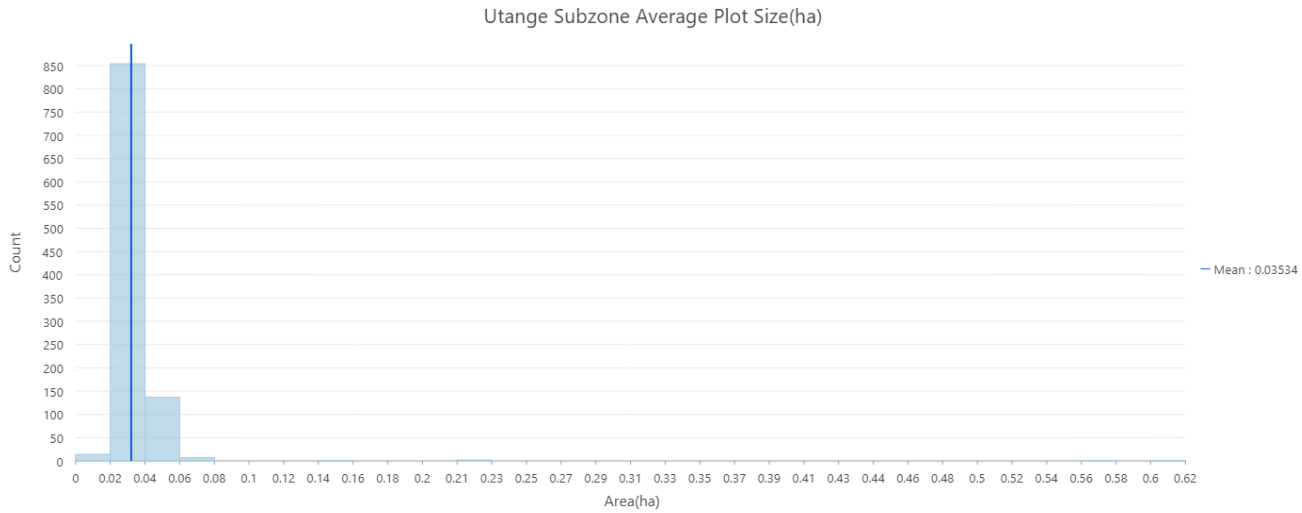
5.5.19.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

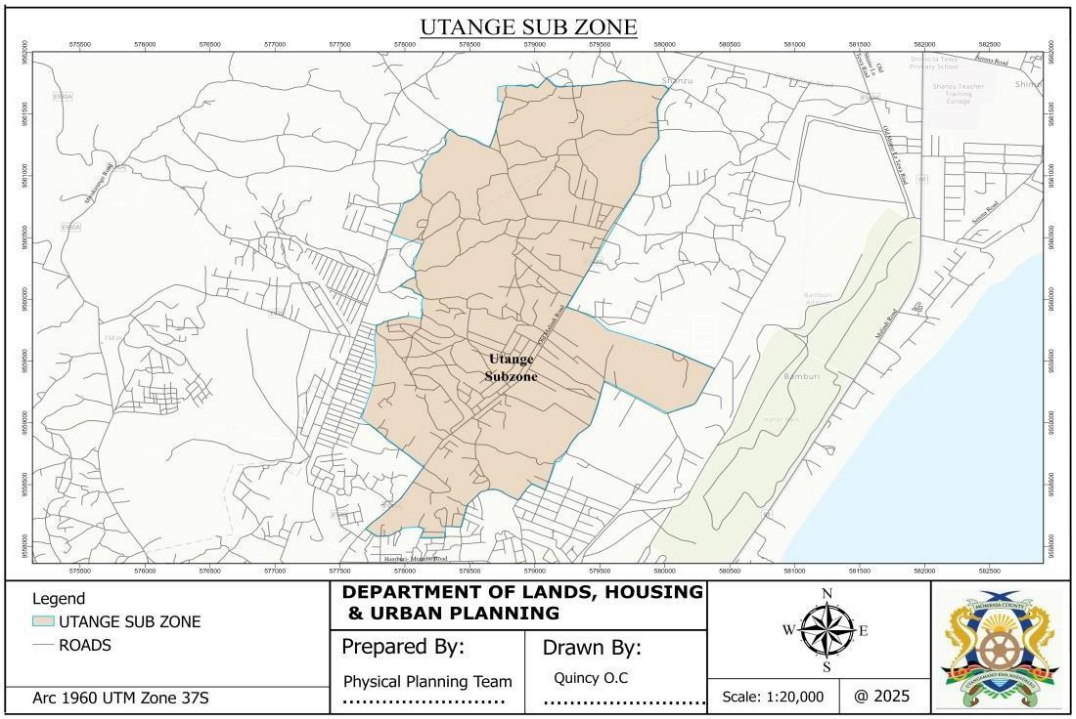
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.20 Utange Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 27: Utange Subzone average plot size (LPH 2025)



Map 36: Utange Subzone (LPH 2025)

Table 43: Utange Subzone Standards (LPH 2025)

	Land Use	Standards						
Utange Subzone		**Plot Ratio**	**Plot Coverage (%)**	**Building Height**	**Min Plot Size (ha)**	**Setbacks (meters)**		
						Front	**Side**	**Rear**
	Residential	1:4	80	G+4	0.04	1.2	1.2	1.2
	Remarks: Neighbourhood characteristics (Reducing Informal settlements) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions) iv) Plot coverage is calculated using the shortest length of a plot as frontage.							

5.5.20.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.20.2 Restricted Activities

- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.5.20.3 Prohibited Activities

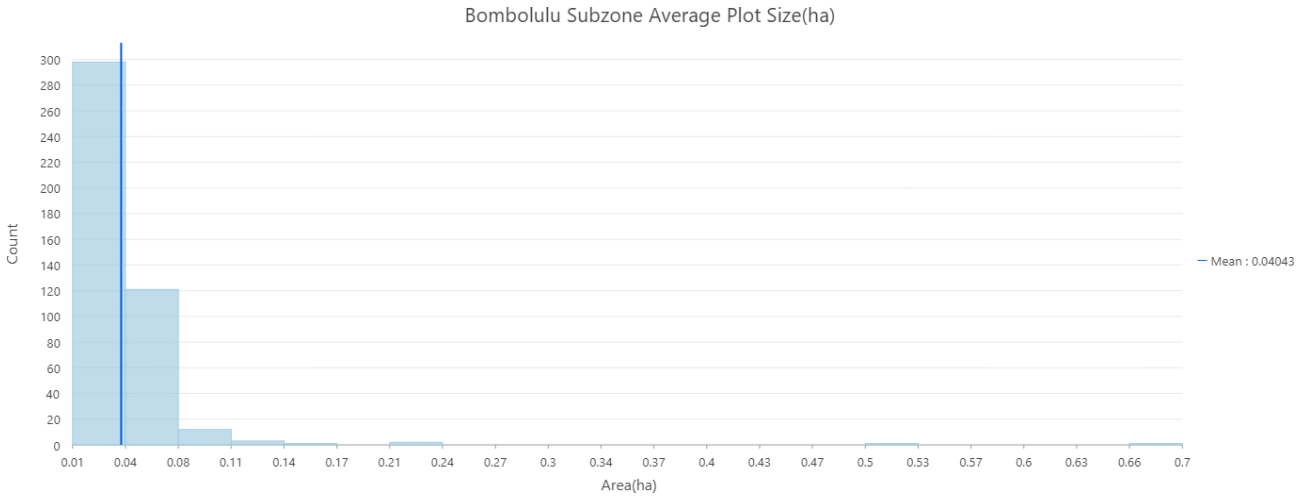
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres,

courts, reformatories, garrisons.

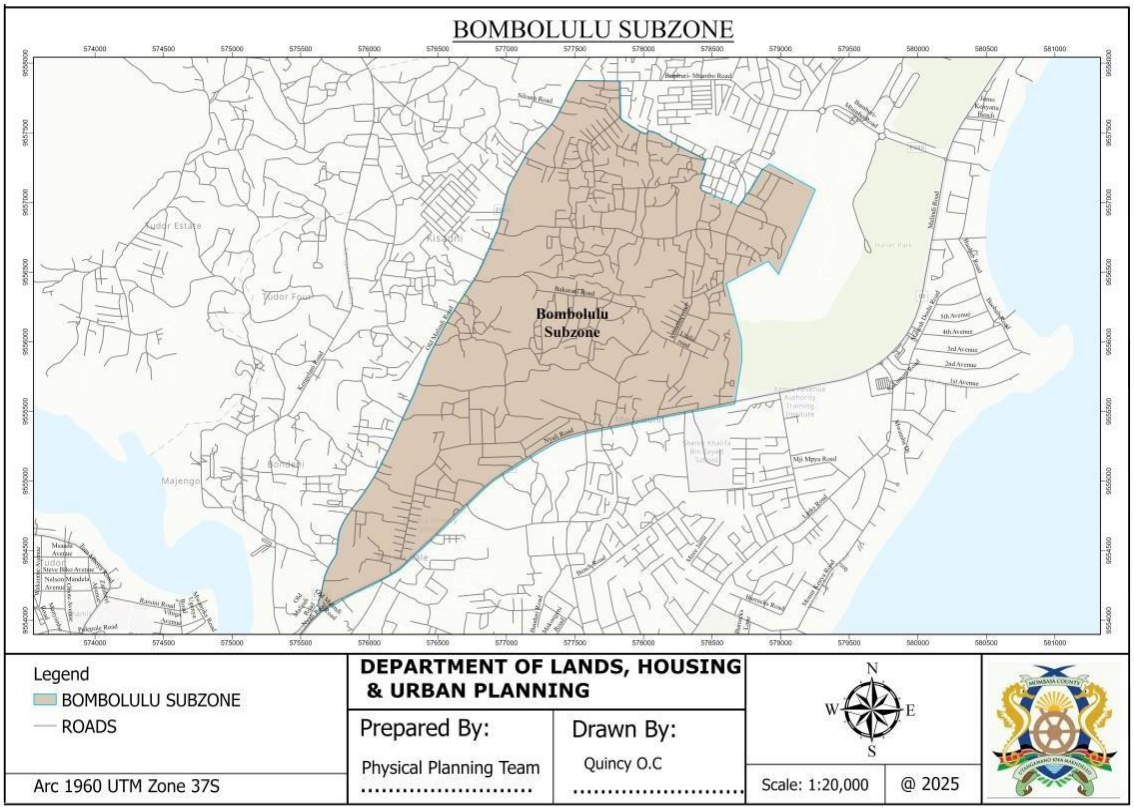
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.21 Bombolulu Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 28: Bombolulu Subzone Average Plot Size (LPH 2025)



Map 37: Bombolulu Subzone (LPH 2025)

Table 44: Bombolulu Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Bombolulu Subzone	Residential	1:4	80	G+4	0.04	1.2	1.2	1.2
	Remarks: Neighborhood characteristics (Reducing Informal settlements) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions) iv) Plot coverage is calculated using the shortest length of a plot as frontage.							

This subzone is purely residential zone and shall be guided by the set standards and regulations.

5.5.21.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.21.2 Restricted Activities

- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.5.21.3 Prohibited Activities

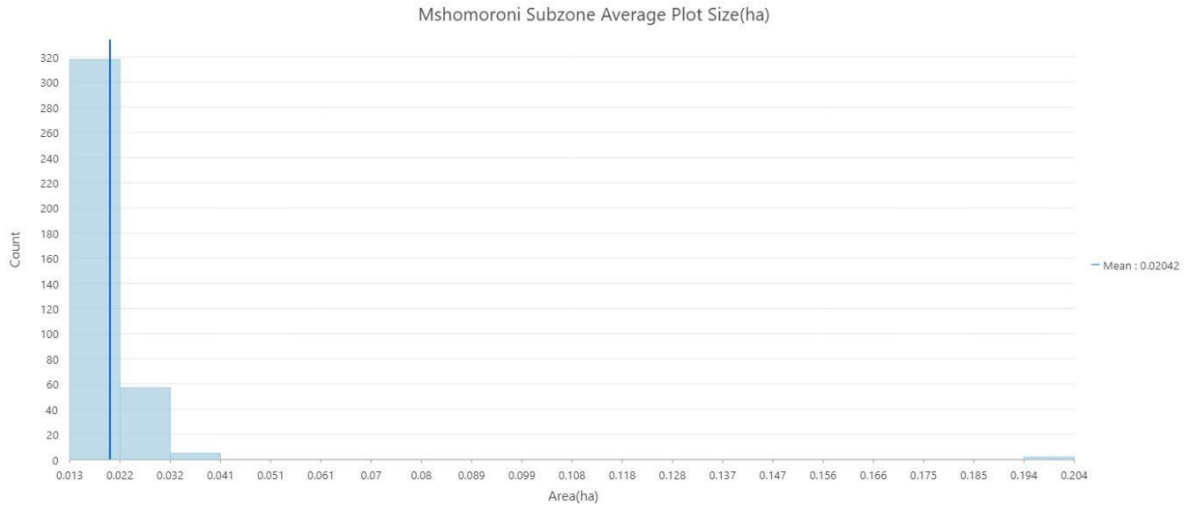
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres,

courts, reformatories, garrisons.

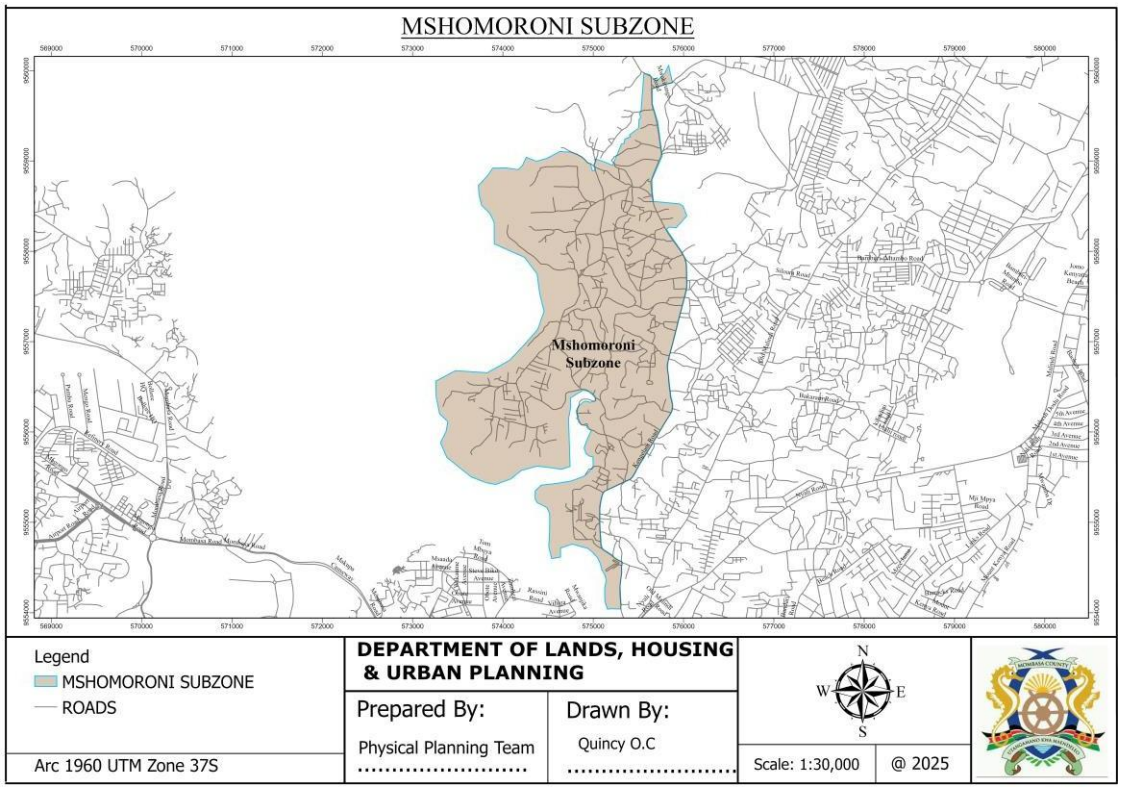
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.22 Mshomoroni subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 29: Mshomoroni Subzone average plot size (LPH 2025)



Map 38: Mshomoroni Subzone (LPH 2025)

Table 45: Mshomoroni Subzone Standards (LPH 2025)

Mshomoroni subzone	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
	Residential	1:4	80	G+4	0.04	1.2	1.2	1.2
	Remarks: Neighbourhood characteristics (Reducing Informal settlements) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions) iv) Plot coverage is calculated using the shortest length of a plot as frontage							

5.5.22.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.22.2 Restricted Activities

- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

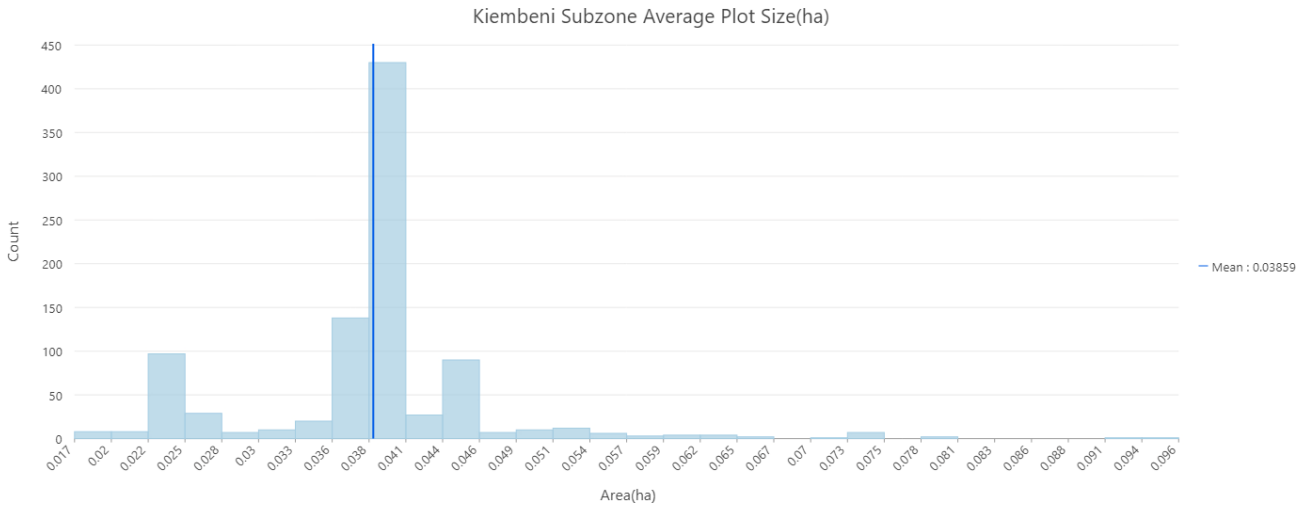
5.5.22.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

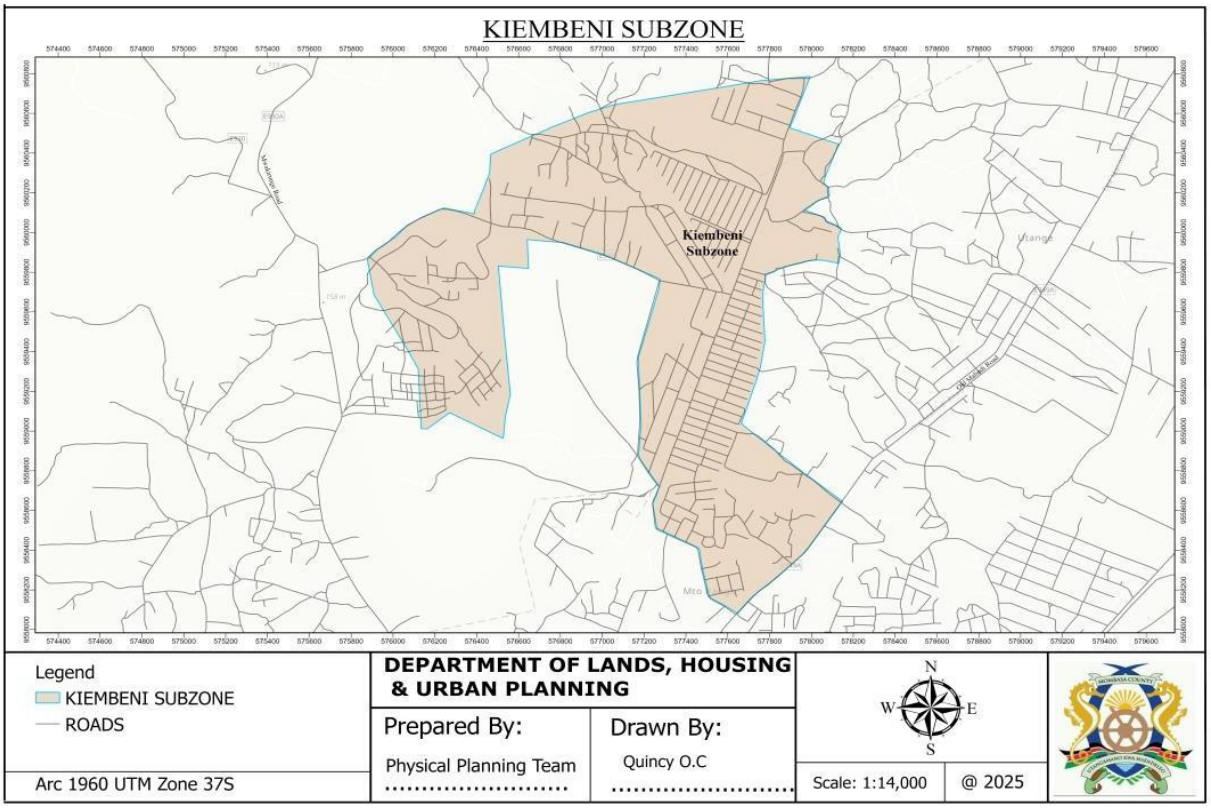
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.23 Kiembeni Subzone

This subzone accommodates various residential estates that demonstrate a semblance of organization spatially. However, the level of fragmentation may pose a challenge in the future if not checked. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 30: Mshomoroni Subzone Standards (LPH 2025)



Map 39: Kiembeni Subzone (LPH 2025)

Table 46: Kiembeni Subzone Standards (LPH 2025)

Kiembeni Subzone	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
	Residential	1:4	80	G+4	0.04	1.2	1.2	1.2
	Plot coverage is calculated using the shortest length of a plot as frontage							

5.5.23.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.23.2 Restricted Activities

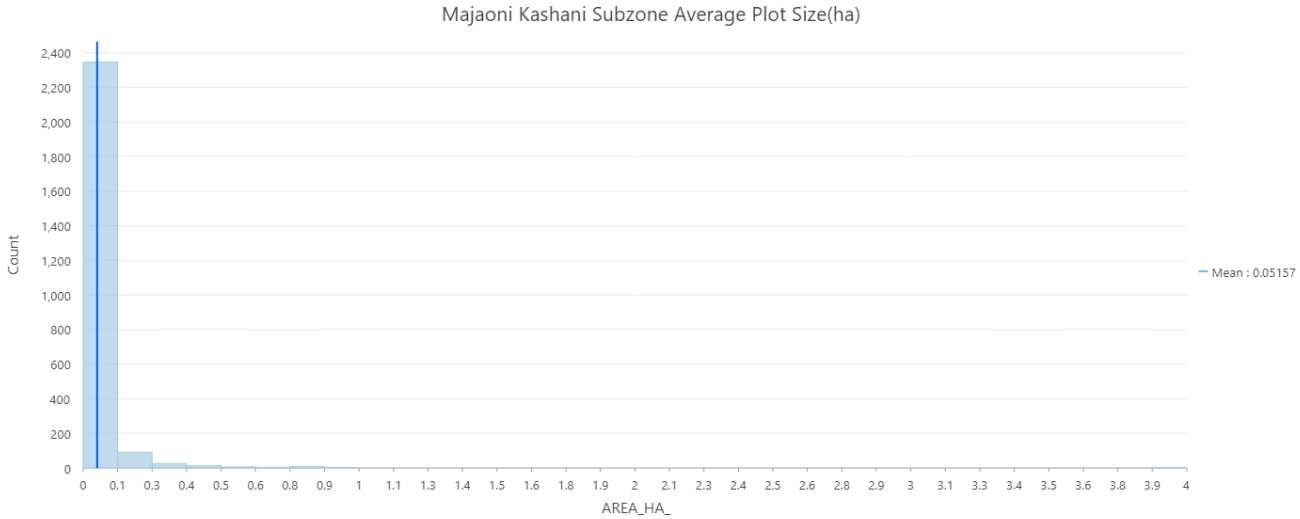
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.5.23.3 Prohibited Activities

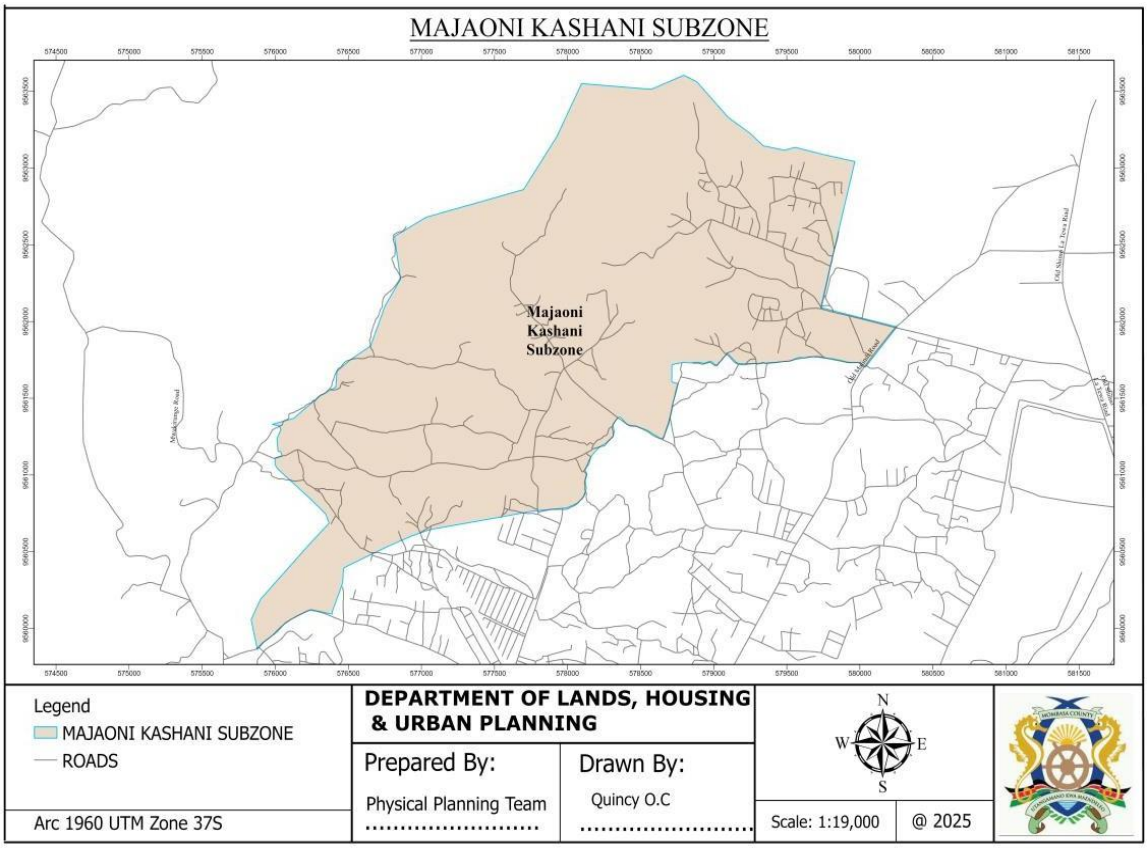
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.5.24 Majaoni/ Kashani Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 31: Majani/Kashani Subzone average plot size (LPH 2025)



Map 40: Majaoni Kashani Subzone (LPH 2025)

Table 47: Majaoni Kashani Standards (LPH 2025)

Majaoni/ Kashani Subzone	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size (ha)	Setbacks(meters)		
						Front	Side	Rear
	Residential	1:4	80	G+4	0.04	1.2	1.2	1.2
	Remarks: Neighbourhood characteristics (Reducing Informal settlements) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions) iv) Plot coverage is calculated using the shortest length of a plot as frontage							

5.5.24.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.5.24.2 Restricted Activities

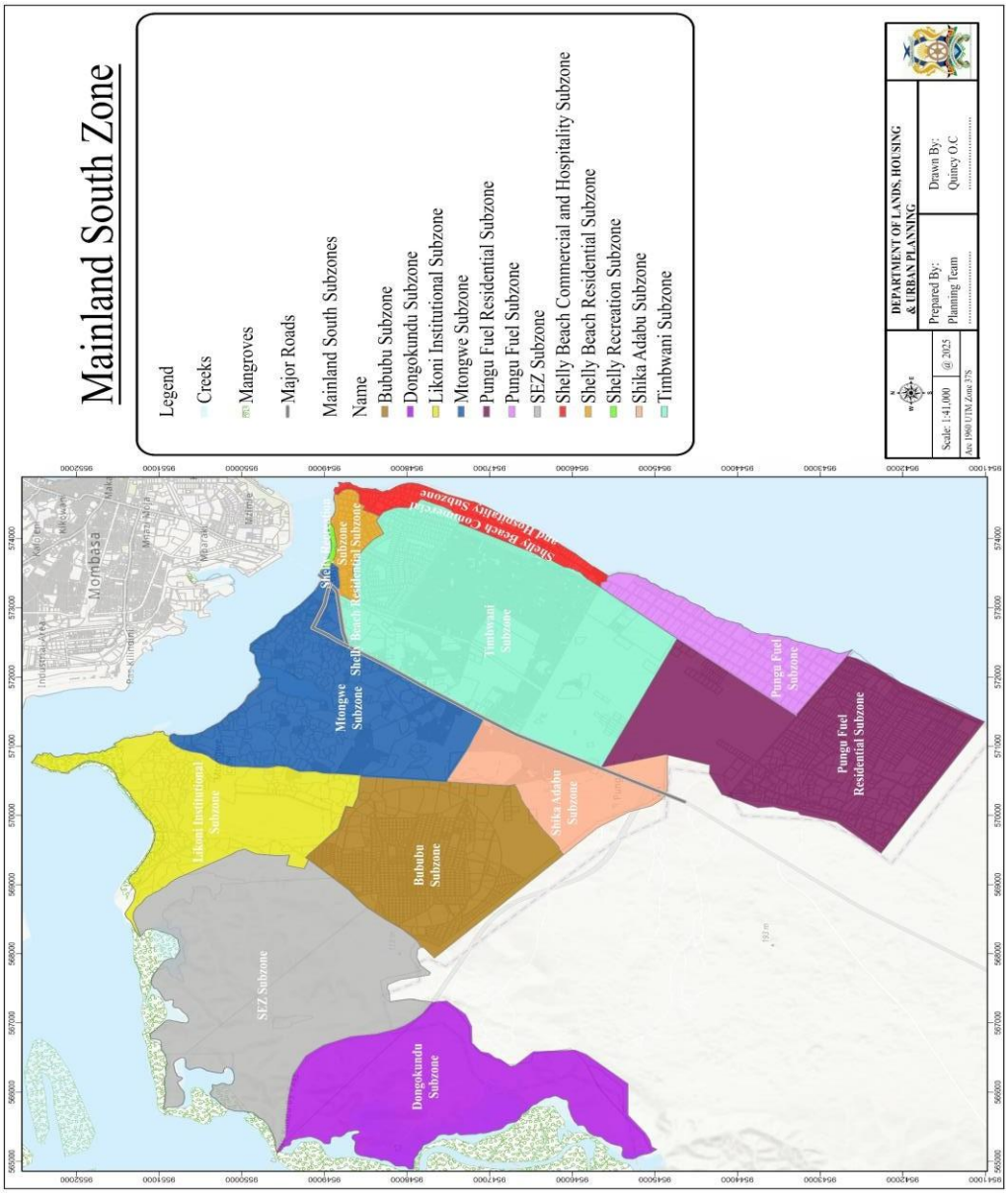
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.5.24.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

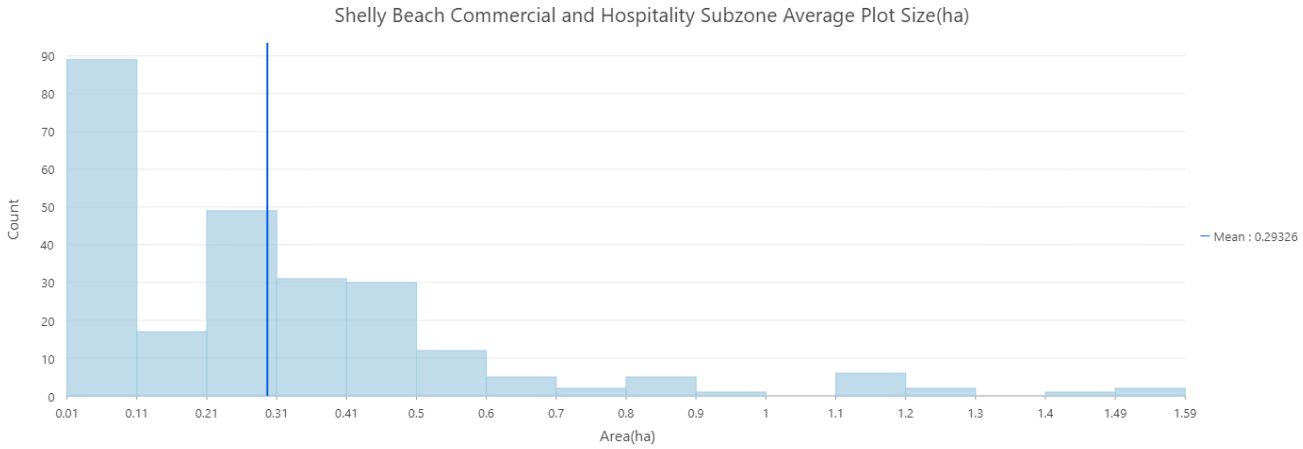
5.6 Mainland South



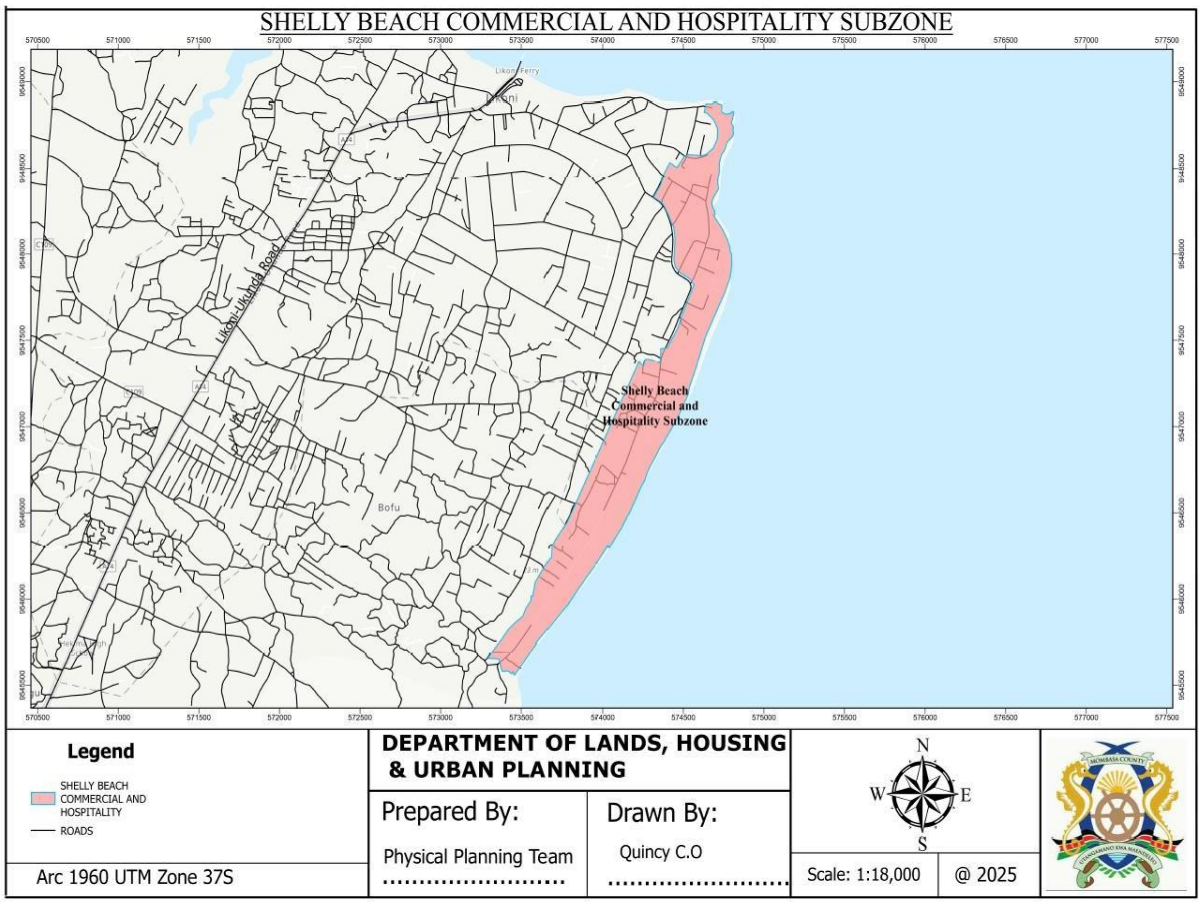
Map 41: Mainland South (LPH 2025)

5.6.1 Shelly Beach Commercial and Hospitality Subzone

This subzone shares the same characteristics as other beachfront sub zones in the Mainland North zone. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area.



Graph 32: Shelly Beach Commercial and Hospitality Subzone average plot size (LPH 2025)



Map 42: Shelly Beach Commercial and Hospitality Subzone (LPH 2025)

Table 48: Shelly Beach Commercial and Hospitality Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Shelly Beach Commercial and Hospitality Subzone	Residential	1:0.5	60	Single Dwell	0.05	3	1.2	3
	Commercial	1:2	50	G+3	0.2	9	5	6
	Remarks: i) Building line set at 30m from the highest water mark ii) Plot coverage is calculated using the shortest length of a plot as frontage							

5.6.1.1 Uses Permitted

In the Commercial Zone, building or premises shall normally be permitted only for the following purposes and accessory uses:

- Commercial - Cinema Theatres subject to Cinema Rules issued from time to time, Assembly Halls, Colleges, Automobile Show Rooms, Service Stations and Automobile Workshops with permission of parking vehicles occupying a site area not exceeding 200 sq.m. with installation not exceeding 10 H.P. Business Offices, Banks and other commercial and financial institutions occupying a floor area not exceeding 1000 sq.m.
- Industrial - Warehouses, repositories and other uses connecting with storage or wholesale trade occupying a floor area not exceeding 1000 sq.m but excluding storage of explosive or products which are either obnoxious or likely to cause health hazards. Manufacturing and service establishments and commercial uses using electric motors not exceeding 20 H.P. and/or employing not more than 20 workers excluding those that are obnoxious or hazardous nature by reason or odor, effluent, dust smoke, gas, vibration, noise etc. or otherwise likely to cause danger or nuisance to public health or amenity.

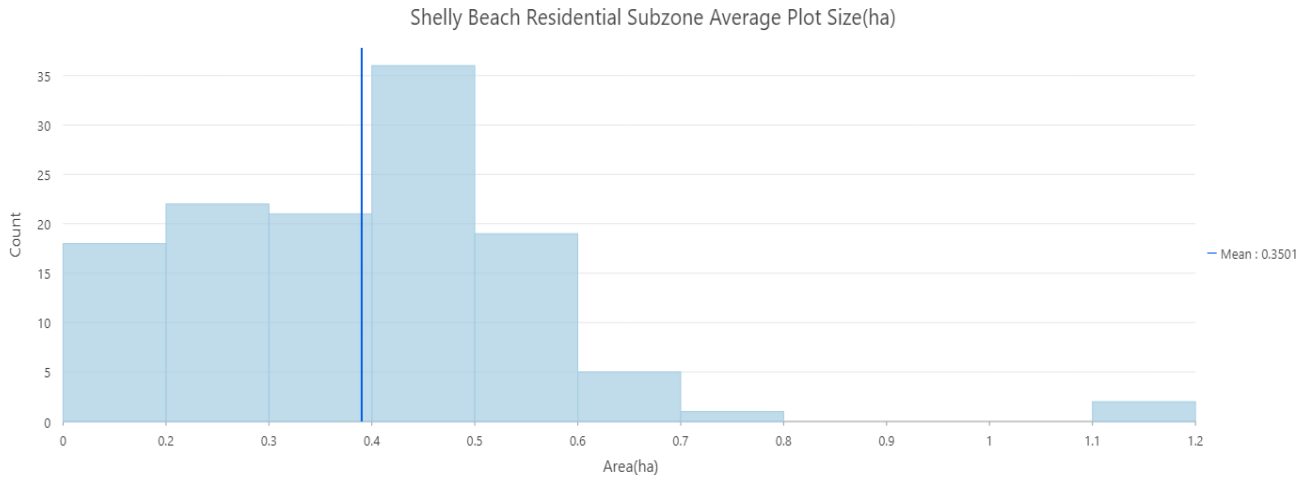
5.6.1.2 Restricted uses

The following may be permitted with special sanction of the Authority:

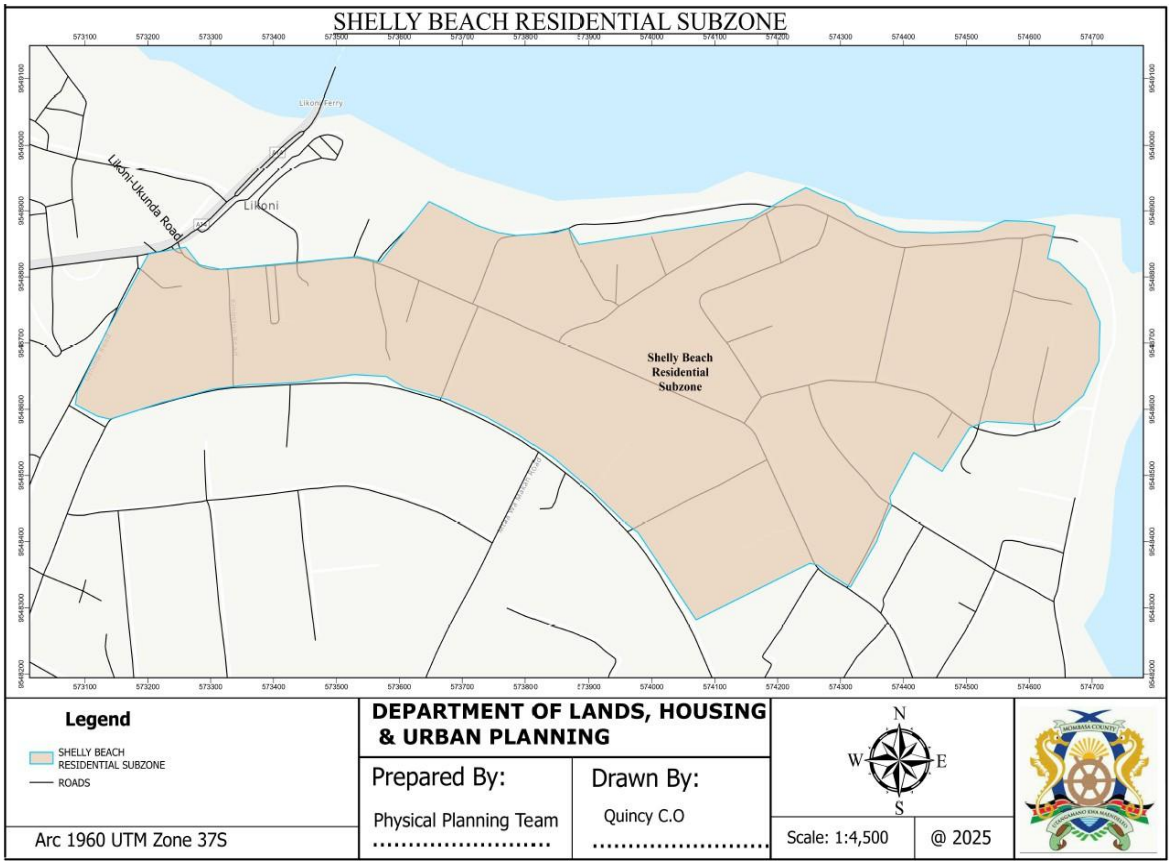
- Industrial - Heavy, large and extensive industries: noxious and hazardous industries Warehousing, storage go-downs of perishables, hazardous, inflammable goods, Workshops for motor vehicles- matatu/boda-boda/buses etc, Slaughterhouses, hospitals treating contagious diseases (e.g. Tuberculosis)
- Commercial - Wholesale market, sewage treatment plant/disposal works, water treatment plant, solid waste dump, outdoor games stadium, indoor games hall, shooting range, international conference centre, courts, sports training centre, reformatory, garrisons, etc.

5.6.2 Shelly Beach Residential Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 33: Shelly Beach Residential Subzone average plot size (LPH 2025)



Map 43: Shelly Beach Residential Subzone (LPH 2025)

Table 49: Shelly Beach Residential Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Shelly Beach Residential Subzone	Residential	1:4	80	Single Dwelling	0.02	1.2	1.2	1.2
	Remarks: Neighborhood characteristics (Informal settlement) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions) iv) Plot coverage is calculated using the shortest length of a plot as frontage							

5.6.2.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.6.2.2 Restricted Activities

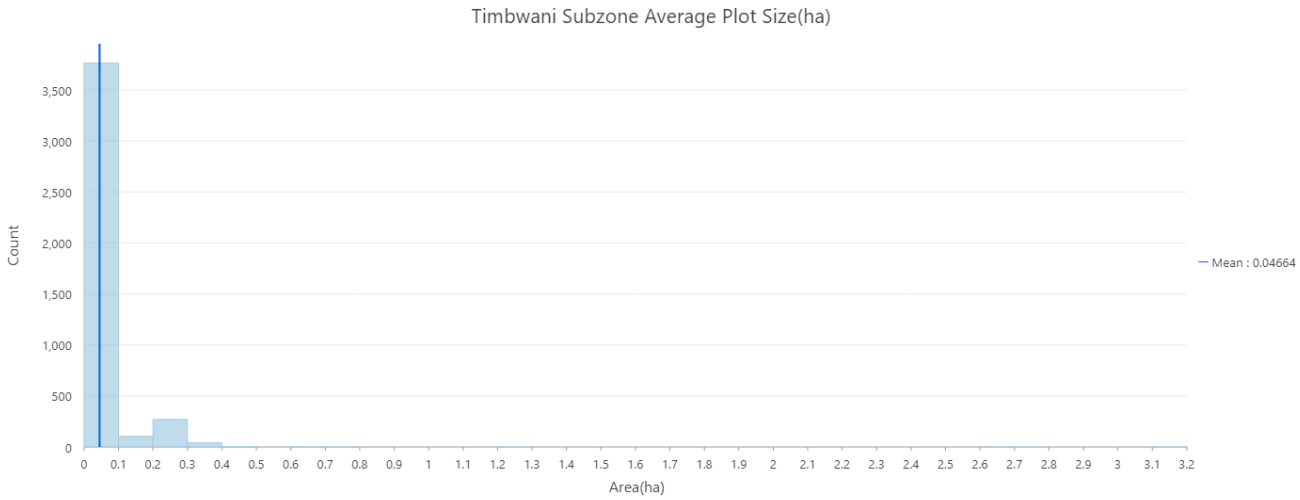
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.6.2.3 Prohibited Activities

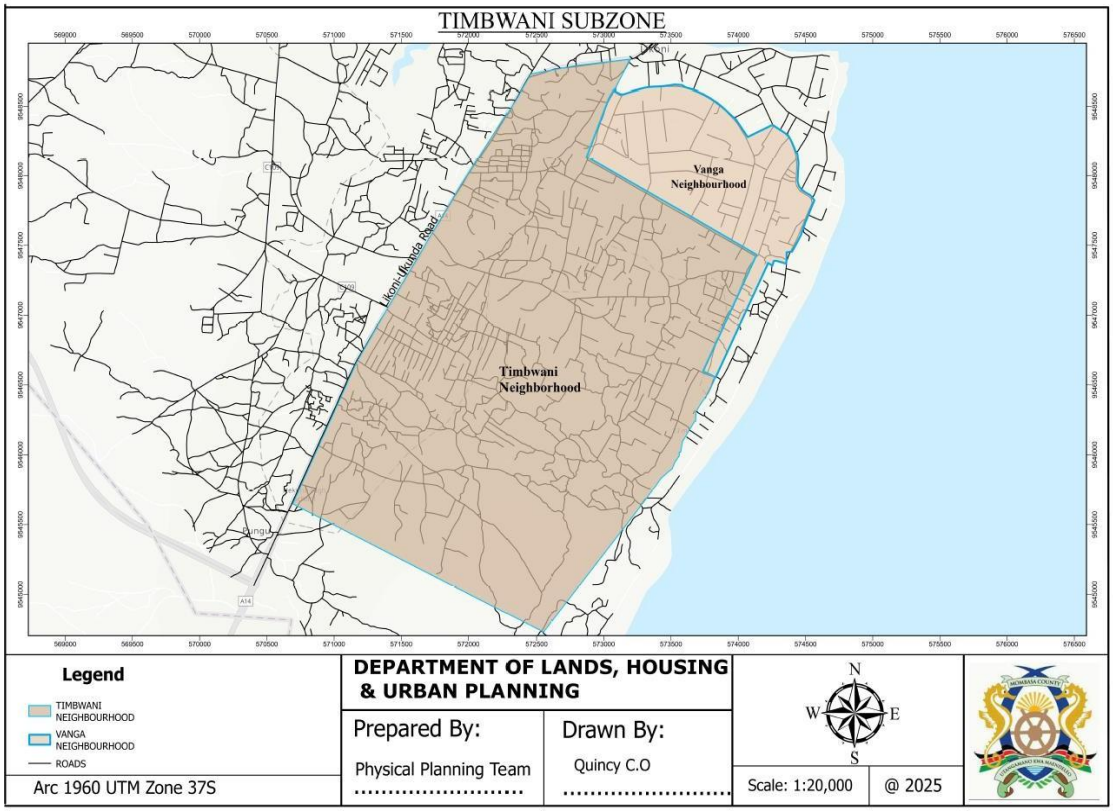
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.6.3 Timbwani Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The area has rich coral deposits that can support hugh density developments. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 34: Timbwani Subzone average plot size (LPH 2025)



Map 44: Timbwani Subzone (LPH 2025)

Table 50: Timbwani Subzone Standards (LPH 2025)

	Land Use	Neighbourhood	Standards						
			Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
							Front	Side	Rear
Timbwani Subzone	Residential	Vanga	1:2	80	G+4	0.04	1.2	1.2	1.2
	Residential	Timbwani	1:2	80	G+4	0.04	1.2	1.2	1.2
	Remarks: Neighbourhood characteristics (Informal settlement) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+12 (under special conditions) iv) Plot coverage is calculated using the shortest length of a plot as frontage								

5.6.3.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.6.3.2 Restricted Activities

- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

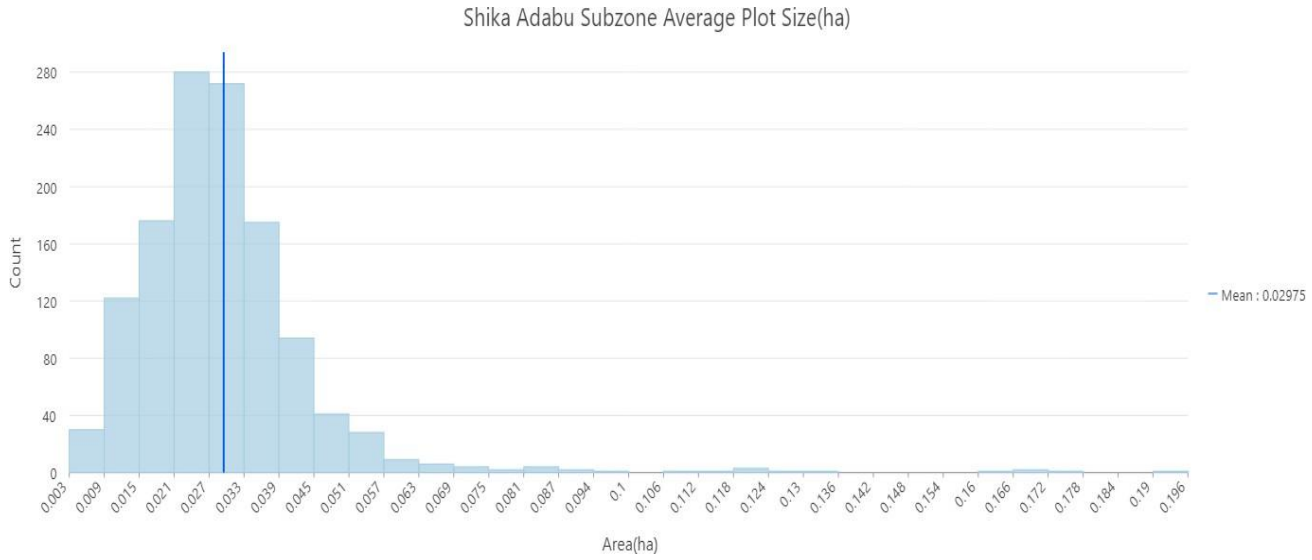
5.6.3.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.

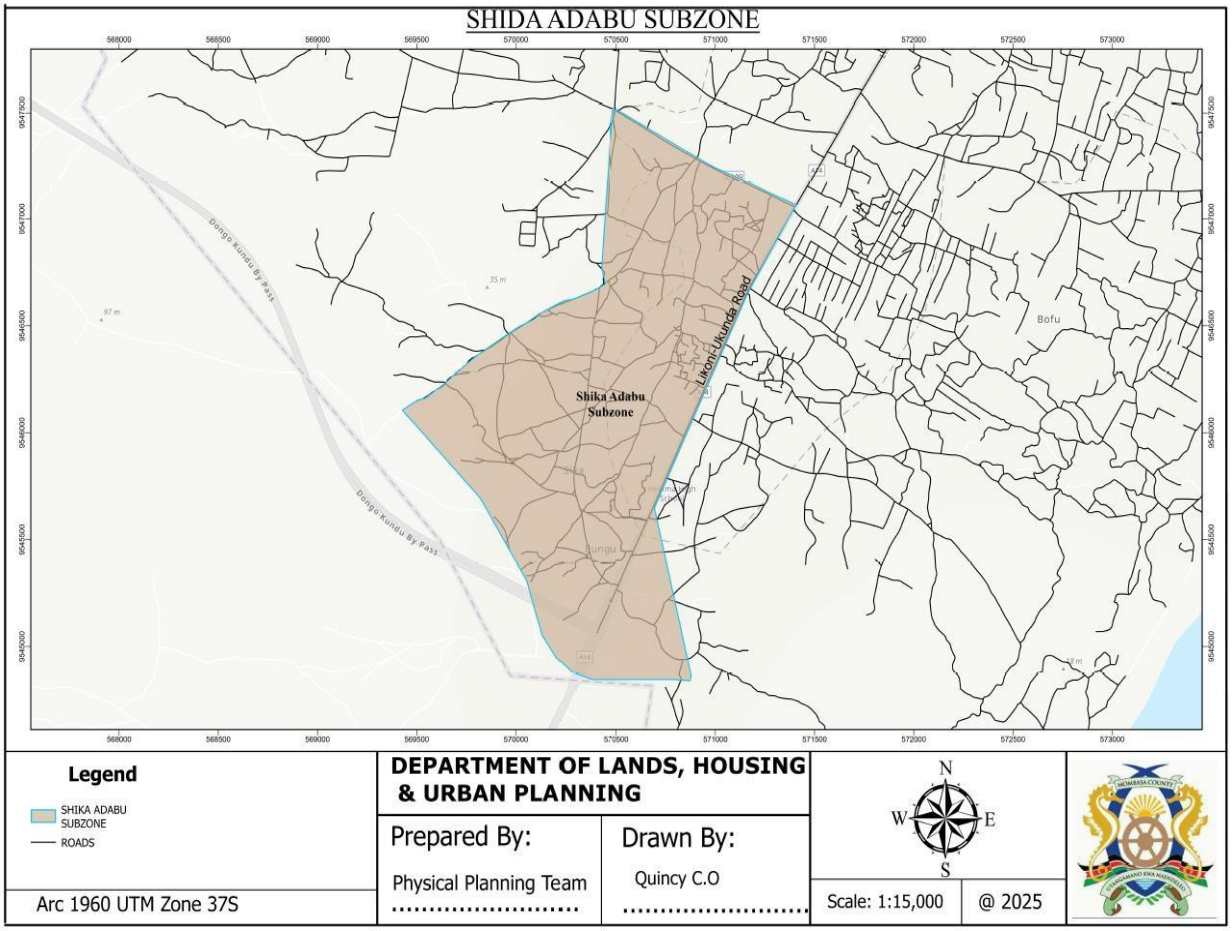
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.6.4 Shika Adabu Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principle which this zoning plan now provides. The area has rich coral deposits that can support hugh density developments. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 35: Shika Adabu Subzone average plot size (LPH 2025)



Map 45: Shika Adabu Subzone (LPH 2025)

Table 51: Shika Adabu Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Shika Adabu Subzone	Residential	1:2	80	G+4	0.02	1.2	1.2	1.2
	Remarks: Neighbourhood characteristics (Informal settlement) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+12 (under special conditions) iv) Plot coverage is calculated using the shortest length of a plot as frontage							

5.6.4.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.

- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.6.4.2 Restricted Activities

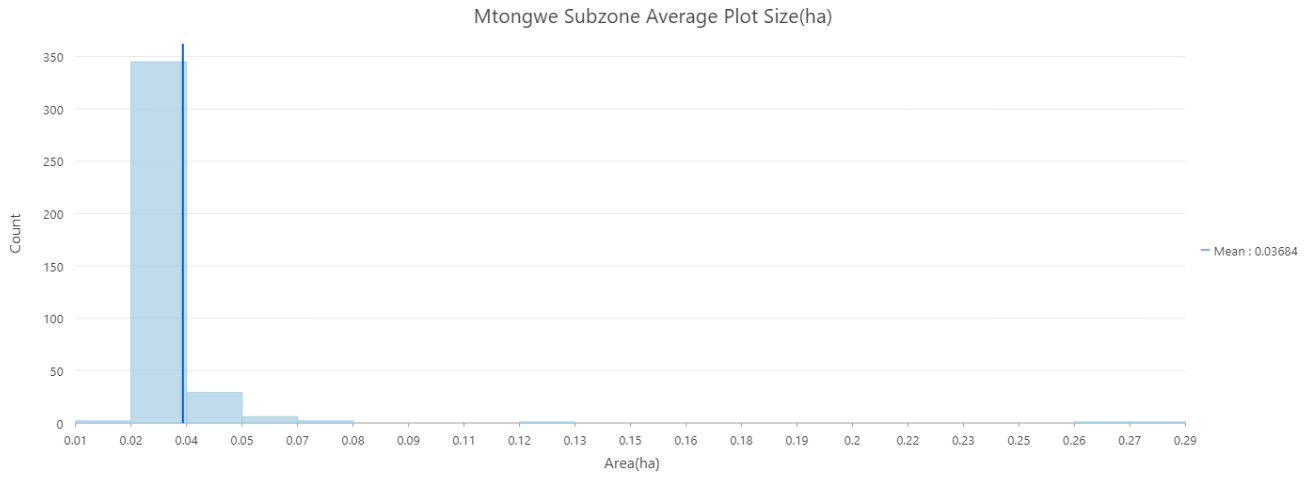
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.6.4.3 Prohibited Activities

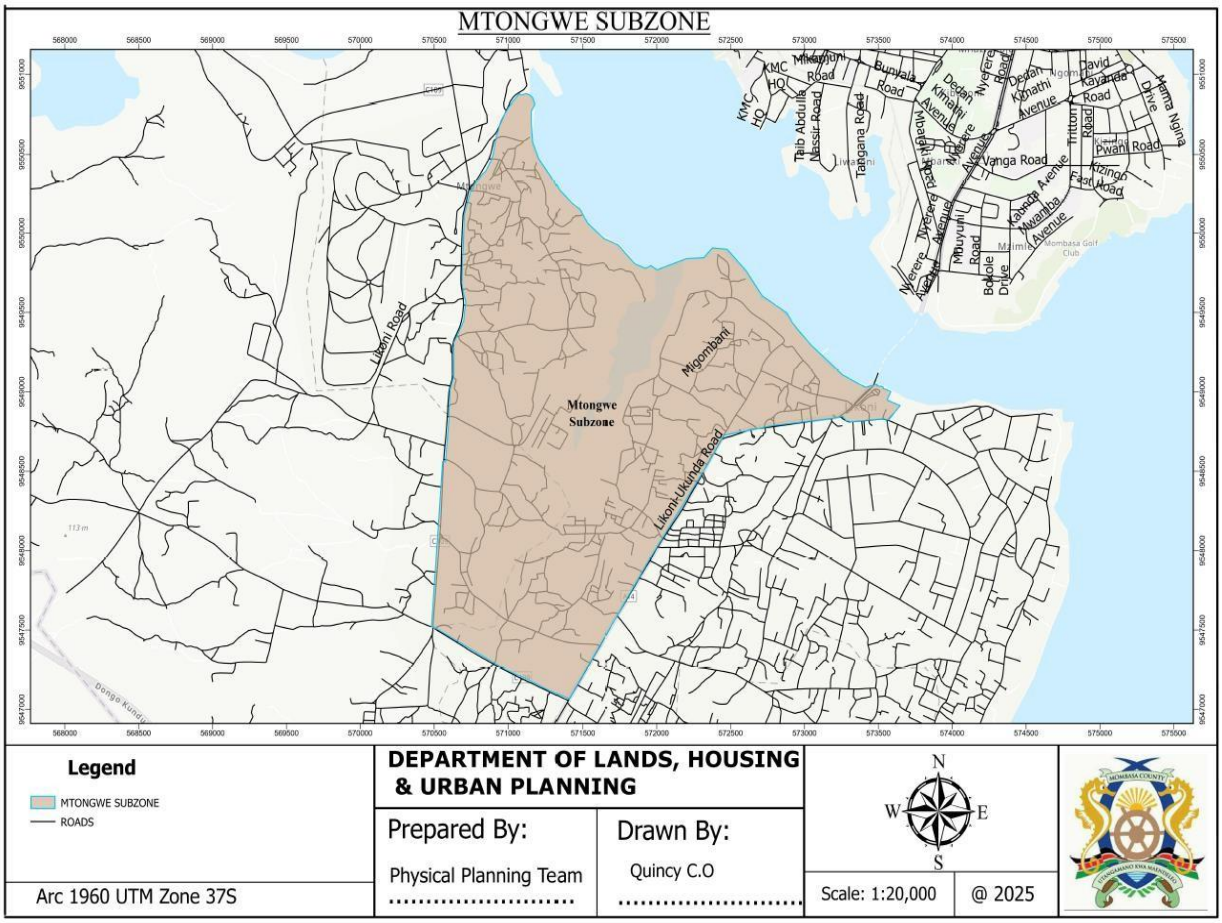
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.6.5 Mtongwe Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. The area has rich coral deposits that can support high density developments however, there is a safeguarding area i.e.Kenya defense Forces – Navy barracks. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 36: Mtongwe Subzone average plot size (2025)



Map 46: Mtongwe Subzone (LPH 2025)

Table 52: Mtongwe Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Mtongwe Subzone	Residential	1:2	80	G+4	0.04	1.2	1.2	1.2
	Remarks: Neighbourhood characteristics (Informal settlement) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors not recommended due to safeguarding area(Mtongwe Navy) iv) Plot coverage is calculated using the shortest length of a plot as frontage							

5.6.5.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.6.5.2 Restricted Activities

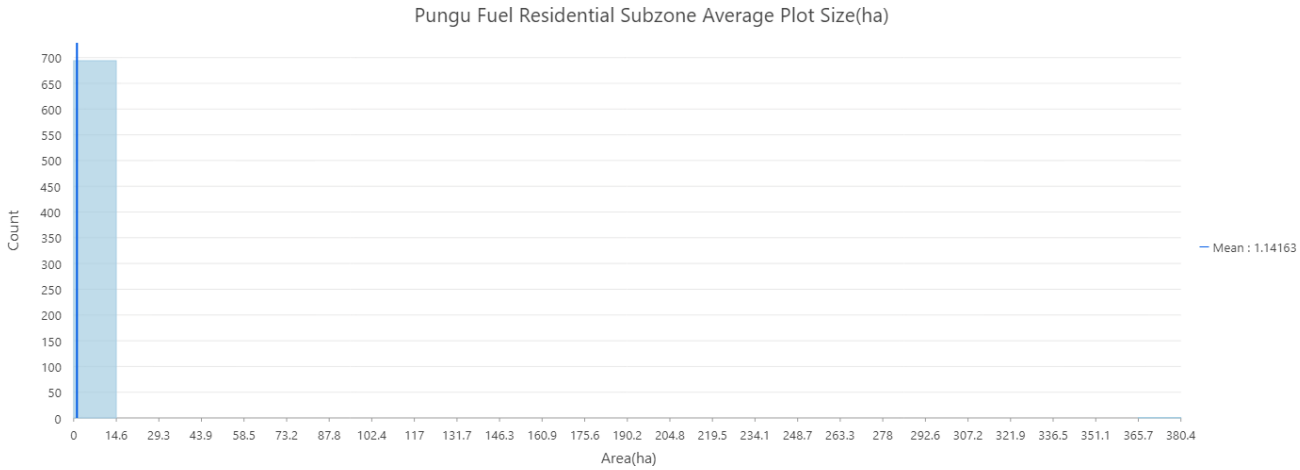
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.6.5.3 Prohibited Activities

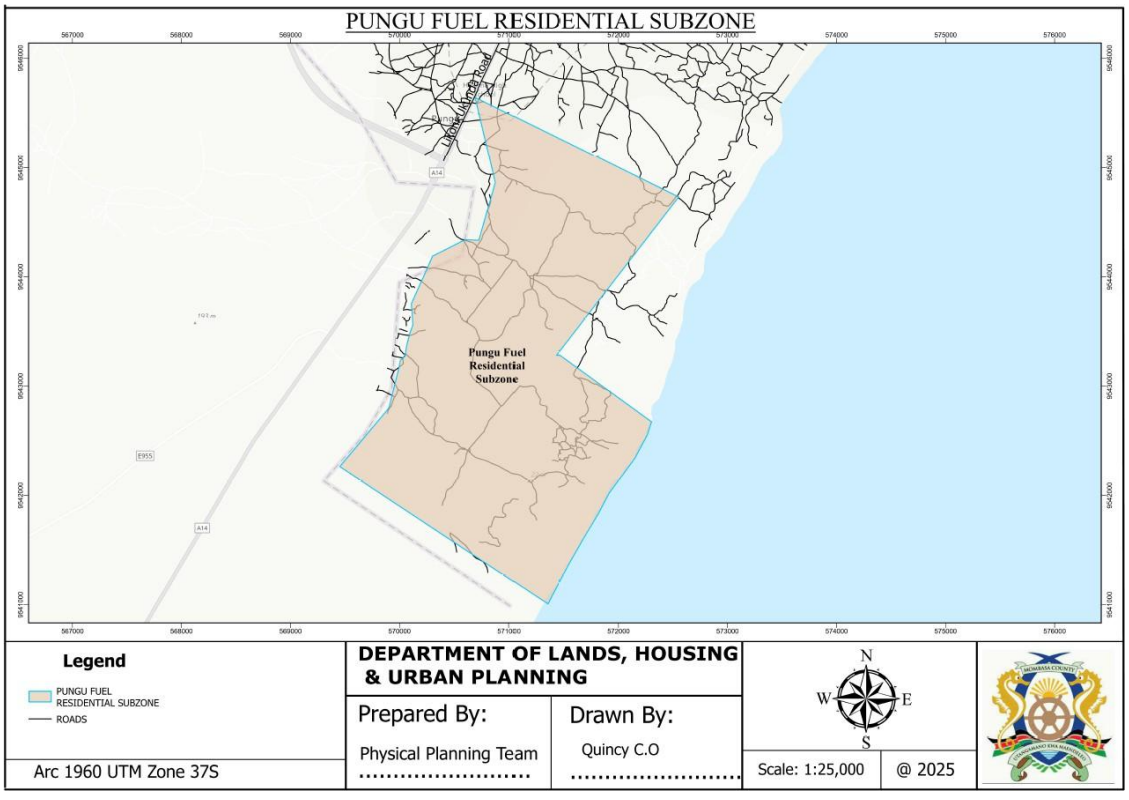
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.6.6 Pungu Residential Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principle which this zoning plan now provides. The area has rich coral deposits that can support hugh density developments. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 37: Pungu Residential Subzone average plot size (LPH 2025)



Map 47: Pungu Residential Subzone (LPH 2025)

Table 53: Pungu Residential Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Pungu Residential Subzone	Residential	1:2	80	G+4	0.04	1.2	1.2	1.2
	Remarks: Neighbourhood characteristics (Informal settlement) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+12 (under special conditions)							

5.6.6.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.6.6.2 Restricted Activities

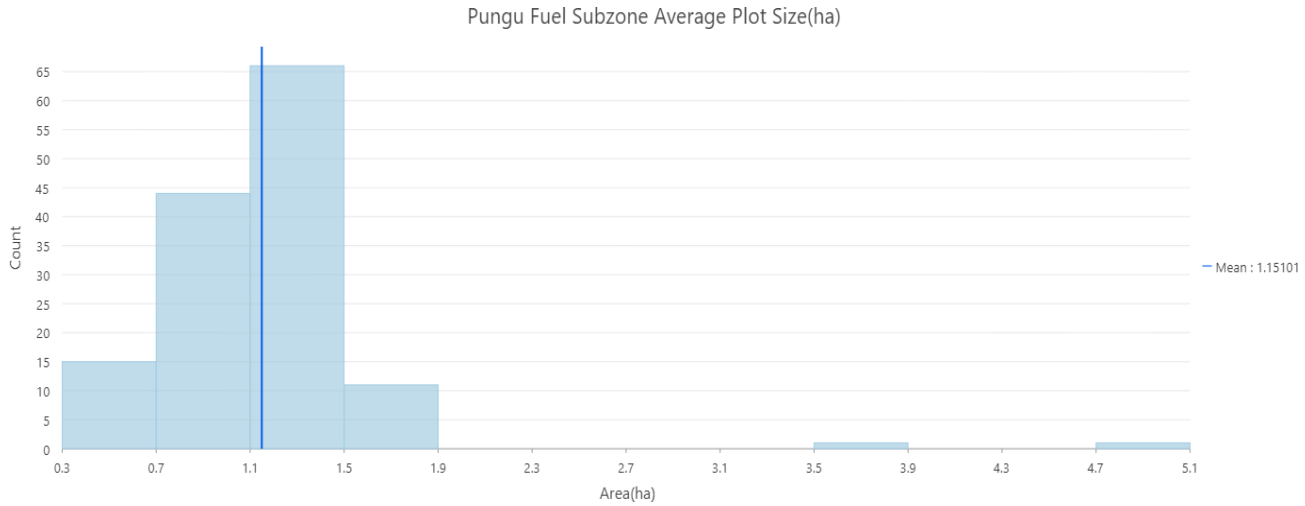
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.6.6.3 Prohibited Activities

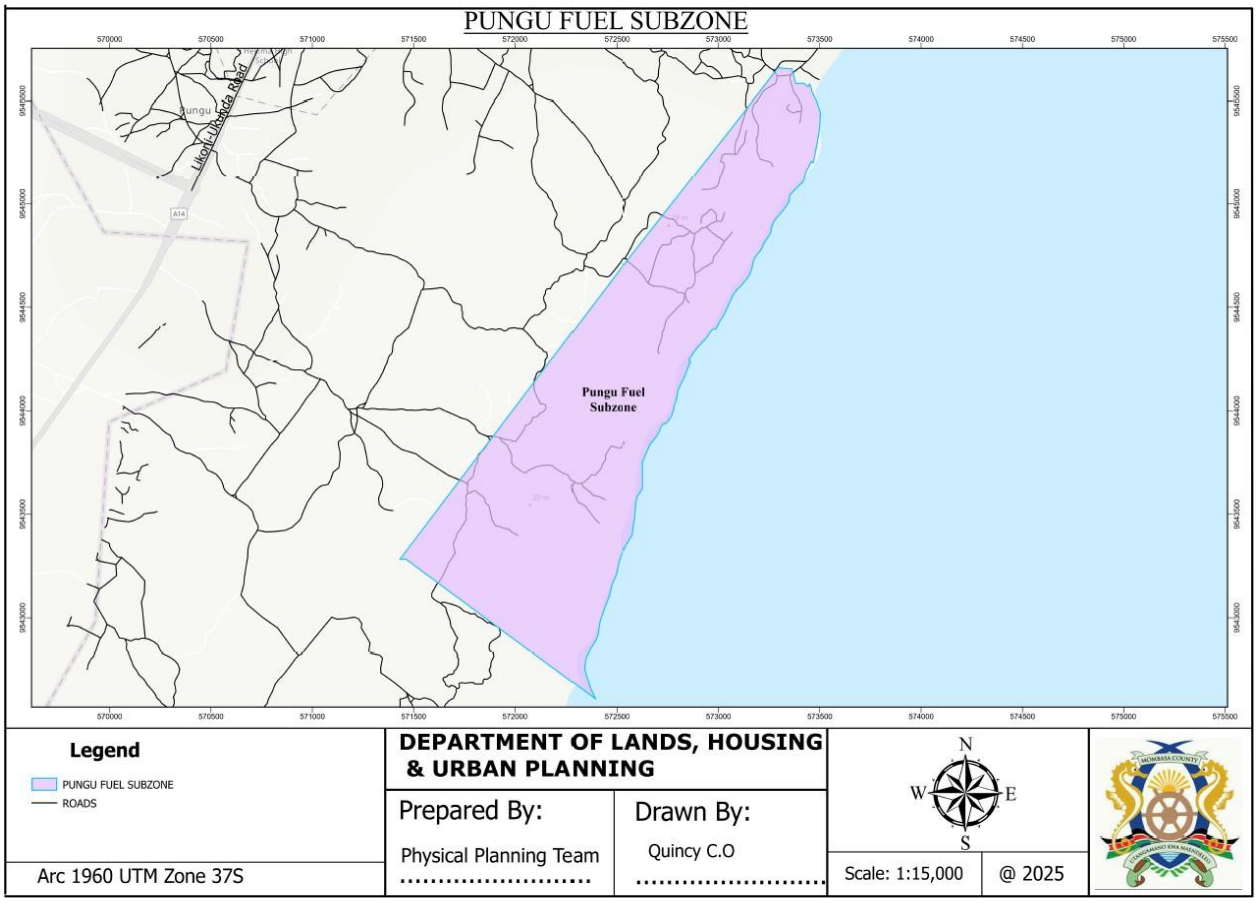
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.6.7 Pungu Fuel Subzone

This subzone was zoned out to serve as an industriual hub for petroleum industries in the mainland South and augmenting the SEZ in Likoni. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 38: Pungu Fuel Subzone average plot size (LPH 2025)



Map 48: Pungu Fuel Subzone (LPH 2025)

Table 54: Pungu Fuel Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Pungu Fuel Subzone	Industrial	1:3	80	G+3	1	10	3	3

5.6.7.1 Permitted Developments

- **Commercial/Industrial**:
  i. All uses permissible in the Commercial Use Zone (except residential) with special sanction of the Authority.
  ii. All industries using electrical power and machinery not exceeding 100 H.P., or employing fewer than 100 workers, provided they are not obnoxious or hazardous (odor, effluent, dust, smoke, gas, vibration, etc.).
- **Residential**:
  iii. Housing for security personnel and essential staff required on the premises.

5.6.7.2 Restricted Activities

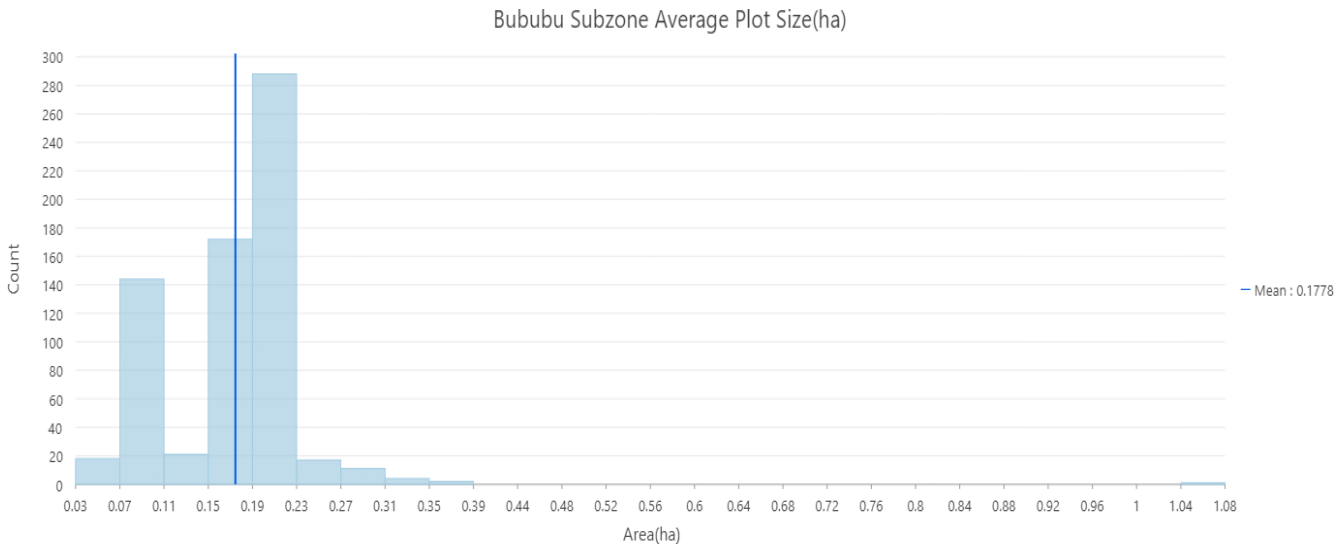
- Storage of petroleum, timber, explosives, inflammable, or otherwise dangerous materials.
- Industries up to 200 H.P. where adequate precautions have been taken to eliminate noxious or dangerous effluents to the satisfaction of the Authority.

5.6.7.3 Prohibited Activities

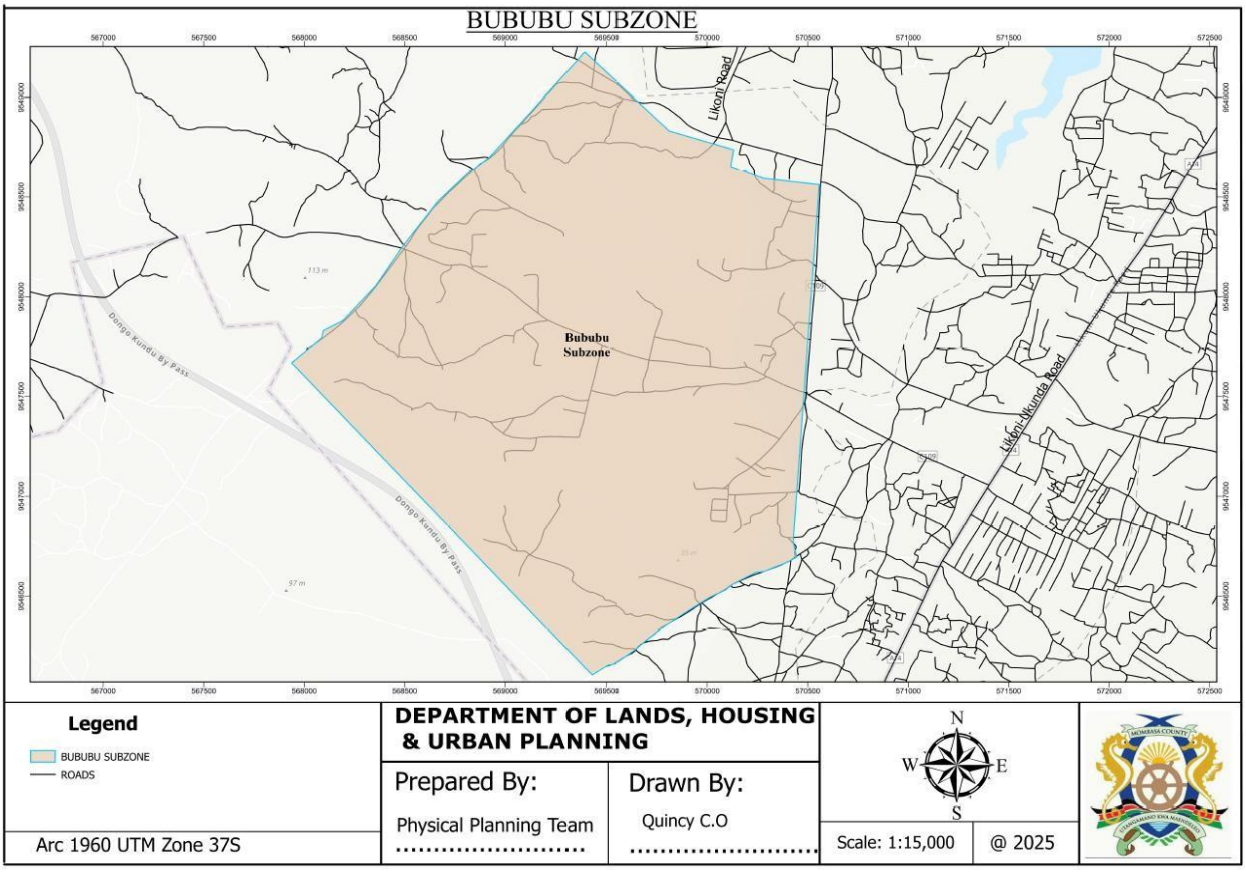
- Heavy and hazardous industries that generate noxious emissions, untreated effluent, or significant risk to public health and safety.
- Warehousing or storage of hazardous/inflammable goods without proper clearance.
- Residential housing developments not related to security or essential staff.
- Public utilities such as sewage treatment plants, solid waste dumps, or slaughterhouses.

5.6.8 Bububu Subzone

This subzone is dominated by Bububu settlement scheme albeit developments are unregulated. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 39: Bububu Subzone average plot size (LPH 2025)



Map 49: Bububu Subzone (LPH 2025)

Table 55: Bububu Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Bububu Subzone	Residential	1:25	65	G+3	0.05	3	1.2	1.2
	Remarks: Neighbourhood characteristics (settlement scheme) i) Buildings above 4 floors not recommended due to weak soil structure							

5.6.8.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.6.8.2 Restricted Activities

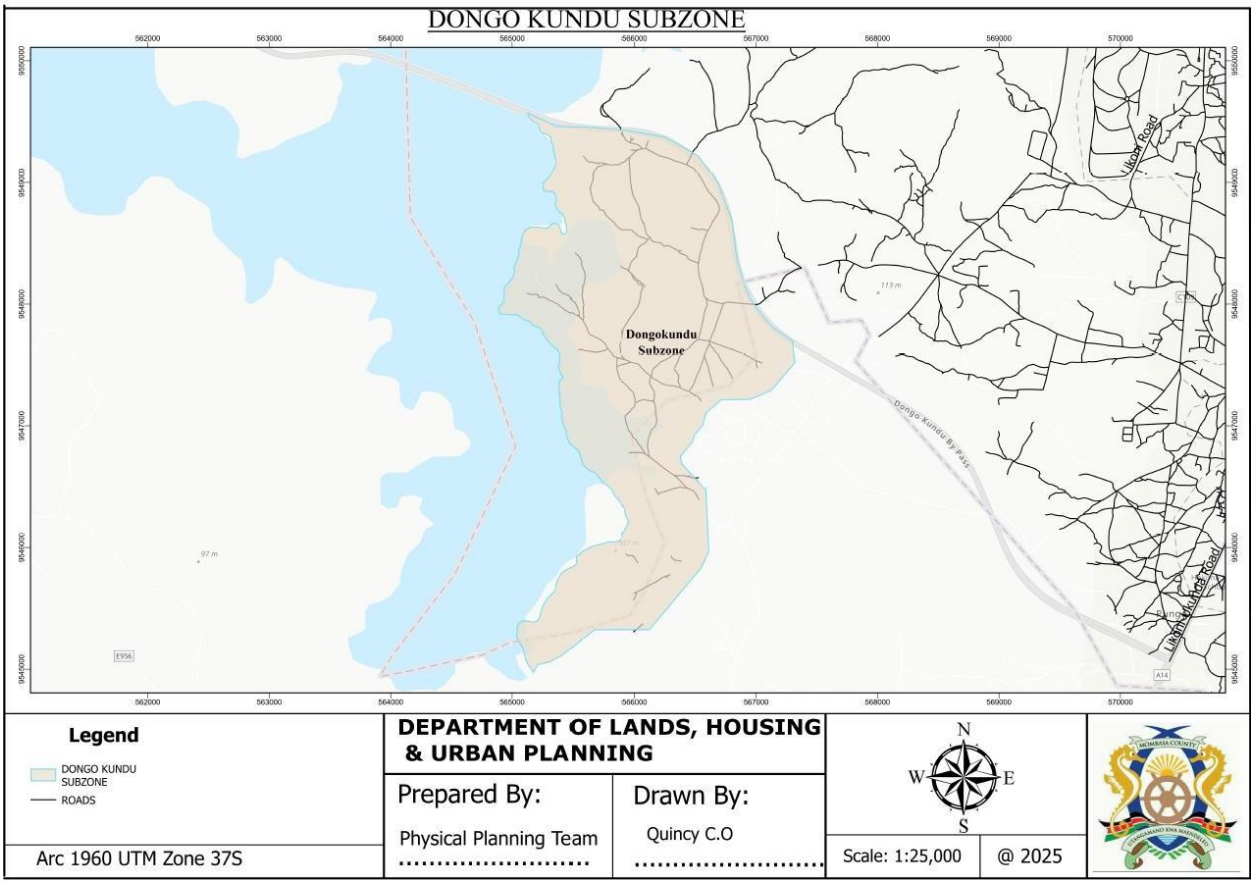
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.6.8.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.6.9 Dongo Kundu Subzone

This subzone is predominantly a planned settlement for the PAPs from Dongo Kundu SEZ land albeit developments are unregulated. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Map 50: Dongo Kundu Subzone (LPH 2025)

Table 56: Dongo Kundu Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Dongo Kundu Subzone	Residential	1:25	65	G+3	0.05	3	1.2	1.2
	Remarks: Neighbourhood characteristics (resettlement scheme) i) 0.05 ha is the Minimum Plot size is allowed ii) 0.1 ha is the Minimum Plot size allowed for plots on steep terrain iii) Buildings above 4 floors not recommended due to weak soil structure iv) Plot coverage is calculated using the shortest length of a plot as frontage							

5.6.9.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.6.9.2 Restricted Activities

- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

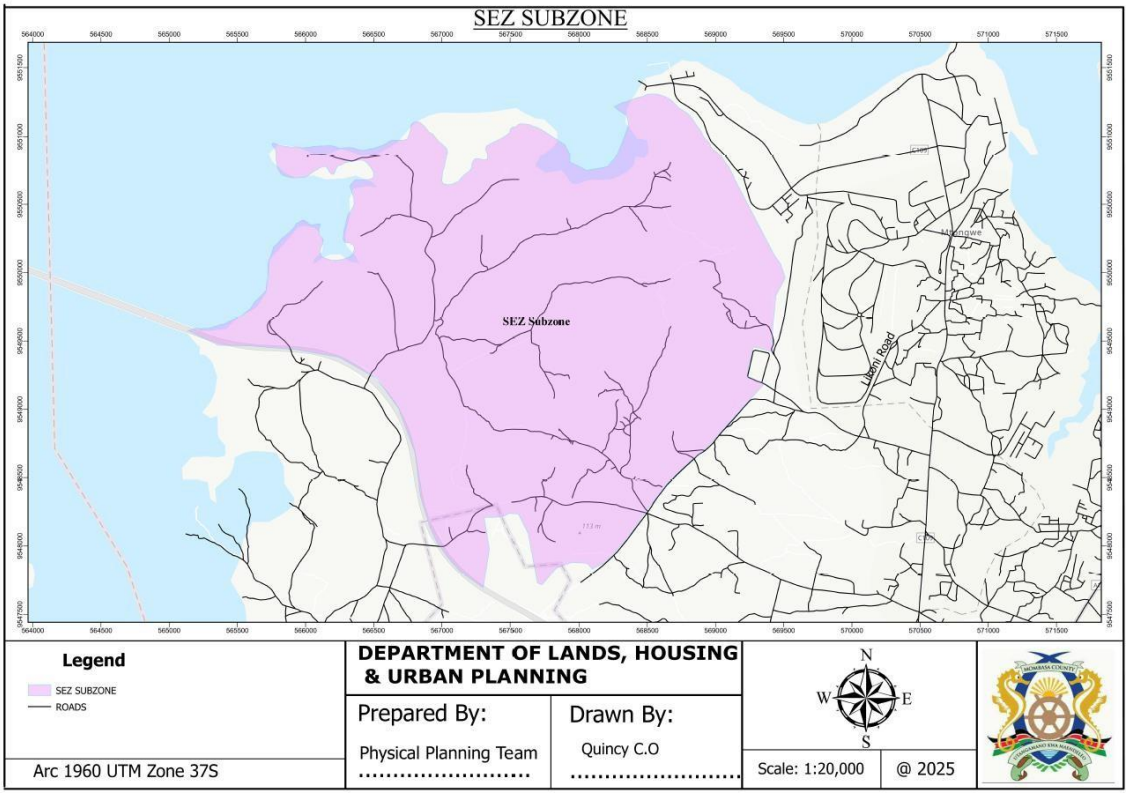
5.6.9.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.6.10 SEZ Subzone---port area

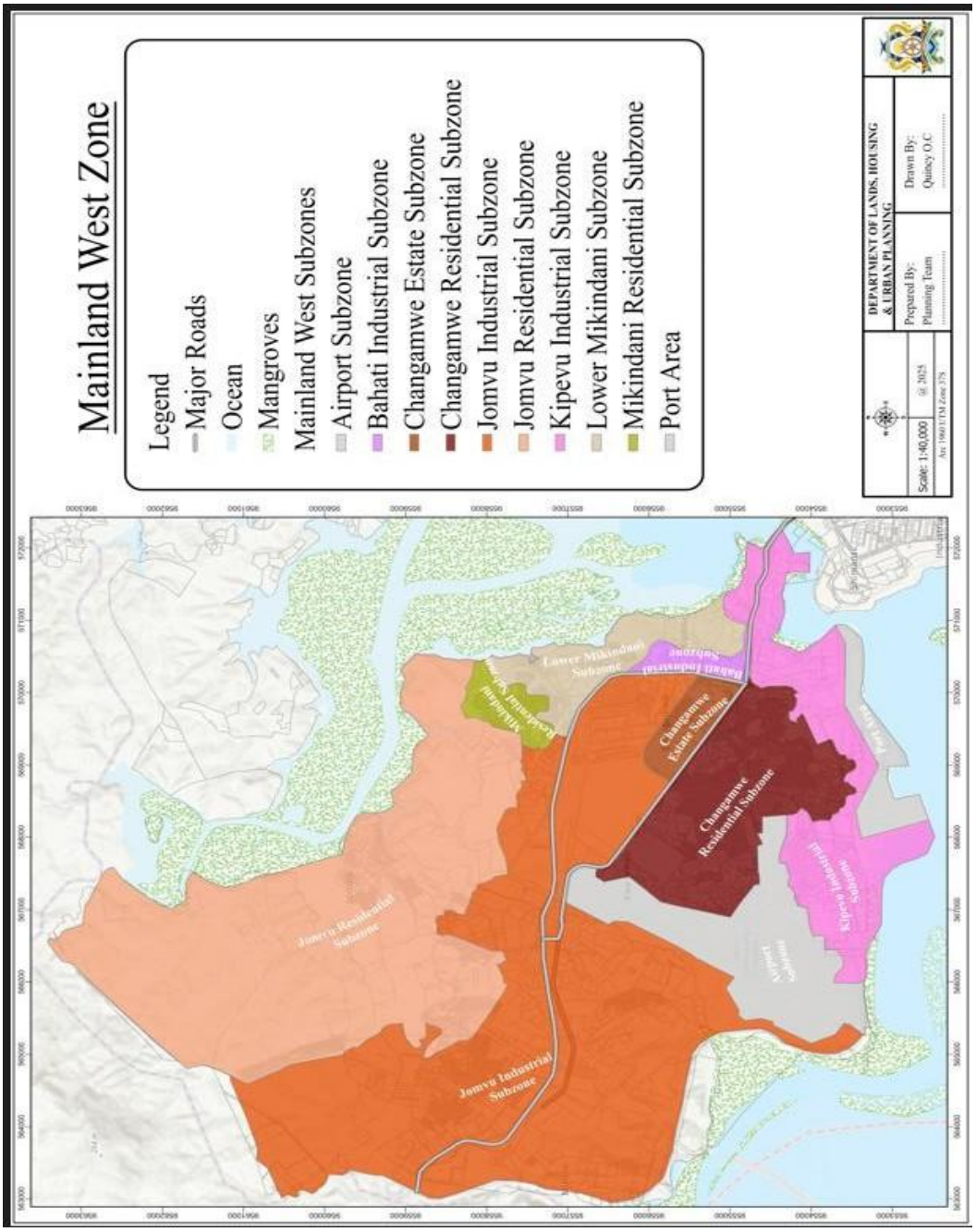
The Dongo Kundu SEZ zone is guided by strict industrial standards that reserve land use exclusively for large-scale, port-related, and value-addition activities. Developments must observe adequate setbacks and buffer zones to separate industrial operations from sensitive uses, while ensuring sufficient circulation and loading space within plots

Infrastructure provision including internal roads, power, water supply, sewerage, and waste management must be in place before development is approved. Environmental safeguards such as pollution control, designated waste treatment systems, and conservation buffers are mandatory.
Access is controlled through secure entry points, and building forms are limited to industrial-scale warehouses, factories, and logistics facilities designed to meet operational efficiency and safety requirements.



Map 51: SEZ Subzone-port area (LPH 2025)

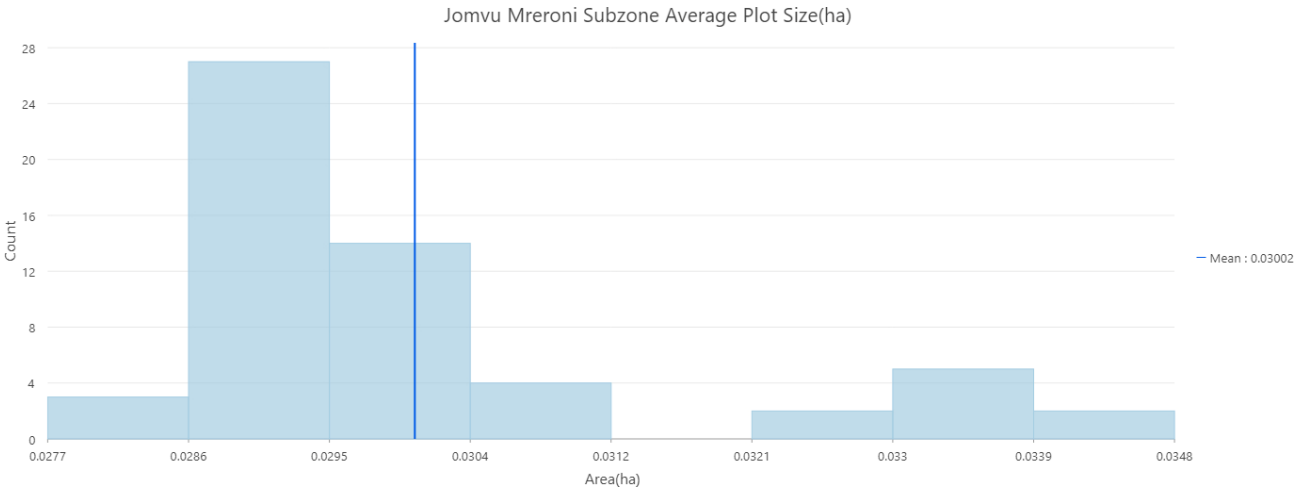
5.7 Mainland West



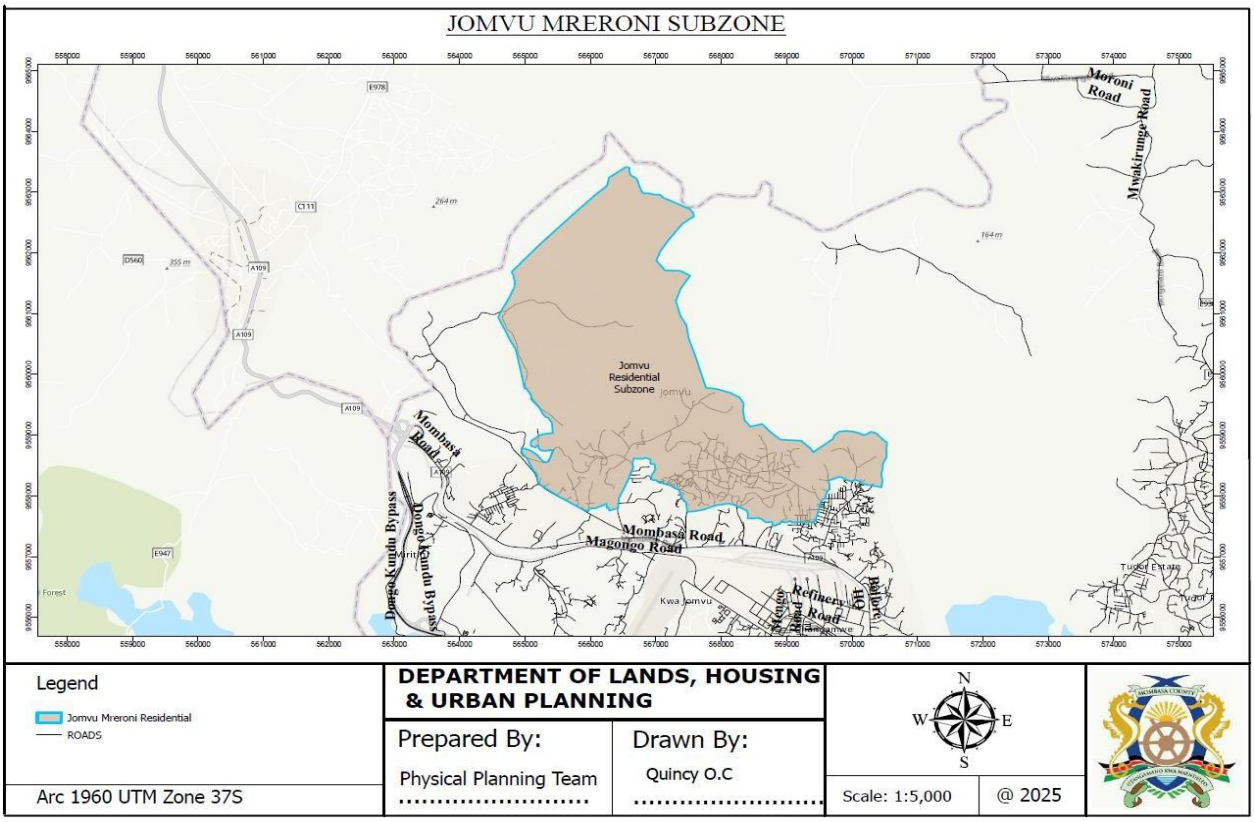
Map 52: Mainland West Zone (LPH 2025)

5.7.1 Jomvu Mreroni Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 40: Jomvu Mreroni Subzone average plot size (LPH 2025)



Map 53: Jomvu Mreroni Subzone(LPH 2025)

Table 57: Jomvu Mreroni Subzone Standards(LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Jomvu Mreroni Subzone	Residential	1:0.5	60	Single Dwell	0.05	3	1.2	3
	Agricultural	1:4	30	-	0.1	-	-	-
	Conservation	General Guidelines for conservation						
	Remarks: i) 0.05 ha is the Minimum Plot size is allowed ii) 0.1 ha is the Minimum Plot size allowed for plots on steep terrain ii) Buildings above 4 floors not recommended due to weak soil structure iii) Plot coverage is calculated using the shortest length of a plot as frontage							

5.7.1.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.7.1.2 Restricted Activities

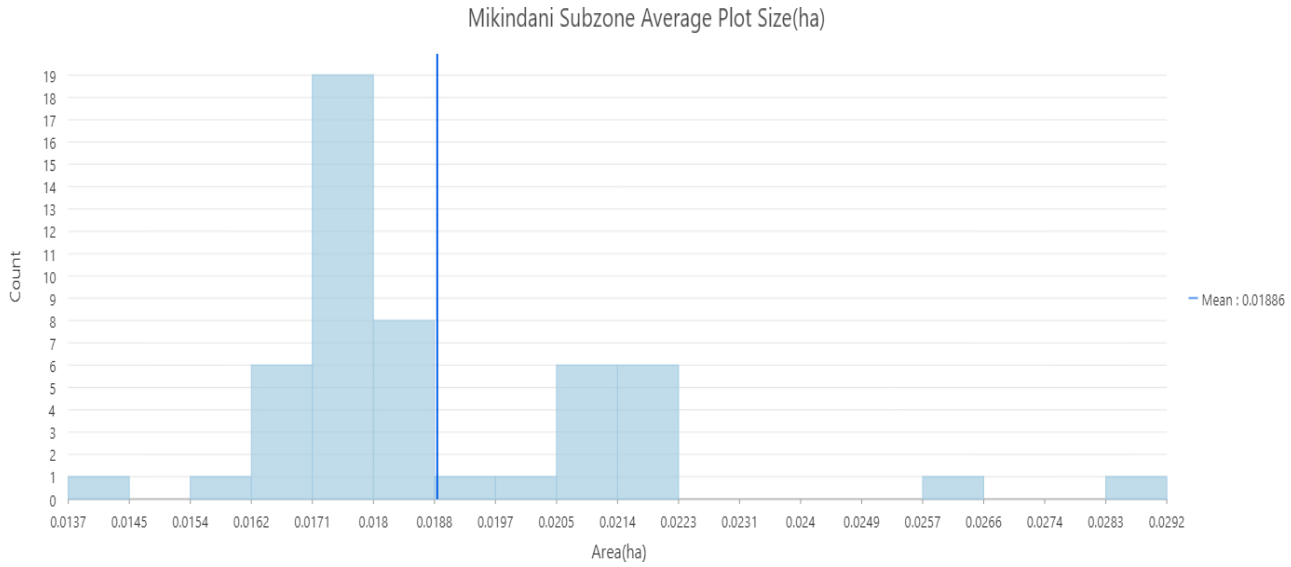
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.7.1.3 Prohibited Activities

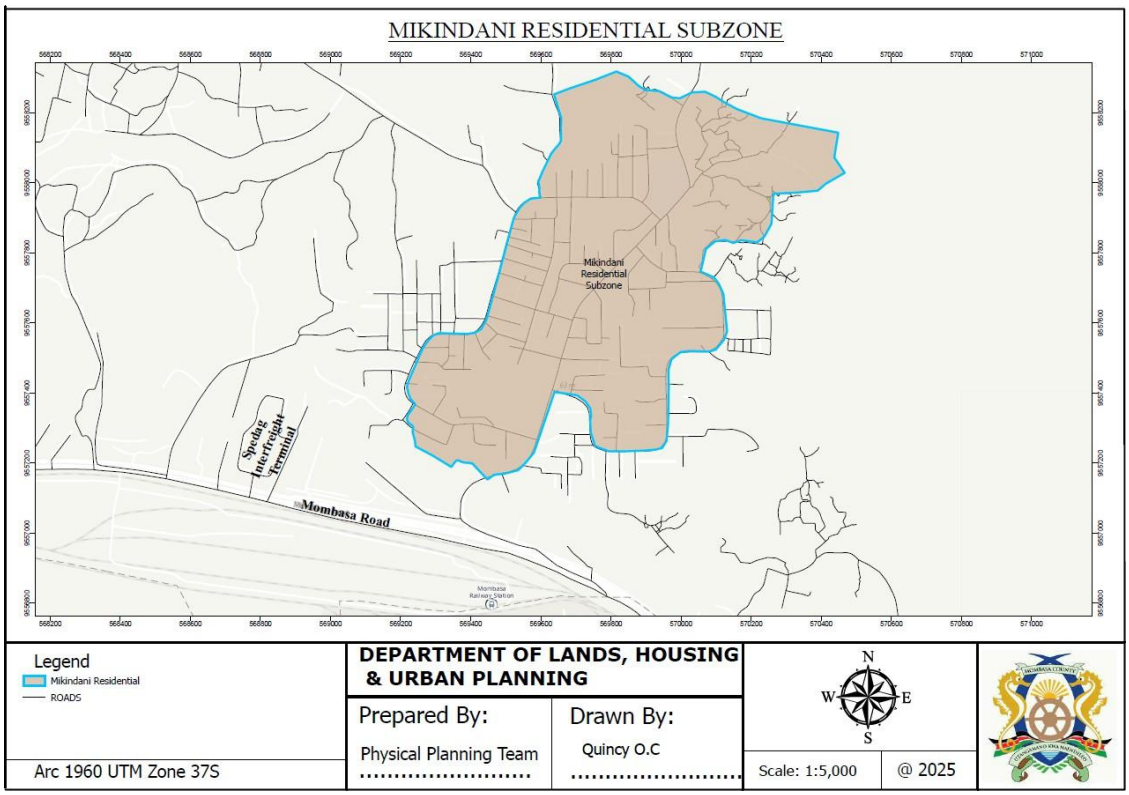
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.7.2 Mikindani Subzone

This subzone is predominantly Mikindani Site and Service Scheme albeit developments are unregulated. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 41: Mikindani Subzone average plot size (LPH 2025)



Map 54: Mikindani Subzone (LPH 2025)

Table 58: Mikindani Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Mikindani Subzone	Residential	1:2	80	G+6	0.05	1.2	1.2	1.2
	Remarks: i) Neighbourhood characteristics (settlement scheme) ii) Plot coverage is calculated using the shortest length of a plot as frontage							

5.7.2.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.7.2.2 Restricted Activities

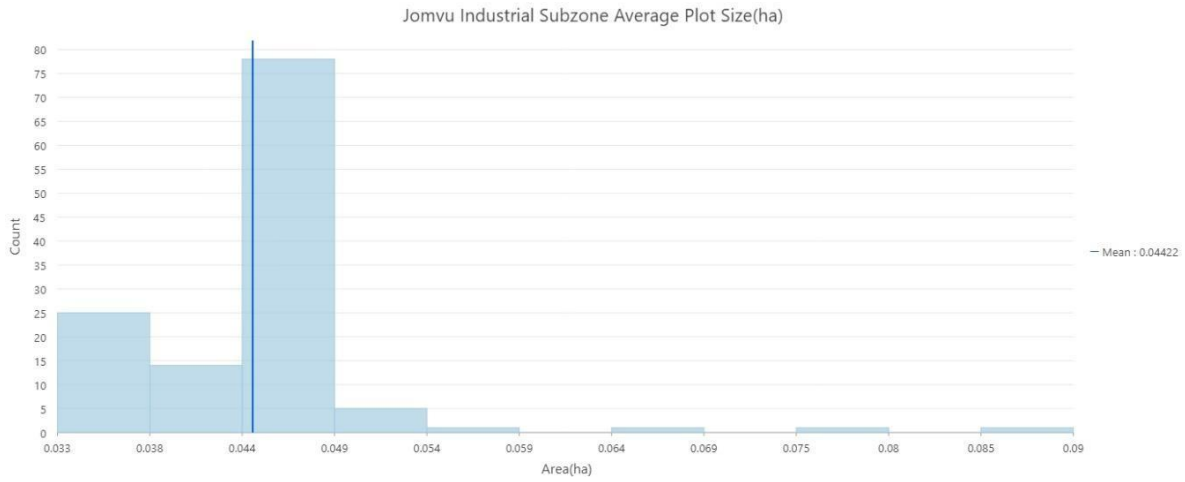
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.7.2.3 Prohibited Activities

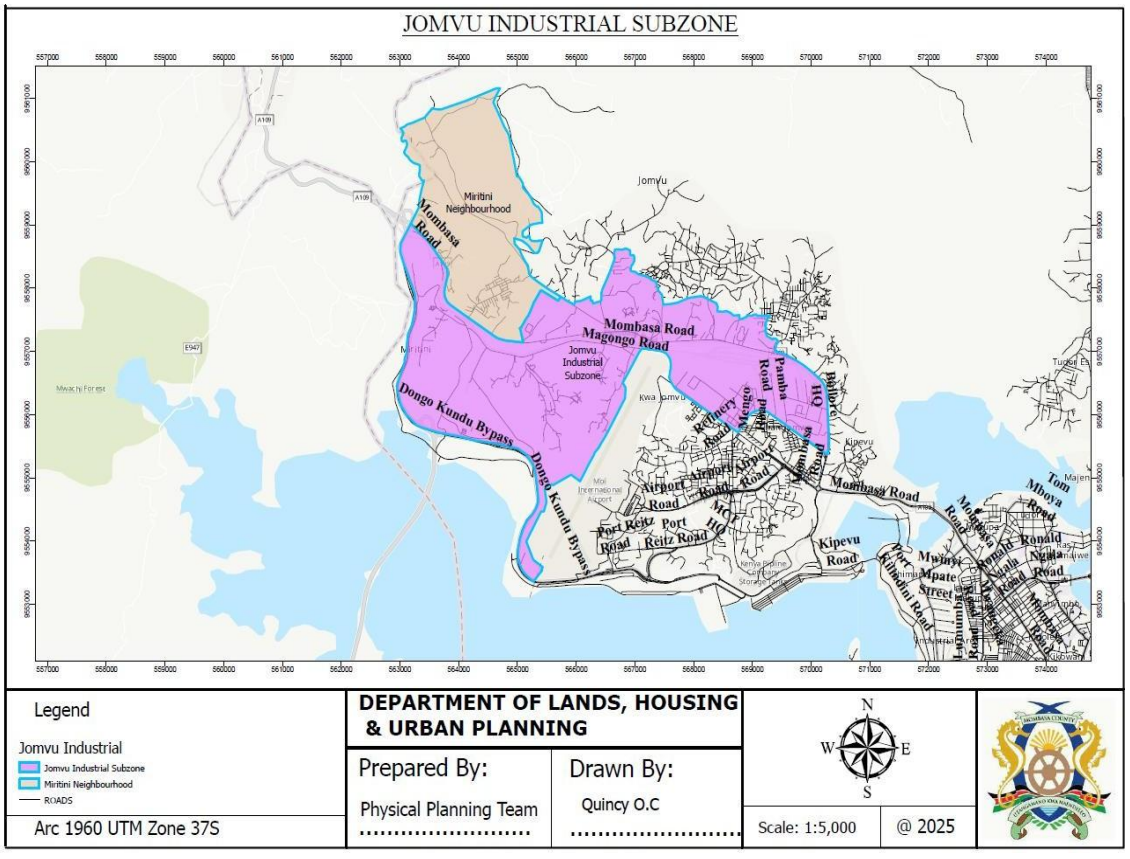
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.7.3 Jomvu Industrial Subzone

This subzone has two neighborhoods, Jomvu Industrial and Miritini. An analysis of plots within this subzone highlights land subdivision patterns that support medium- to large-scale industrial activities. The graph below presents the relationship between *average plot size* and *total number of plots* in the subzone, reflecting the industrial character of the area.



Graph 42: Jomvu Industrial Subzone average plot size (LPH 2025)



Map 55: Jomvu Industrial Subzone (LPH 2025)

Table 59: Jomvu Industrial Subzone Standards (LPH 2025)

	Land Use	Neighbourhood	Standards						
			Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
							Front	Side	Rear
Jomvu Industrial Subzone	Heavy Industrial	Jomvu Industrial	1:2	60	G+9	0.1	6	2	2
	Residential	Miritini	1:2	80	G+6	0.05	1.2	1.2	1.2
	Remarks: i) Area Initially planned as an industrial zone ii) Neighbourhood characteristics (Miritini Site & Service settlement scheme) iii) Plot coverage is calculated using the shortest length of a plot as frontage								

5.7.3.1 PermittedDevelopments

- **Commercial/Industrial**:
  i. All uses permissible in the Commercial Use Zone (except residential) with special sanction of the Authority.
  ii. All industries using electrical power and machinery not exceeding 100 H.P., or employing fewer than 100 workers, provided they are not obnoxious or hazardous (odor, effluent, dust, smoke, gas, vibration, etc.).
- **Residential**:
  iii. Housing for security personnel and essential staff required on the premises.

5.7.3.2 Restricted Activities

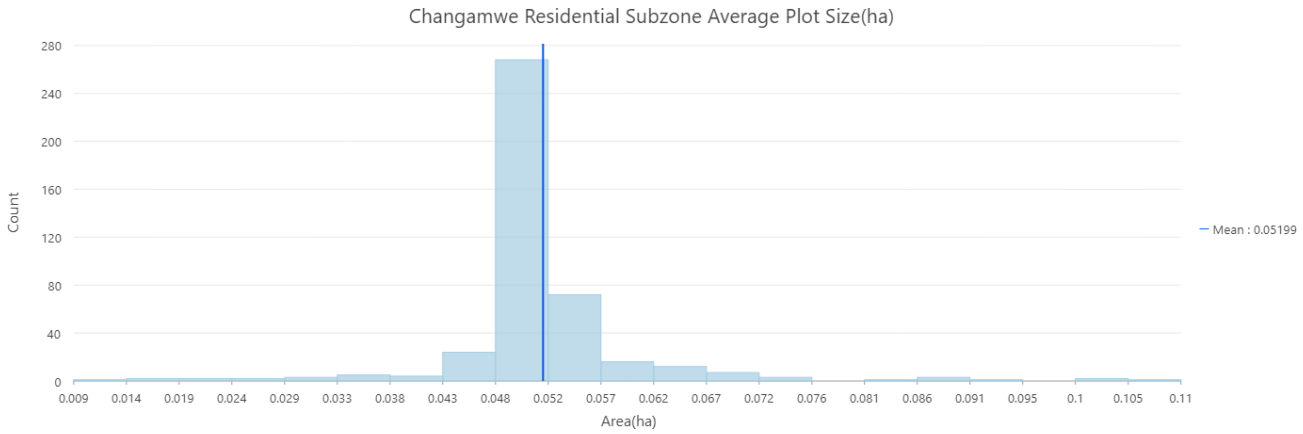
- Storage of petroleum, timber, explosives, inflammable, or otherwise dangerous materials.
- Industries up to 200 H.P. where adequate precautions have been taken to eliminate noxious or dangerous effluents to the satisfaction of the Authority.

5.7.3.3 Prohibited Activities

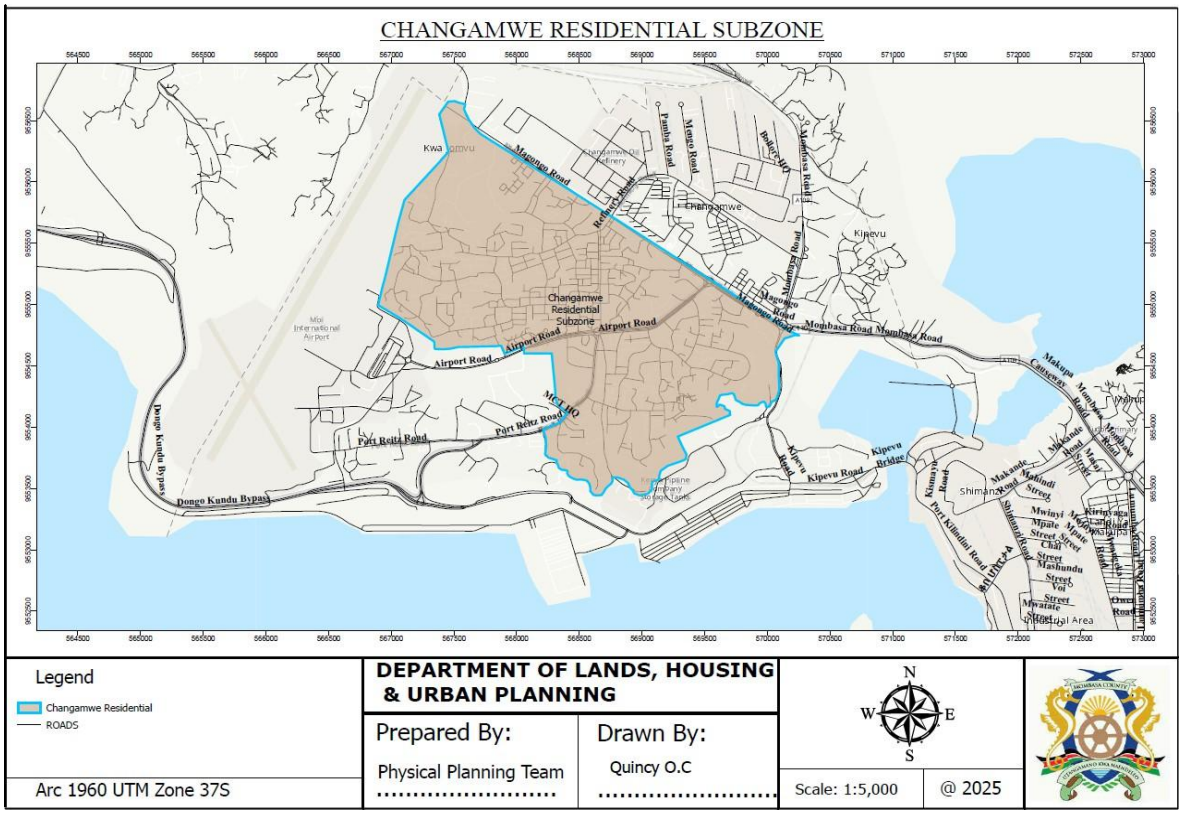
- 5.7.3.Heavy and hazardous industries that generate noxious emissions, untreated effluent, or significant risk to public health and safety.
- Warehousing or storage of hazardous/inflammable goods without proper clearance.
- Residential housing developments not related to security or essential staff.
- Public utilities such as sewage treatment plants, solid waste dumps, or slaughterhouses.

5.7.4 Changamwe Residential Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 43: Changamwe Residential Subzone average plot size (LPH 2025)



Map 56: Changamwe Residential Subzone (LPH 2025)

Table 60: Changamwe Residential Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Changamwe Residential Subzone	Residential	1:25	65	G+3	0.05	3	1.2	1.2
	Remarks: i) Neighborhood characteristics (Site and service settlement scheme) ii) 0.05 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 4 floors not recommended (Infrastructural strain) iv) Plot coverage is calculated using the shortest length of a plot as frontage							

5.7.4.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.7.4.2 Restricted Activities

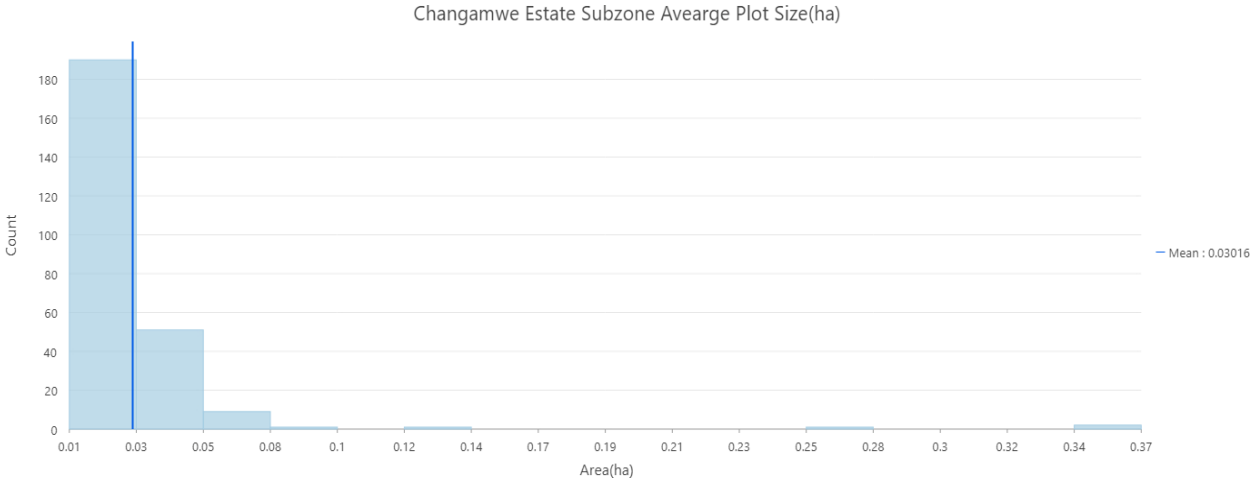
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.7.4.3 Prohibited Activities

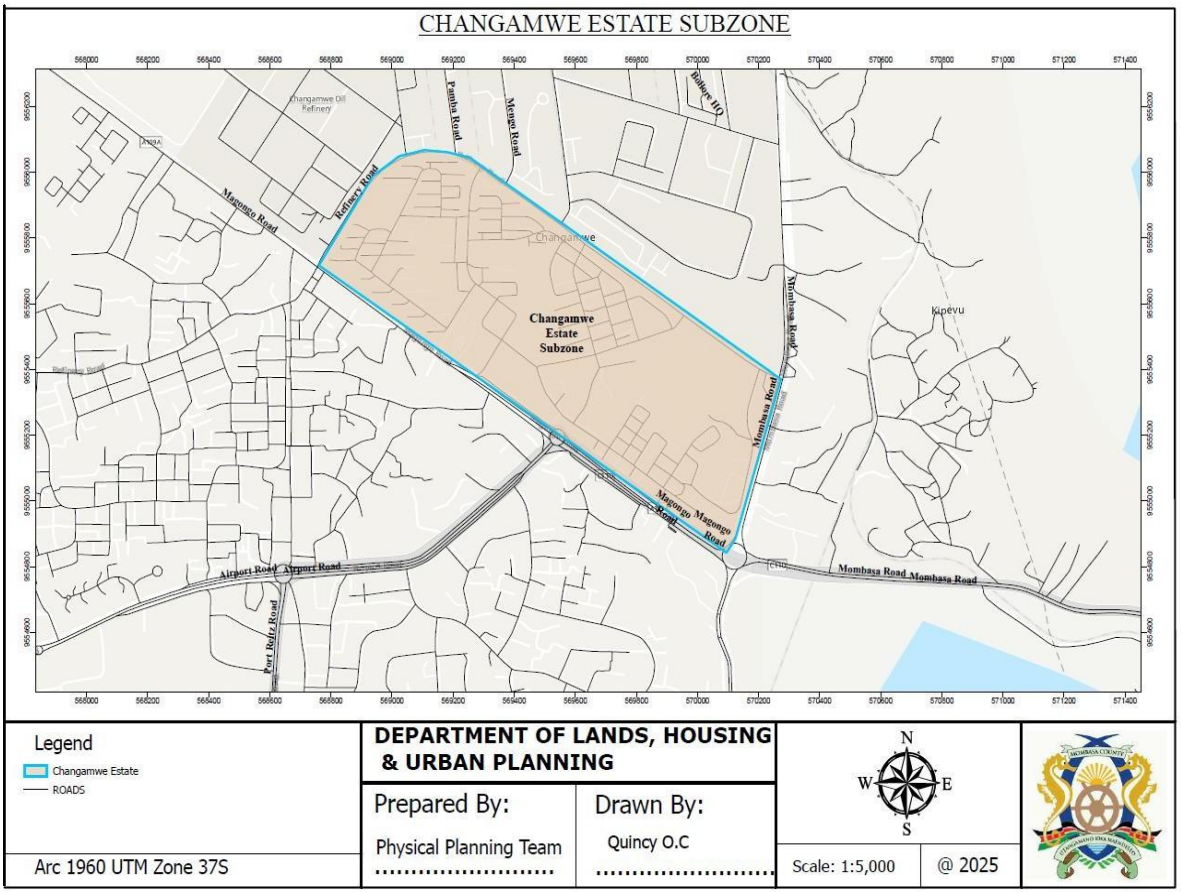
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.7.5 Changamwe Estate Subzone

Changamwe Estate is a residential subzone known for its recent urban renewal programme that intends to replace aging housing estates with modern high-density apartments. Its central location and connectivity to major roads make it a key housing hub on the Mainland West. The main planning focus is on improving livability while integrating supporting social amenities and infrastructure. The graph illustrates this pattern, with a large number of plots of limited size compared to the Island's average.



Graph 44: Changamwe Estate Subzone average plot size (LPH 2025)



Map 57: Changamwe Estate Subzone (LPH 2025)

Table 61: Changamwe Estate Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Changamwe Estate Subzone	Residential	1:7	70	G+9	0.05	3	1.2	1.2
	Remarks: i) Neighbourhood characteristics (Proposed Redevelopment of Housing Estates) ii) Plot coverage is calculated using the shortest length of a plot as frontage							

5.7.5.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses (≤200 sq.m floor area), corner shops, small shopping centres, health facilities (dispensaries, nursing homes), banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.
- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.7.5.2 Restricted Activities

- **Residential**: Night shelters.
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

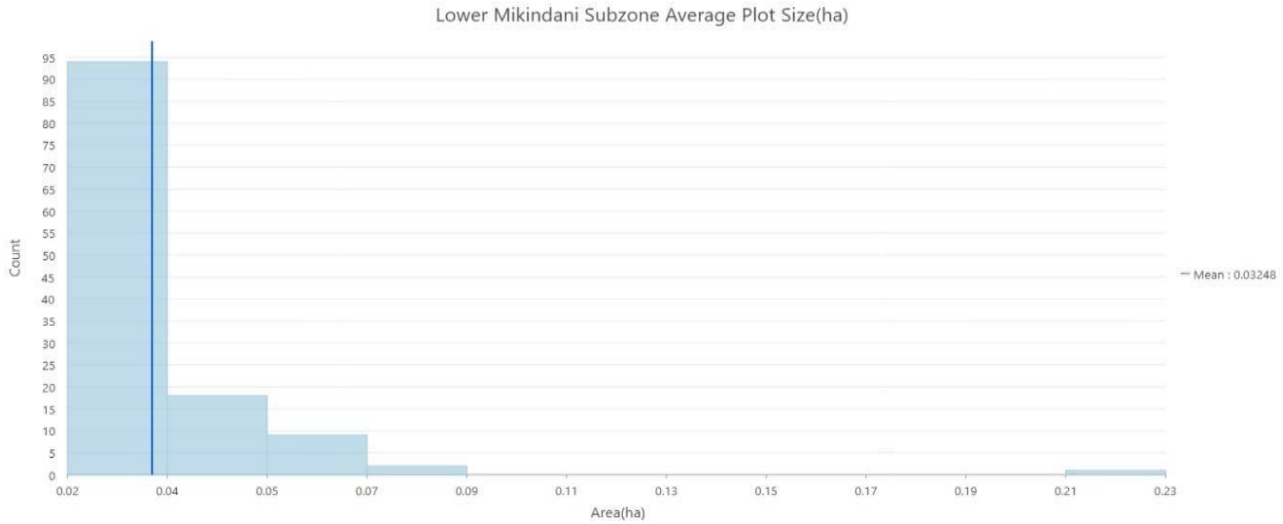
5.7.5.3 Prohibited Activities

- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.

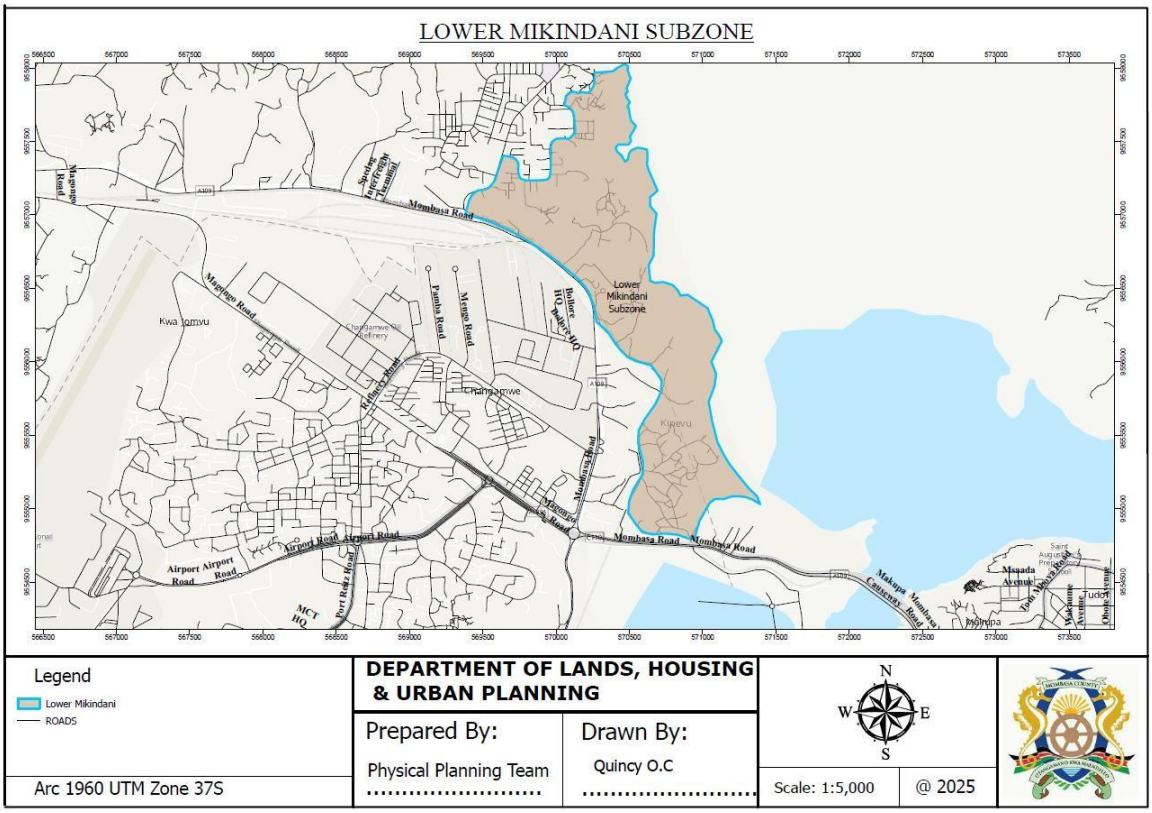
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.7.6 Lower Mikindani Subzone

This subzone demonstrates a high level of informality from unplanned developments to Prescence of tenants at will scenarios and absentee landlords. Interventions by various Government Actors to regularize developments in such areas lacked a guiding principles which this zoning plan now provides. The area has rich coral deposits that can support hugh density developments. The graph below illustrates the average plot size in this subzone and offers guidance on the trends in subdivisions of the area



Graph 45: Lower Mikindani Subzone average plot size (LPH 2025)



Map 58: Lower Mikindani Sub-zone (LPH 2025)

Table 62: Lower Mikindani Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Lower Mikindani Subzone	1:4	80	G+4	0.04	1.2	1.2	1.2	1.2
	Remarks: Neighborhood characteristics (Reducing Informal settlements) i) 0.02 ha is the Minimum Plot size is allowed for single dwelling unit; ii) 0.04 ha is the minimum plot size is allowed for multiple dwelling units. iii) Buildings above 5 floors to be subjected to change of user capped at G+8 (under special conditions)							

5.7.6.1 Permitted Developments

- **Residential**: Bungalows, multi-family dwellings (flats/apartments), row housing, detached/semi-detached houses, residential-cum-work premises, hostels, rental houses, old age homes.
- **Community & Public Purpose**: Community halls, police posts, day care centres, kindergartens, educational buildings, religious premises, technical training centres, post offices, hostels of non-commercial nature.
- **Commercial**: Guest houses, shops, small shopping centres, health facilities, banks/ATMs.
- **Recreational**: Library, gymnasium, parks, exhibition/art galleries, clubs.

- **Transport**: Matatu stops and *boda boda* stands (≤100 sq.m floor area).

5.7.6.2 Restricted Activities

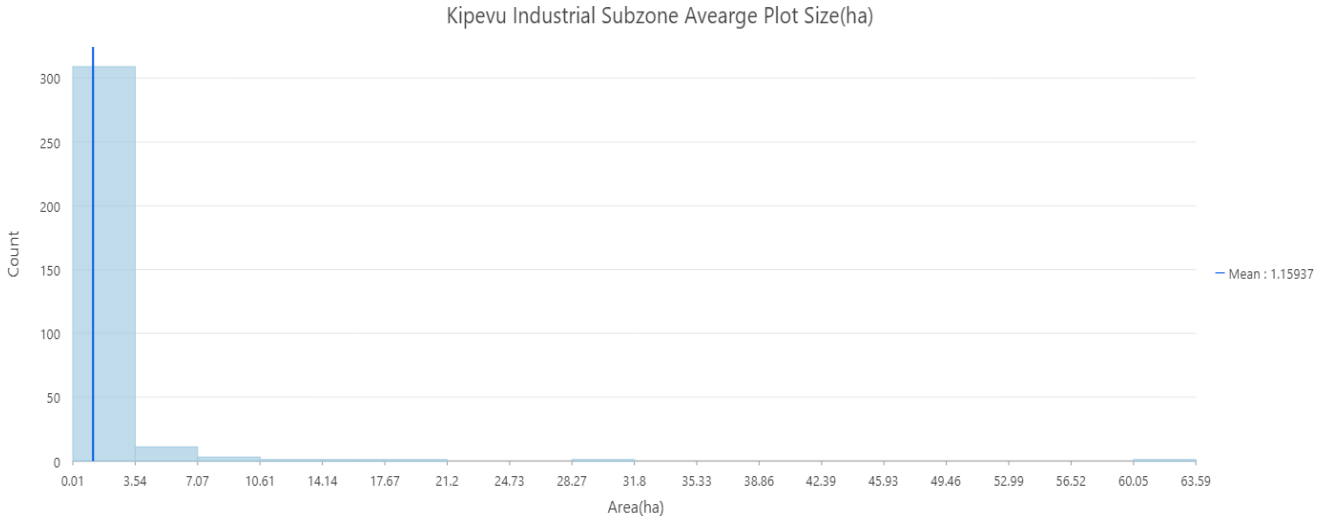
- **Commercial**: Restaurants and hotels (≤200 sq.m), small butcheries, bakeries, printing presses, cinema halls, auditoriums, retail markets, weekly/open-air markets (only if not obstructing traffic and limited to non-working hours), informal markets, small workshops.
- **Utilities/Industrial**: Petrol stations, motor vehicle repair workshops/garages, storage of LPG cylinders.
- **Public Purpose**: Municipal, county, and central government offices, police stations.
- **Utilities & Infrastructure**: Public utility buildings such as electrical depots, water/sewerage pumping stations, water works, fire stations, telephone exchanges, mobile towers.
- **Transport**: Matatu and boda boda stations (≤200 sq.m floor area).

5.7.6.3 Prohibited Activities

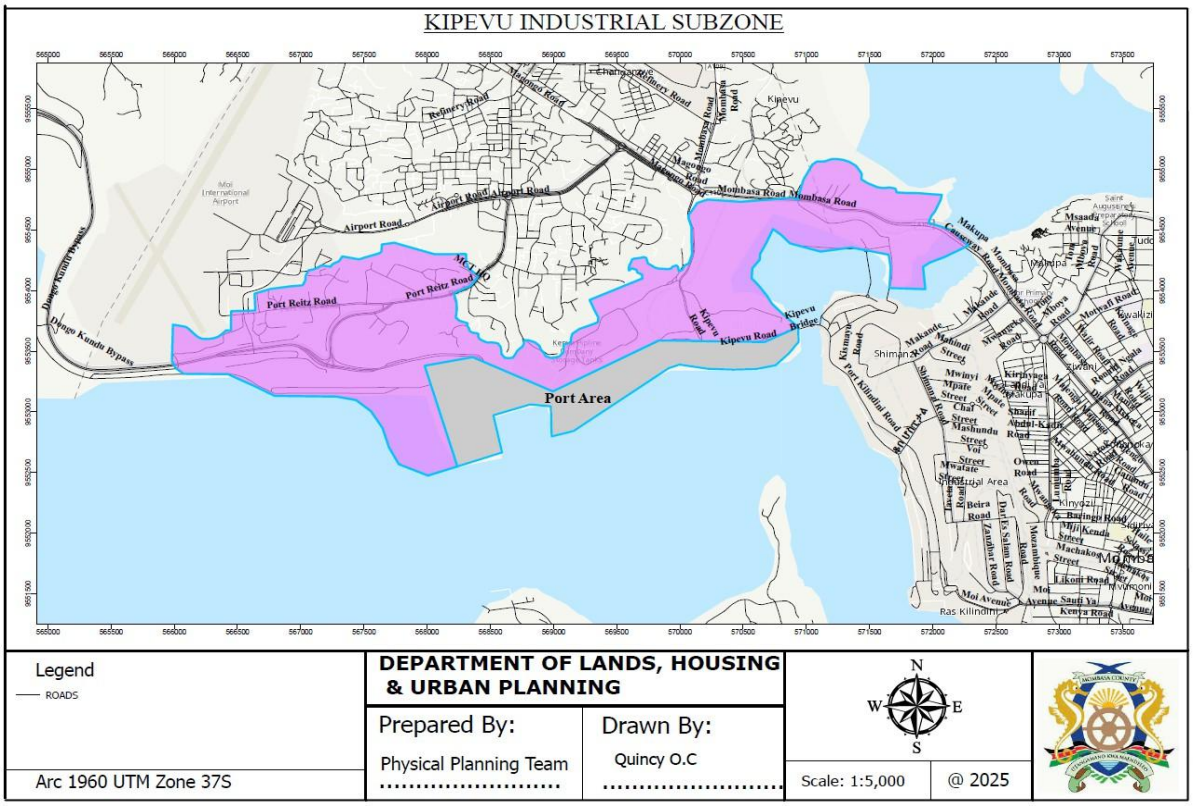
- **Industrial**: Heavy, large, and extensive industries; noxious and hazardous industries; workshops for motor vehicles (matatus, boda bodas, buses, etc.).
- **Commercial**: Slaughterhouses, wholesale markets.
- **Utilities**: Warehousing/storage godowns of perishables, inflammables, or hazardous goods; sewage treatment plants/disposal works; water treatment plants; solid waste dumps.
- **Public Purpose**: Hospitals treating contagious diseases, international conference centres, courts, reformatories, garrisons.
- **Recreational**: Outdoor and indoor stadia, shooting ranges, sports training centres.

5.7.7 Kipevu Subzone

This subzone abuts the port area in the mainland west zone. An analysis of plots within this subzone highlights land subdivision patterns that support medium- to large-scale industrial activities. The graph below presents the relationship between *average plot size* and *total number of plots* in the subzone, reflecting the industrial character of the area.



Graph 46: Kipevu Subzone average plot size (LPH 2025)



Map 59: Kipevu Subzone(LPH 2025)

Source: Department of Lands, Housing & Urban Planning, 2025

Table 63: Kipevu Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Kipevu Subzone	Industrial	1:3	75	G+3	0.4	12	-	-
	Plot coverage is calculated using the shortest length of a plot as frontage							

5.7.7.1 Permitted Developments

- **Commercial/Industrial**:
  i. All uses permissible in the Commercial Use Zone (except residential) with special sanction of the Authority.
  ii. All industries using electrical power and machinery not exceeding 100 H.P., or employing fewer than 100 workers, provided they are not obnoxious or hazardous (odor, effluent, dust, smoke, gas, vibration, etc.).
- **Residential**:
  iii. Housing for security personnel and essential staff required on the premises.

5.7.7.2 Restricted Activities

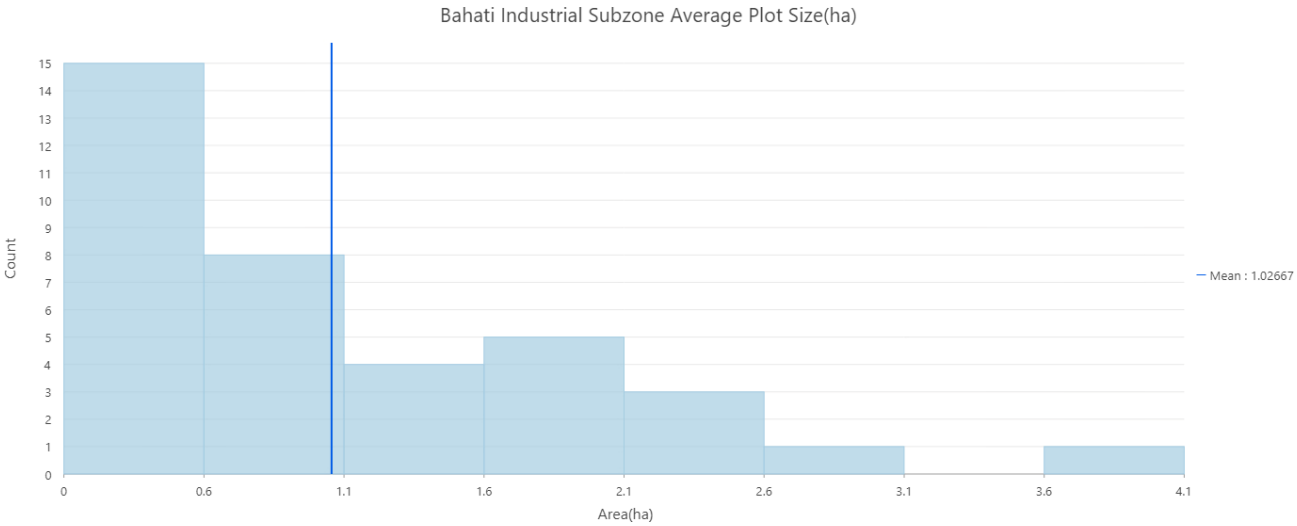
- Storage of petroleum, timber, explosives, inflammable, or otherwise dangerous materials.
- Industries up to 200 H.P. where adequate precautions have been taken to eliminate noxious or dangerous effluents to the satisfaction of the Authority.

5.7.7.3 Prohibited Activities

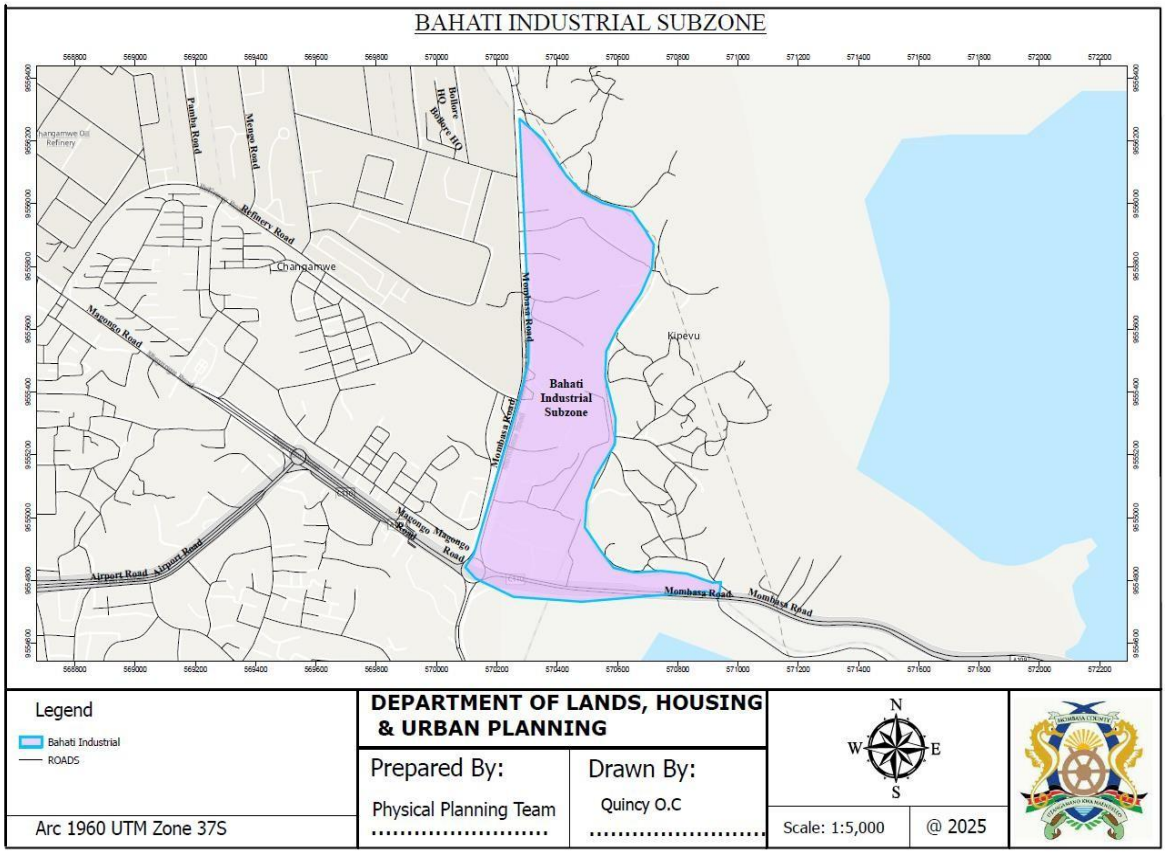
- Heavy and hazardous industries that generate noxious emissions, untreated effluent, or significant risk to public health and safety.
- Warehousing or storage of hazardous/inflammable goods without proper clearance.
- Residential housing developments not related to security or essential staff.
- Public utilities such as sewage treatment plants, solid waste dumps, or slaughterhouses.

5.7.8 Bahati Industrial Subzone

Analysis of plots within this subzone highlights land subdivision patterns that support medium- to large-scale industrial activities. The graph below presents the relationship between *average plot size* and *total number of plots* in the subzone, reflecting the industrial character of the area.



Graph 47: Bahati Industrial Subzone average plot size (LPH 2025)



Map 60: Bahati Industrial Sub-zone (LPH 2025)

Table 64: Map of Bahati Industrial Subzone Standards (LPH 2025)

	Land Use	Standards						
		Plot Ratio	Plot Coverage (%)	Building Height	Min Plot Size(ha)	Setbacks(meters)		
						Front	Side	Rear
Bahati Industrial Subzone	Industrial	1:3	75	G+3	0.4	12	-	-

5.7.8.1 Permitted Developments

- **Commercial/Industrial**:
  i. All uses permissible in the Commercial Use Zone (except residential) with special sanction of the Authority.
  ii. All industries using electrical power and machinery not exceeding 100 H.P., or employing fewer than 100 workers, provided they are not obnoxious or hazardous (odor, effluent, dust, smoke, gas, vibration, etc.).
- **Residential**:
  iii. Housing for security personnel and essential staff required on the premises.

5.7.8.2 Restricted Activities

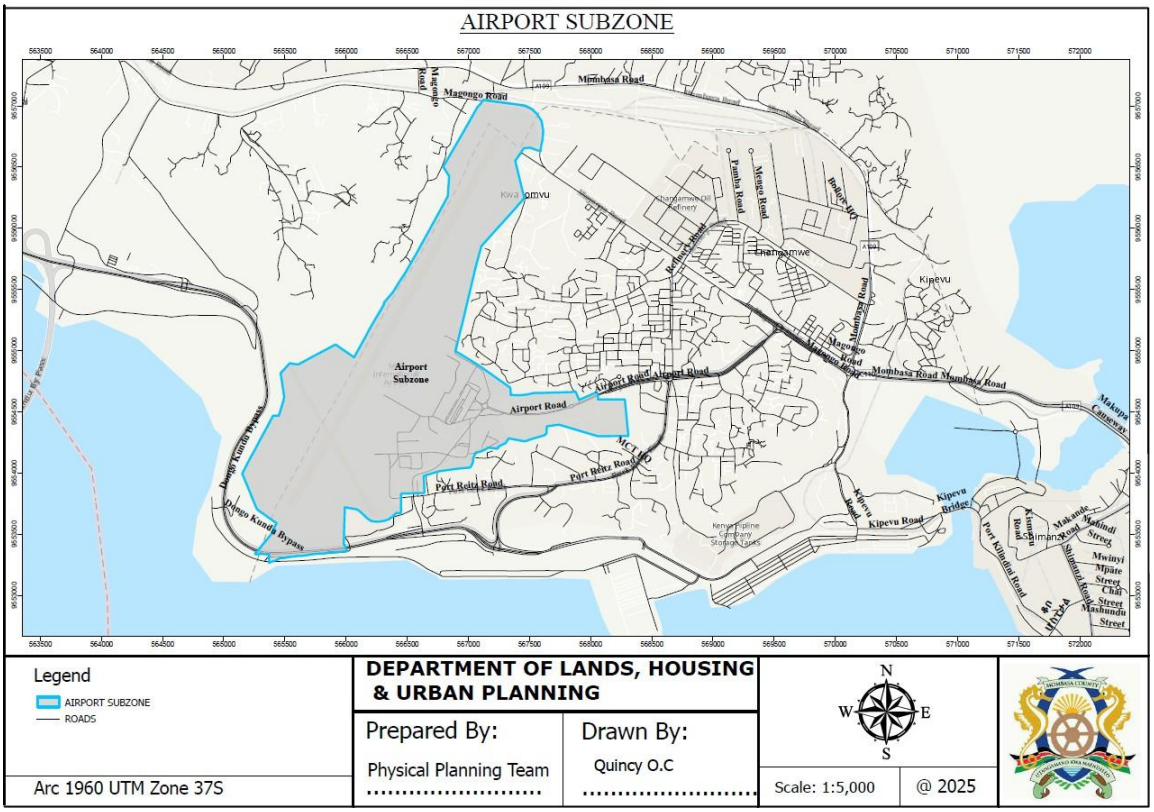
- Storage of petroleum, timber, explosives, inflammable, or otherwise dangerous materials.
- Industries up to 200 H.P. where adequate precautions have been taken to eliminate noxious or dangerous effluents to the satisfaction of the Authority.

5.7.8.3 Prohibited Activities

- Heavy and hazardous industries that generate noxious emissions, untreated effluent, or significant risk to public health and safety.
- Warehousing or storage of hazardous/inflammable goods without proper clearance.
- Residential housing developments not related to security or essential staff.
- Public utilities such as sewage treatment plants, solid waste dumps, or slaughterhouses.

5.7.9 Airport Subzone

The Airport Zone covers Moi International Airport and is reserved for aviation functions such as runways, terminals, cargo handling, and aircraft maintenance. Ancillary uses like hotels and offices are allowed only in buffer areas supporting airport operations.



Map 61: Airport Subzone (LPH 2025)

All developments must comply with *Kenya Civil Aviation Authority (KCAA)* regulations on height restrictions, safety, noise control, and land use compatibility. The zone's objective is to safeguard the airport as a secure, efficient, and internationally compliant transport hub while preventing encroachment and conflicting developments.

5.8 Special Conditions for Additional Floors

In certain sub-zones, developers may apply for permission to exceed the standard maximum number of floors. Approval for additional floors will only be granted if the following *special conditions* are met:

Access and Circulation:The development site must be directly served by an all-weather access road of adequate width to accommodate increased traffic volumes.Provision must be made for on-site parking, service bays, and turning space to avoid congestion on adjoining roads.For large shopping centers, the developer must include acceleration and deceleration lane.

Minimum Plot Size:Developments seeking additional floors must sit on plots larger than the baseline minimum requirement. Plot size thresholds shall vary by zone but must be sufficient to allow proper building setbacks, light penetration, and ventilation.

To operationalize the requirement for larger plots when additional floors are sought, an Excel-based formula has been developed. This tool determines whether a proposed development meets the

minimum land area requirement for its number of floors.

Waste Management:A comprehensive solid and liquid waste management plan must be submitted, including adequate space for waste sorting, collection points, and approved sewer connections or septic solutions.Compliance with county and NEMA waste management standards will be mandatory.

Infrastructure Capacity:Proof of adequate water supply, power, and drainage capacity must be provided before approval of extra floors.Where existing systems are inadequate, developers may be required to contribute to upgrading works.

Public Safety and Emergency Access:Developments above the standard floor limit must incorporate fire safety measures, evacuation staircases, and access provisions for emergency vehicles.

Environmental and Social Impact:An Environmental and Social Impact Assessment (ESIA) may be required for high-rise proposals in sensitive or high-density areas.Developers must demonstrate that the project will not negatively impact surrounding communities or environmentally sensitive areas.

5.9: Special Conditions equation for increasing number of floors

An equation used to determine the *minimum required plot size* for developers who wish to extend their buildings beyond the standard height limits, but only under *special conditions***.**

The general principle is that smaller buildings (up to a certain number of floors) have a fixed minimum land requirement. However, once a developer seeks to go beyond this, the plot size must increase proportionally with the number of additional floors, ensuring that higher density development is supported by adequate land.

The formula is: *=IF (A2<=$B$3,$B$1,*

IF(A2<=$B$4,$B$1 + (A2-$B$3)*($B$2-$B$1)/($B$4-$B$3),

"Not Allowed"))

Where:

- **A2** = Proposed number of floors
- **$B$1** = Baseline minimum plot size (for lowest floor level)
- **$B$2** = Minimum plot size required for the highest permissible floor level
- **$B$3** = Minimum number of floors where additional thresholds apply
- **$B$4** = Maximum number of floors permitted in the zone

Explanation

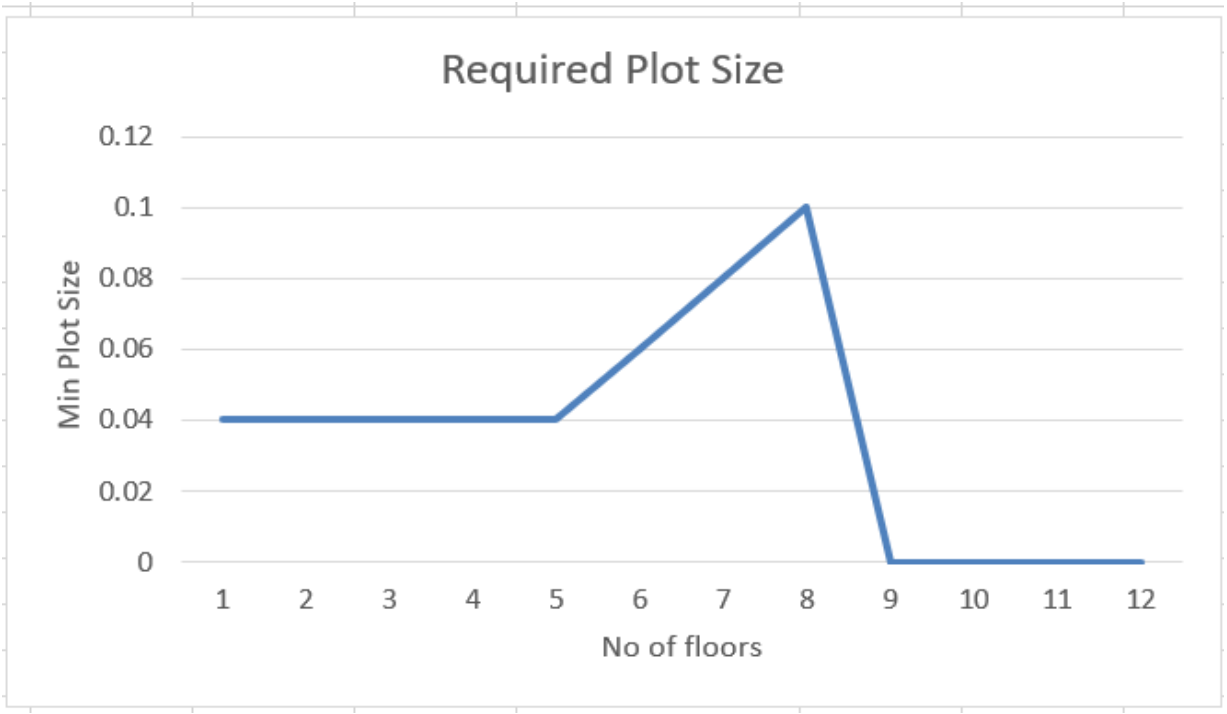
- If the proposed floors (**A2**) are **less than or equal to the baseline threshold ($B$3)** → the baseline minimum plot size ($B$1) is applied.
- If the proposed floors are **between the baseline ($B$3) and the maximum permitted ($B$4)** → the formula calculates a proportional increase in required plot size.
- If the proposed floors **exceed the maximum allowed ($B$4)** → the formula outputs **"Not Allowed."**

This formula ensures consistency and transparency in evaluating applications for vertical expansion, linking building height directly to land availability.

For example, in the case of developments up to 9 floors*:*

Table 65: Permitted Number of Floors (LPH 2025)

Floors	Minimum Plot Size (ha)	Notes	Formula (Excel)
1–6	0.05	Fixed requirement	`=IF(A2<=6,0.05,…)`
7	0.10	Special conditions	`=0.05+(7-6)*(0.2-0.05)/(9-6)`
8	0.15	Special conditions	`=0.05+(8-6)*(0.2-0.05)/(9-6)`
9	0.20	Special conditions	`=0.05+(9-6)*(0.2-0.05)/(9-6)`
>9	Not Allowed	Beyond maximum limit	`=IF(A2>9,"Not Allowed",…)`



Graph 48: Minimum Plot Size Plotted against the No. Of Floors (LPH 2025)

CHAPTER SIX

IMPLEMENTATION, MONITORING AND EVALUATION

6.1 Overview

The implementation of the Mombasa County Zoning Plan provides the operational framework through which the County Government translates planning standards and regulations into spatial order, regulated development and sustainable land use outcomes. This phase ensures that zoning objectives, ranging from promoting compatible land uses to safeguarding environmentally sensitive areas, are systematically actualized within the county's urban, peri-urban and rural landscapes.

The zoning plan therefore serves as a strategic tool to manage growth, guide investments and foster balanced development. Implementation is to be pursued through phased interventions, robust regulatory mechanisms, institutional collaboration and sustained community engagement, ensuring that development aligns with the County Integrated Development Plan (CIDP), Vision 2030 and the Physical and Land Use Planning Act, 2019.

6.2 Key Actors

Successful implementation of the zoning plan requires a multi-faceted approach involving legislative, institutional, and public engagement measures. The following departments, national state agencies, professional bodies will be the key actors.

6.2.1 County Government of Mombasa

Department of Lands, Planning and Housing - responsible for administration of zoning regulations, development control, building approvals, and enforcement.

- **County Physical Planning Liaison Committee:** Provides an appellate mechanism for resolving disputes arising from zoning and development control decisions.
- **National Land Commission (NLC):** Custodian of public land and oversight on land transactions.
- **National Environment Management Authority (NEMA):** Ensures environmental safeguards are observed in all developments, particularly in fragile coastal and wetland zones.
- **Utility Providers** (Kenya Power, Coast Water Works Development Agency, Sewerage and Drainage Department): Ensure integrated provision of physical and social infrastructure in line with zoning requirements.
- **Private Sector and Developers:** Implement developments in conformity with zoning regulations and invest in service delivery partnerships.
- **Civil Society and Community-Based Organizations:** Advocate for community interests, monitor compliance, and support civic education.
- **Professional Associations** Kenya Institute of planners KIP, Kenya Institution of Surveyors of Kenya,ISK ,AAK: Provide technical expertise, self-regulation, and promote best practices.

6.3 Phasing of Implementation

Implementation shall be undertaken in a phased and prioritized manner to align with financial resources, institutional capacity and strategic growth demands:

Short-Term:1 – 2 YEARS

- Plan adoption
- Capacity building - Strengthening the directorate of Physical and land use planning
- Finalization and gazettement of zoning maps.
- Integration with EDAMS and GIS based development control systems.
- Stakeholder sensitization and institutional strengthening.
- Enforcement of zoning regulations in high-pressure growth areas such as Nyali, Mvita and Jomvu.

Medium-Term:3-4 YEARS

- Infrastructure investments in designated growth corridors and industrial zones.
- Integration of other land uses in the peri-urban areas (e.g. Miritini, Mwakirunge, Jomvu).
- Enhancement of urban renewal processes and improvement or regularization of informal settlements in both public and private.
- Enforcement of zoning regulations in high population growth areas such as Changamwe, Kisauni and Likoni.

Long-Term: 5- 10 YEARS

- CFull spatial consolidation of the urban form.
- Integration of smart growth principles, green infrastructure, and transit-oriented development.
- Periodic review and adjustment of zoning regulations to reflect emerging socio-economic and environmental realities.

6.4 Procedures of Implementation

The following procedures will guide the operationalization of the zoning plan:

1. **Public awareness and education -**
2. **Integration of zoning plan in development application system:** All proposed development, building plans, subdivision, or change of use must be submitted to the County Planning Department for approval through the online development application system and assessed against zoning maps, land use designations, density thresholds and building standards.
3. **Inter-Agency Collaboration:** Where relevant, NEMA, NLC, KENHA, KCAA, KURA, KPA and utility providers will be involved to ensure environmental and infrastructural compliance.

4. **Approval/Conditional Approval:** Development approvals be granted in strict conformity with the zoning plan.
5. **Developments Inspection:** Building inspection will ensure strict compliance with approved plans and compliance inspections will be conducted on or before issuance of certificate of compliance and occupation permit. All the processes of building inspection will be conducted in real time through geofenced online development control system.

6.5 Enforcement and Compliance

For the zoning plan to be effective, strict enforcement and compliance mechanisms are necessary:

- **Enforcement actions:** Issuance of stay orders, enforcement notices and execution of the same by way of demolition, improvement, restoration of land to its original form and prosecution for unauthorized developments.
- **Penalties and Fines:** Application of deterrent penalties for contravention of zoning regulations as stipulated in the Physical and Land Use Development Plan. In order to achieve the deterring penalties amendments is proposed in the fines and penalties as stipulate in the Physical and Land Use Planning Act 2019.
- **Development and Land Use Audits:** Regular audits of development patterns to identify non-compliance and emerging land use conflicts.
- **Strict enforcement of development control law:** Arrest and expeditious prosecution of offenders of the zoning plan.
- **Judicial Recourse:** Referring zoning violations by the county government to be redressed by the county physical and land use planning liaison committee by the aggrieved members of the public. Other physical and land use planning conflicts to be referred to the environment and land court.
- **Involvement of the neighbourhood associations** for community policing and enhancing whistle blowing and reporting systems with the authorities**.**

6.6 Capacity Building

The success of zoning implementation depends on strengthening institutional and human resource capacity within the County Government:

- **Staff Development:** employing adequate technical and professional staff and training technical staff to masters and higher levels of academics and in other technical skills. Involving the professional and technical staff in the continuous professional development through attending professional conferences, advanced urban planning.
- **Institutional Resourcing:** funds for operationalizing zoning plan, provision of vehicles for development control surveillance, ICT systems, improvement of work environment (office spaces and PPEs) and operational budgets for enforcement units.
- **Professional Partnerships:** Collaboration with universities, research institutions, and professional associations to enhance planning capacity.
- **Knowledge Transfer, Exchange and preservation of the institutional memory:** Various external consultants to train county staff and impart knowledge in their areas of expertise to benefit continuity of the expertise brought in the county government. Participation in inter-county and international networks to benchmark best practices. Management succession

planning where identification of talent and information owned by various ranks in the staffing system.

6.7 Civic Education

Community awareness and buy-in are crucial for effective zoning implementation:

- **Public Sensitization Campaigns:** Countywide campaigns through barazas, media and digital platforms to inform residents about zoning regulations.
- **Information Dissemination:** Preparation of user-friendly zoning handbooks (popular version), guidelines and digital portals for easy access to zoning information.
- **Participatory Engagement:** Involving residents in local planning forums, particularly in areas earmarked for densification or conservation.

6.8 Monitoring and Evaluation

Monitoring and Evaluation (M&E) is a vital component of the zoning plan implementation framework. It provides the mechanisms for tracking progress, measuring effectiveness, and ensuring that the objectives of the Mombasa County Zoning Plan are realized. M&E allows the County Government and stakeholders to assess whether zoning regulations are being complied with, whether intended spatial outcomes are being achieved, and whether corrective interventions are necessary to respond to emerging challenges.

6.9 Objectives of Monitoring and Evaluation

The objectives of M&E in relation to the zoning plan are:

- To track progress in the implementation of zoning policies, standards and regulations.
- To measure compliance levels and identify gaps in enforcement.
- To evaluate the impact of zoning on land use patterns, infrastructure provision, environmental quality and socio-economic well-being.
- To provide feedback for decision-making and adaptive management of the zoning framework.
- To promote accountability, transparency and inclusivity in land use governance.

6.10 Methodology and Tools

Monitoring and evaluation will be carried out using both quantitative and qualitative methods:

- **GIS-Based Monitoring:** Integration of satellite imagery, aerial photography and GIS systems to track land use changes, building footprints and environmental encroachments.
- **Field Inspections and Compliance Audits:** Regular site visits and audits of approved developments against zoning requirements.
- **Performance Indicators:** Establishment of measurable indicators such as compliance rates, density levels, infrastructure coverage, green space preservation and reduction of land use conflicts.
- **Stakeholder Surveys and Consultations:** Collection of community feedback on zoning impacts and service delivery.
- **Periodic Reporting:** Preparation of a five-year evaluation report for dissemination to stakeholders and the County Assembly.

6.11 Key Performance Indicators (KPIs)

Key indicators will be used to measure success and guide decision-making:

- **Land Use Compliance:** Percentage of developments conforming to zoning regulations.
- **Approval Efficiency:** Average time taken to process development applications.
- **Environmental Safeguards:** Number of developments complying with Environmental Impact Assessment (EIA) requirements; percentage of conserved wetlands, mangroves, and riparian zones.
- **Urban Form Indicators:** Ratio of planned to unplanned developments; density levels in designated growth areas.
- **Infrastructure Integration:** Proportion of developments served by sewerage, water, electricity, and road networks.
- **Conflict Resolution:** Reduction in zoning-related disputes lodged with the Physical Planning Liaison Committee.

6.12 Adaptive Management

Monitoring and evaluation is not an end in itself, but a tool for continuous improvement. Based on findings, the County shall:

- Adjust zoning categories, density thresholds, or building standards where existing provisions are no longer effective.
- Strengthen enforcement mechanisms in areas with high levels of non-compliance.
- Allocate resources and prioritize interventions in zones experiencing rapid growth or environmental degradation.
- Integrate innovative practices such as smart city technologies and green infrastructure solutions.