

GOVERNMENT NOTICE No. 92 published on 9/3/2018

THE URBAN PLANNING ACT,
(CAP.355)

REGULATIONS

(Made under section 77(1)(d))

THE URBAN PLANNING (ZONING OF LAND USE) REGULATIONS, 2018

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PART 1
PRELIMINARY PROVISIONS

Citation and application 1.-(1) These Regulations may be cited as the Urban Planning (Zoning of Land Uses) Regulations, 2018.
(2) These Regulations shall apply to all planning authorities declared under the Urban Planning Act.

Interpretation 2. In these Regulations:-
“Act” means the Urban Planning Act;
“Colour” means the different colour shadings used on the map to indicate different categories of recommended land uses;
“Development” has meaning ascribed to it in the Act;
“Director” has meaning ascribed to it in the Act;
“Land use” means the human use or function of land;
“Minister” has meaning ascribed to it in the Act;
“Planning authority” means a planning authority referred to in Section 7 of the Act;
“Zoning” means assignment of type of land use within a planning area given by the planning authority pursuant to the provision of the Act.

PART II
ZONING OF LAND USE AND COLOURS

Zoning of land use and colours 3. Zones for land uses and colours shall be as prescribed in the Schedules to these Regulations.

PART III
UNCERTAINTY AS TO BOUNDARIES OF THE ZONES

Uncertainty as to boundaries of the zones 4. Where there is uncertainty with regard to the boundaries of the zones in the approved maps, schemes or plans, such uncertainty shall be referred to the Authority.

PART IV
REVOCATION

Revocation 5. The Town and Country Planning (Zoning of Land Uses) Regulations, 1960 are hereby revoked.

FIRST SCHEDULE

(Made under regulation 3)

1. ZONING OF LAND USE

For the purposes of these Regulations, uses of land that are permitted and those that may be permitted under special circumstances by the planning authority in different zones of the local planning area shall be as follows:

- (i) Residential
- (ii) Commercial (Retail and Wholesale)
- (iii) Industrial (Light, Medium, Heavy & Service)
- (iv) Institutional
- (v) Public Utilities
- (vi) Beach, Open Spaces and Recreational
- (vii) Transportation, Communication and Microwave towers
- (viii) Agricultural
- (ix) Water bodies
- (x) Conservation
- (xi) Economic Development

2. RESIDENTIAL ZONE

Uses permitted

Dwellings, hostels including working women and gents hostels, massage parlour, guest houses, shops, old age homes, orphanages, places of public worship, education facilities, health facilities public libraries, post and telegraph offices, telephone exchange, LUKU outlets from Electric Supply Companies, milk booths, subscriber trunk dialing (STD) booths, ATM machine, mobile phone service repairs, internet cafés and groceries, corner shops, clubs/pubs and public toilets.

Uses that are permitted under special circumstances by the Planning Authority .

Municipal and central government offices, public utility buildings, cemeteries, golf clubs, car wash parlour, banks, nursing homes, , philanthropic uses, filling stations, service (small scale industries) industries with power up to 10 Horse Power (for all the above industries), power required for air conditioning, lifts and computers are excluded from Horse Power specified above), power loom for silk twisting (up to 10 Horse Power) provided the noise generated shall be within the limit prescribed by the authority responsible for Environmental management, , gas cylinder storage provided it satisfies all required norms of safety, doctors consulting room, not exceeding 20. square metres provided the applicant himself is a medical professional, pay & use toilets and Service apartments, vehicle parking including multilevel car parking.

Note: Diesel generators equivalent to the quantity of power supplied by the Electricity Supply Companies may be permitted as substitute to power cut and power failures in any zone after obtaining information on the quantity of power supplied to a premises and the capacity of generator required from the national Grid or central supply centre. However, in residential zone installation of diesel generators shall be discouraged and shall be given in exceptional cases after spot verification and obtaining No Objection Certificate from power supply authority .

3. COMMERCIAL ZONE

Uses permitted

Offices, shops, commercial complexes and service establishments like hair dressing saloons, laundries, dry cleaning and tailoring shops, hotels, clubs, hostels, public toilets, newspaper or job printing, all type of offices, banks, places of amusement or assembly, restaurants, advertising signs conforming to relevant building regulations, any retail business or services not specifically restricted or prohibited therein, Filling stations, neighbourhood shops, nursing homes, service industries listed in Schedule – I (power up to 10 Horse Power). Residential buildings including orphanages, old age homes, cinema theatres, multiplexes, auditoriums, community Centres, hard and software computer offices and information technology related activities (power required for air conditioners, lifts and computers are excluded from the Horse Power specified above) and all uses permitted and permissible under special circumstances in residential zone.

Uses that are permitted under special circumstances by the Planning Authority

Automobile workshop, manufacturing establishments employing not more than ten workers and uses permitted or permissible on appeal in the residential zone other than those specifically prohibited therein. Storage of inflammable materials, junkyard, truck terminals weigh bridges, cold storage, fruit and vegetable markets, meat and fish markets, Wholesale business, micro wave towers and stations, container terminal, depot with loaded and un loaded material.

Note: Commercial complexes / Office Complexes/ neighbourhood shops should have sufficient provision for toilet for visitors in each floor and should be shown on plan. It shall have waste disposal arrangements and adequate parking facilities.

4. INDUSTRIAL ZONE

Uses that are permissible

All industries like Information Technology (IT) and Business Technology (BT) industries, Microwave towers, Power plants, fuel storage depots, Filling stations, Parking lot (including multi level), Bus and truck terminals, public toilets, loading and unloading facilities, Warehouses, Public utilities like garbage and sewage disposal, Municipal and Government offices, Dwellings for manager, watch and ward staff in an area not exceeding 1000 square metres or 10% of the total area, whichever is lower, container terminal, depot with loaded and unloaded materials. Obnoxious industries are not permitted.

Canteen and recreation facilities, offices, shops, job printing, banks, restaurants, dispensary and automobile service stations. There are no power limitations for industries to be permitted in this zone.

Uses that are permissible under special circumstances by the Planning Authority

Obnoxious industries are subject to clearance from the National Environmental Management Council, junk yards, quarry site, dairy and poultry farms, clubs, ice and freezing plants with power, sports and recreation uses, resorts and amusement parks. Wherever information technology (IT) and business technology (BT) industries are permitted in area of 5 hectares and above, 5% of the area may be allowed for residential apartment for the convenience of the employees.

5. INSTITUTIONAL ZONE

Uses permitted

All central and local government offices, agencies and centre offices, educational, college campus including hostel facilities for students, cultural and religious institutions such as church, temple and other places of worship, educational, medical/engineering/ technical and research institutions, (on the sites having minimum 2 hectares with a minimum of 12 metre wide approach road), including

libraries, reading rooms and clubs, medical and health institutions, recreational areas, public toilets, parking and cafeteria, cultural institutions like community halls, opera houses, clubs, predominantly non commercial in nature, utilities and services, water supply installations including disposal works, electric power plants, high tension and low tension transmission lines, sub stations, gas installation and gas works, fire fighting stations, banks, and quarters for essential staff and all uses permitted under parks and playgrounds.

Note: Retail shops, restaurants, filling stations, clubs, banks, canteens, dwellings required for power maintenance and functioning of public and semi-public uses in the zone may be permitted when they are run in their own premises and ancillary to the respective institutions.

Uses that are permitted under special circumstances by the Planning Authority

Parking lot, repair shops, salon, parks, playgrounds and recreational uses, stadium, cemeteries, crematorium, clubs, canteen, libraries, aquarium, planetarium, museum, horticultural nursery and swimming pool, orphanages and old age homes, filling stations.

6. PUBLIC UTILITIES

Uses permitted

Water supply installations including treatment plants, storage reservoirs, Off Shire Heavy transport (OHT), drainage and sanitary installations including treatment plants and disposal works, drying beds, solid waste management, electric power plants, high and low tension transmission lines and power sub-stations, micro-wave towers, gas installations and gas works and fire stations, national optic fiber, communication cable installations, depots for gas/instruments for telecommunications.

Uses that are permitted under special circumstances by the Planning Authority

Shops, canteens, offices, banking counter, dwellings required for proper maintenance and functioning of public utility and other ancillary users, in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area.

7. BEACHES, OPEN SPACES AND RECREATION

Uses permitted

Parks, play grounds, stadia, sports complexes, children's play land inclusive of amusement parks such as Disney land type, toy trains, parkways, boulevards, Zoo, botanical garden, cemeteries and crematoria, public toilets, parking, sewage treatment plants, beaches, public use ancillary to park and open space and playground including milk, and soft drinks booths. The area of such ancillary use shall not exceed 5% of total area.

Uses that are permitted under special circumstances by the Authority

Clubs (non commercial in nature and run by residents' association), canteens, aquarium, planetarium, museum, art gallery, horticulture/nursery, transportation terminals, swimming pool and milk booths.

8. TRANSPORTATION, COMMUNICATION AND MICROWAVE TOWERS

Uses permitted

Railway lines, railway yards, railway stations, railway workshops, roads, road transport depot, dry port, harbour/port bus stations and bus shelter, parking areas, public toilets, truck terminals, bus terminals, airports and helicopter pad, post offices, telegraph offices, telephones and telephone exchanges, television telecasting and radio broadcasting stations, microwave stations and offices in their own premises and residential quarters for watch and ward, filling stations, loading and unloading cranes.

Uses that are permitted under special circumstances by the Authority

Hotels, motels, clubs, godowns and indoor recreational uses, shops, canteens, restaurants, banks, dwellings required for proper maintenance of the transport and communication services in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area.

9. AGRICULTURALZONE

Uses Permitted

Agriculture and horticulture, children's play land inclusive of amusement parks such as Disney land type, toy trains, dairy and poultry farming, pisciculture, milk chilling centres, cold storage, public toilets, agricultural show grounds, farm houses and their accessory building and uses not exceeding 200 sq. metres of plinth area for the farmer's own use within the limitation of minimum plot area of 1.20 hectares. Uses specifically shown as stated in the land use plan like urban village, brick kilns, quarrying and removal of clay and stone up to 3.0 metres depth, milk dairies, rice mills, sugar mills, jaggery mills, gardens, orchards, nurseries and other stable crops, grazing pastures, forest lands, marshy land, barren land and water sheet, Highway amenities viz., Filling stations, weigh bridges and check posts.

Uses that are permitted under special circumstances by the Planning Authority

Agro processing units, places of worship, air terminal and helipads, schools, hospitals, libraries, sports clubs, stadiums, playgrounds, water sports, golf centres, race course, race / driving testing tracks, cultural buildings, exhibition centres, park and open spaces, graveyards/burial grounds, opera house, massage parlour, rehabilitated schemes of government, Institutions relating to agriculture, research centres, storage and sale of farm products locally produced, provided the Ground Coverage does not exceed 15 percent and subject to a maximum of two floors only. Service and repairs of farm machinery and agricultural supplies, old age and orphanages homes, highway facilities (truck terminals), residential developments within the area reserved for natural expansion of villages and buildings in such areas should not exceed two floors.

Note:

1. A buffer of 60 metres is assumed all along the flow of the river on both banks and 30 metres for stream on both sides, which shall be treated as no development zone.
2. In case of change of land use from the approved General Planning Scheme to other use, the setbacks shall be the higher of the two uses.
3. Highway facilities include the activities specified in the relevant Government orders/circulars.

10. WATER BODIES

Uses Permitted

Ocean, Sea water, lakes, ponds, rivers, dams canals and any other water body including swimming pools, water springs, wells, swamp, natural wells, stream, natural water reservoir.

Uses that are permitted under special circumstances by the Planning Authority

Note: A minimum buffer of 60 metres from high water mark of the ocean, sea, lake, and all along the flow of the river on both banks. A minimum buffer of 15 metres for swamp, pond, stream on both sides, which shall be treated as no development zone.

11. CONSERVATION ZONE

All ecologically fragile lands and cultural properties are reserved for conservation. No uses are permitted other than viewing, recreation and those activities incidental to or necessary to facilitate conservation.

Urban Planning (Zoning of Land Uses)

GN. No. 92 (contd...)

12.ECONOMIC DEVELOPMENT ZONE

All land reserved for export processing activities and special economic activities including land reserved by the Tanzania Investment Centre.

SECOND SCHEDULE

(Made under regulation 3)

PERCENTAGE OF LAND USE DISTRIBUTION

Table: Planning Unit

SN	LAND USE	PERCENTAGE
1	Residential	60 -55
2	Road network/circulation	15 -25
3	Open space	10
4	Services	10

Urban Planning (Zoning of Land Uses)

GN. No. 92 (contd...)

THIRD SCHEDULE

(Made under regulation 3)

COLOURS FOR LAND USES

1. Each type of land use or zone within a planning area given by the planning authority is assigned a town planning colour as follows:-

S/N	TYPE OF LAND USE	COLOUR
1	Residential	Yellow
2.	Commercial (Retail and Wholesale)	Dark Blue
3	Industrial	Purple
4	Institutional	Red
5	Public Utilities	Hatch Red
6	Parks, Playgrounds, Open Spaces, Beaches and burial grounds	Green with labelling
7	Transportation, Communication and Microwave towers	Grey with labelling
8	Agricultural	Dark Green
9.	Water Bodies	Light Blue
10.	Conservation	Brown
11.	Economic Development	Hatch Green
12.	Future Residential	Orange
13.	Com-Residential	Hatch blue
14.	Forest	Light green with symbol

Dodoma,
14th February, 2018

WILLIAM V. LUKUVI,
*Minister for Land, Housing and
Human Settlement Development*