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THE URBAN PLANNING ACT
(CAP. 355)

REGULATIONS

(Made under section 77 (1) (b))

THE URBAN PLANNING (PLANNING SPACE STANDARDS) REGULATIONS,
2018

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THE URBAN PLANNING ACT
(CAP. 355)

REGULATIONS

(Made under section 77 (1) (b))

THE URBAN PLANNING (PLANNING SPACE STANDARDS) REGULATION, 2018

PART I
PRELIMINARY PROVISIONS

- Citation 1. These Regulations may be cited as the Urban Planning (Planning and Space Standards) Regulations, 2018.
- Application 2. These regulations shall apply to all planning areas declared by the Minister under section 8 of the Act.
- Interpretation 3. In these Regulations unless the context require otherwise:-
"Urban Planning Space Standards" include standards for residential areas, unplanned settlements, building height, building lines and setbacks, floor are, plot coverage and plot ratio, health facilities, education facilities, recreation facilities, beach facilities, golf course, passive and active recreation, public facilities by planning levels, public facilities by population size, parking and road width and agricultural show grounds.

PART II
URBAN PLANNING SPACE STANDARDS

- Functional space 4.-(1) Adequate and functional space shall be allocated in accordance with the Urban Planning Space Standards prescribed in the Schedule to these Regulations.
- (2) The space standards used shall be applied to create compact towns.
- (3) The space standards used shall be applied to create compact towns.

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(4) Space provided for show grounds and urban agriculture shall be distributed in such a manner that they can easily accommodate built environment in the future with mere change of land use.

(5) Specific standards shall be used to control minimum spaces between buildings.

PART III REVOCATION

Revocation
GN. Nos. 157 of
1997 and 395 of
2011
respectively

5. The Town and Country (Town Planning Space Standards) Regulations of 1997 and of 2011 are hereby repealed.

SCHEDULE

URBAN PLANNING SPACE STANDARDS (Made under regulation 4(1))

1. General Standards

a) Standards for Residential Areas - Detached house and Maisonettes

	Type	Plot Size in per- urban area	Max. No. of househ old	Max. No. of Build ings	Max. Plot covera ge %	Max. Plot ratio	Max. No. of storey	Minimum Setbacks in Metres		
								front	sides	rear
i	Special area and unplanned settlements (Special case)	90 - 300	1	1	80	2.5	4-6	5	1.5	3
ii	High density	301 – 600m ²	1	2	60	2.0	4-6	5	1.5	3
ii i	Medium density	601 – 800m ²	1	2	55	1.5	4-6	7	2	4
i v	Low density	801 – 1200m ²	1	2	50	1.0	4-6	10	2.5	5
v	Super Low density	1201 – 2000m ²	1	2	45	0.7	4-6	12	3	5.5

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2. Specific Standards

(a) Standards for Residential Areas - Duplex, Terrace/Row houses, Apartment Blocks / Block of Flats / Real Estate, Gated Communities.

	Type	Plot Size in peri-urban area	Max. No. of household	Max. No. of Building	Max. Plot coverage %	Max. Plot ratio	Max. No. of storeys	Minimum setbacks in metre		
								front	sides	rear
i	Duplex	2001 – 4000m ²	14		60	0.8	2	15	5	10
ii	Terrace/Row houses	4001– 8000m ²	30		55	1.0	2	20	5	10
iii	Apartment Blocks /Block of Flats /Real Estate	8001– 12000m ²	50	5	50	2.5	5	20	5	10
iv	Gated Communities/ Conservation Residential areas	12001- 20,000m ²	150	10	45	3	2	25	10	15

(b) Specific Standards for mixed use - Low Rise, High Rise and Skyscrapers.

	Type	Plot Size	Use	Max. No. of Building	Max. Plot coverage %	Max. Plot ratio	Max. No. of storeys	Setbacks in Metre		
								front	sides	rear
i	Lows Rise (1-5 Storey)	2001 – 4000m ²	mixed use	1	60	2.5		10	3	5
ii	High Rise type 1. (6-10 Storeys)	4001 – 8000m ²	mixed use	2	55	5		15		
iii	High Rise type 2. (11-20 Storeys)	8001 – 20,00m ²	mixed use	3	50	8	20	15	3.5	5
v	High Rise type 3. (21-35 Storeys)	20,001 – 25,000m ²	mixed use	4	45	12	35	20	5	7

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vi	Skyscrapers (36-50 Storeys).	25,001 – 30,000m ²	mixed use	4	45	20	50	20	5	7
vii	Above 50 storeys	Above 30,000m ²	Mixed use	Variable	40	10	Variable	20	10	10

3. Minimum Planning and Space Standards for Health Facilities

	Type	Plot Size	Max. No. of Buildings	Max. Plot coverage %	Max. Plot ratio	Max. No. of storeys	Setbacks in Metres		
							front	sides	rear
i	Dispensary/clinic	1000–5000m ²		60	1.5		10	3	5
ii	Health centre/MCH	0.5–1ha			2.2		15		
iii	Hospital	2.5–10ha	-	55	2.5	5	15	3.5	5
v	District Hospital	5 – 10ha	-	45	-	5	20	7	10
vi	Regional Hospital	5 – 10ha	-	45	-	5	20	5	7
vii	Referral Hospital	10 - 40ha	-	40	2	5	25	7	7

4. Minimum Planning and Space Standards for Education Facilities

	Type	Plot Size	Max. No. of Buildings	Max. Plot coverage %	Max. Plot ratio	Max. No. of storeys	Setbacks in Metres		
							front	sides	rear
i	Nursery School/Kindergarten day care Centre	1200–1800m ²	3	50	0.5	1	10	3	5
ii	Primary School	1.50–4.5 ha	-	40	1.5	3	15	5	
iii	Secondary School	2.5–5.0 ha	-	40	2	5	15	5	10
v	Polytechnic	3.0–5.0 ha	-	40	2	5	15	5	10
vi	Education Centre	1.2–2.5 ha	-	50	2.5	5	20	5	7

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vii	Colleges /University College /	5.0-10.0 ha	-	50	5	10	20	10	10
viii	University	10.0-40.0 ha	-	50	5	10	25	10	20

5. Minimum Planning and Space Standards for Service Trade and Industries

	Type	Plot Size	Max. No. of Buildings	Max. Plot coverage %	Max. Plot ratio	Max. No. of storeys	Setbacks in Metres		
							Front	Sides	Rear
i	Informal trade	2,000-80,000m ²		60	1.2		15	5	5
ii	Small Scale /service Industries	1,200 - 50,000m ²		60	1.2		15	3	
iii	Medium/light/heavy Industrial plot	80,000m ²	-	60	1.2	2	15	3	5
v	Warehouse/ Godown	80,000m ²	-	50	1	2	15	5	7
vi	Show rooms/yards	40,000m ²	-	60	3	5	15	5	7
vii	Filling Station	400 - 1,200m ²	3	60	1	2	10	5	5
viii	Petrol and Service Station	2501 - 4000m ²	3	50	1.5	2	10	5	5
ix	Fire Station	2000 - 3000m ²	3	50	1.5	2	10	5	5

- (i) Minimum distance between Petrol stations/Filling stations along the same side of roads shall be at least 200m.
- (ii) Minimum distance between Petrol stations/Filling stations on opposite side of a roads shall be the right of way of the particular road.
- (iii) Minimum distance between Petrol stations/Filling stations in highly concentrated unplanned residential areas shall be at least 500m.
- (iv) Plots for Petrol stations/Filling stations must be fenced with a strong concrete wall of a height of three meters.

The Technical Instruction No. 2 of 1991: Standard for Size, Location and Population per Petrol Station with Reference No. TP/01/197/60 dated 16th August, 1991 is hereby repealed.

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6. Minimum Planning and Space Standards for Public Facilities

(a) Minimum plot size for Public Facilities

Activity	Gross area/ person	Neighbourhood level	Community level (space)	District level
Market	0.4–0.5m ²	1200–2500m ²	0.5–1.5 ha.	4.0 ha.
Shops/Shopping centres	0.8–1.0m ²	250–500m ²	1.0–2.0 ha.	8.0 ha.
Public areas/building	0.25–0.5m ²	800–2,500m ²	0.32–1.5 ha.	2.5 ha.
Religious sites	0.3–0.4m ²	1500–2000m ²	2000–4,000m ²	0.8–1.6 ha.
Library	0.15–0.2m ²	–	1500–4,000m ²	0.6–1.2 ha.
Community hall	0.2–0.4m ²	1000–3000	2000–4000m ²	2.0 ha.
Post/Telecom.	0.1m ²	–	1000m ²	1.0 ha.
Cemetery sites		0.5–1.2 ha.	2.0 ha.	12.0 ha.

(b) Plot coverage and plot ratio for Public Facilities

	Type	Plot Size Per Planning unit.	Max. Plot coverage %	Max. Plot ratio	Max. No. of storeys	Setbacks in Metres			
						Front	Sides	Rear	
i	Market	1200 40,420m ² .	-	55	1.7	3	5	5	5
ii	Public areas/building	250 80,000m ²	-	50	2.5	5	5	3	3
iii	Religious sites	1500 10,000m ²	-	50	1.5	3	5	3	5
v	Library	1500 12,000m ²	-	55	2.8	5	5	3	5
vi	Community hall	1000 20,000m ²	-	50	1	2	5	5	3
vii	Post/Telecom. College /	1000 10,000m ²	-	50	2.5	5	5	2	3

7. Minimum Planning and Space Standards for Recreational Facilities

Type	Planning Unit	Population/ Unit	Gross area/ Person	Plot Size
Open spaces	Housing Cluster	100–150	5.0–10.0m ²	500–1,500 m ²
Neighbourhood Park	Neighbour-hood	3,000–5,000	2.0–5.0m ²	0.6–2.5 ha.
Community Recreational Park	Community	10,000–20,000	1.5–2.5m ²	1.5–4.0 ha.
Recreational Park (Amusement)	District/Town	10,000–100,000	1–2m ²	10.0–20.0 ha.
Central Park	Municipality/City	100,000– 1,000,000	1–2m ²	20.0–100 ha.

8. Minimum Planning and Space Standards for Golf Course

Course	Population/Unit	Parking	Average Length	Plot Size
9 holes	5,000–25,000	100 cars	750m	50 ha.
9 holes par 3 course	5,000–25,000	100 cars	750m	50 ha.
18 hole	25,000–50,000	200 cars	2170m	50 ha.

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9. Minimum Planning and Space Standards for Passive Recreation

Activity	Gross area/ 1000 persons	Neighbourhood level	Community level	District level
Picnicking	250–500m ²	1.0–2.0 ha.	5.0–10 ha.	10ha-15ha.
Zoo, Arboretum	0.5–1.0 ha.	2.5–5.0 ha.	10.0–15.0 ha.	50ha- 100ha
Camping	1.0–5.0 ha.	10.0–25.0 ha.	40.5–100.0 ha.	100ha-150ha

10. Minimum Planning and Space Standards for Active Recreation

Activity	Gross area/ 1000 persons	Neighbourhood level	Community level	District level
Children play area	0.2–0.4 ha.	1.0–2.0 ha.	4.0–8.0 ha.	5 - 10.0 ha.
Play fields	0.5–1.0 ha.	2.5–5.0 ha.	10.0–20.0 ha.	10 - 50.0 ha
Sports fields and Stadia	1.0–1.5 ha.	5.0–8.0 ha.	20.0–30.0 ha.	- 100.0 ha.

11. Minimum Planning and Space Standards for Public Facilities by Population Size

Type	Cross area/person	Population size	
Hotel site	0.2m ²	100,000	2.4 ha.
Commercial zone/Shopping mall	0.3m ²	100,000	3.6 ha.
Bar/Restaurant	0.4m ²	3,000+	3.6 ha.
Cinema hall	0.3–10m ²	400–800 seats	4000–8000m ²
Lodge/Guest house			800 ²

12. Minimum Planning and Space Standards for Parking

12.1 Parking Requirements

Land use	Parking Ratio
Housing estate	2 per housing unit
Offices	5/500m ² of total gross floor area
Commercial	5/1000m ² of total gross floor area
Hospital	10/50 beds
Hotel	10/50 beds
Airport Hotel	5/50 beds

12.2 Special Parking Requirements

SN	Level of provision	Area required (ha.)
i	District Headquarters	50.0
ii	Regional Headquarters	100.0
iii	Commercial city	300.0

12.3 Parking Lots

Type of car	Angle of parking	area
Buses and coaches	-	40–50m ²
Car parking	a) in line parking	25–30m ²
	b) in 45 degrees	20–30m ²
	c) in 90 degrees	20–25m ²
Lorry parking	a) in 90 degrees	90–120m ²
	b) in 45 degrees	135–145m ²

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13. Minimum Planning and Space Standards for Electric Supply Substations

SN	Type of electric supply lines in Kilowatts	Plot size (m)
i.	33KV/11KV	30 x 40
ii.	132KV/3KV	50 x 80
iii.	220KV/132KV	100 x 100
iv.	400KV/220KV	200 x 200

13.1 Space Standards for Carriageways and Right of Ways

Type	Right of Way (metre)	Carriageway (metre)
Trunk road	80 - 120	8 - 12
Primary distributors	60 - 80	6 - 8
District distributors	30 - 60	6 - 7
Local distributors	20 - 30	5 - 6
Access Road in Residential area	15.0-20.0	4 - 6
Access Road in Industrial area	15 - 20	4 - 6
Access roads in shopping streets	15 -20	10.0
Cul-de-sac.	10.0	5
Rural roads	20-25	7.5 - 10
Highways within urban areas	45	6 - 7
Pedestrian access	5	2

13.2 Roads within Unplanned Settlements

Type	Right of Way (metres)	Carriageway (metres)
Primary Access	12 - 15	5.0 - 7.5
Secondary access	10 - 12	5.0 - 6
Tertiary access (one way)	4 - 8	2 - 3
Footpath	2 - 4	2

13.3 Railways

S/N	Type of railway truck	Right of Way in metres (ROW)	Distance from Centre Line in metres(CN)
i.	Trams and metro	20.0	10.0
ii.	Regional trains (Double truck line)	50-60	25-30

14. Planning and Space Standards for Public Utility Way leaves

14.1 Electricity Supply

S/N	Type of electricity supply lines in kilowatts (KV)	Right of Way in metres (ROW)	Distance from Centre Line in metres (CW)
i.	11	5.0	2.5
ii.	33	10.0	5.0
iii.	66	20.0	10.0
iv.	132	40.0	20.0
v.	220	60.0	30.0
vi.	400	60	30

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14.2 Water Supply

S/N	Type of water supply pipe	Right of Way in metres (ROW)	Distance from Centre Line in metres(CN)
i.	Trunk mains (main pipe)	15.0	7.5
ii.	Distributors	2.0	1.0
iii.	Fire Hydrants	2 km. apart	-

14.3 Gas/Oil supply

S/N	Type of gas/oil pipe	Right of Way in metres (ROW)	Distance from Centre line in metres(CN)
i.	Main pipe	60	30
ii	Main Distributors	30.0	15.0
iii	Minor Distributor	15	7.5
iii.	Distributors	2.0	1.0

15. Planning and Space Standards for Airports

S/N	Type of Airport	Area in Hectares
i.	International Airport	400.0
ii.	Regional Airport	150.0
iii.	District Airport	100.0
iv.	Airstrip/landing ground	60.0

16. Planning and Space Standards for Railway Stations

S/N	Type of Railway Station	Area in Hectares
i.	Regional	100.0
ii.	District	75.0
iii.	Local	50.0

17. Planning and Space Standards for Solid and Liquid Waste Disposal

S/N	Type of facility	Plot size (m ²)
i.	Sewerage treatment pond	6500
ii.	Landfill (Dumping) site	40000 – 80000
iii.	Collection point/centre	400

18. Planning Standards for Agricultural facilities

Show – grounds (open market)

Level of Provision	Area Required (Ha.)
Village Centres	25.00
Minor Towns/Trading Centres	50.00
District Headquarters Towns .	100.0
Regional Headquarters Towns	300.0
Municipality	300.0
City	400.0

19. Minimum Planning and Space Standards for Agricultural lots/plots

Level of Provision	Area required (m ²)
Within urban areas	4000 – 12,000 (1 acres – 3 acres)
In peri-urban areas (fringe zones)	12001 + (3 Acres and above)

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20. The Planning and Space Standards for plot size for communication pylons/communication towers is 20m x20 m.
21. The Planning and Space Standards recommended minimum size for seasonal river, streams, pond, and swamp buffer zone of 15 - 30 metres from each side of the stream/ from High Water Mark and 60 metres from both sides of a river and from High Water Mark Lake, sea and ocean.

Dodoma,
14th February, 2018

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