



## Architectural Guidelines 002

### Siting Controls

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#### Document Control

Document Title	Version	Date
Siting Controls	Version 02	Jan 2019

#### *Important notice*

The Tatu City Property Owners' Association (POA) reserves the right to amend or update any information contained in this document as and when necessary

Only the "latest version" of this document will be valid to guide owners through the design, construction and maintaining phase. Any previous versions of this document will be invalid and will not be acknowledged for new designs. Houses already built should not be used as a precedent, the revised set of guidelines were created to address architectural inconsistency, inappropriate colour choices and lack of integrated landscape planning

This guidelines do not absolve the owners/ developers from complying with national building regulations and the requirements of the local authority

## 1. Zoning and permitted land use: Residential

- 1.1. Multiple buildings (large lots)
- 1.2. Single residential buildings
- 1.3. Support facilities shall be allowed, but the scale of such facilities is restricted to an ancillary that will not and should not attract the general public; E.g. Home offices, canteens, gym, recreational facilities, community facilities, retail centre, spa and wellness centers
- 1.4. Offices shall be restricted to administration belonging to or directly related to the activities established in the area in the case of multiple buildings developments

## 2. Plot Ratio and Ground Coverage

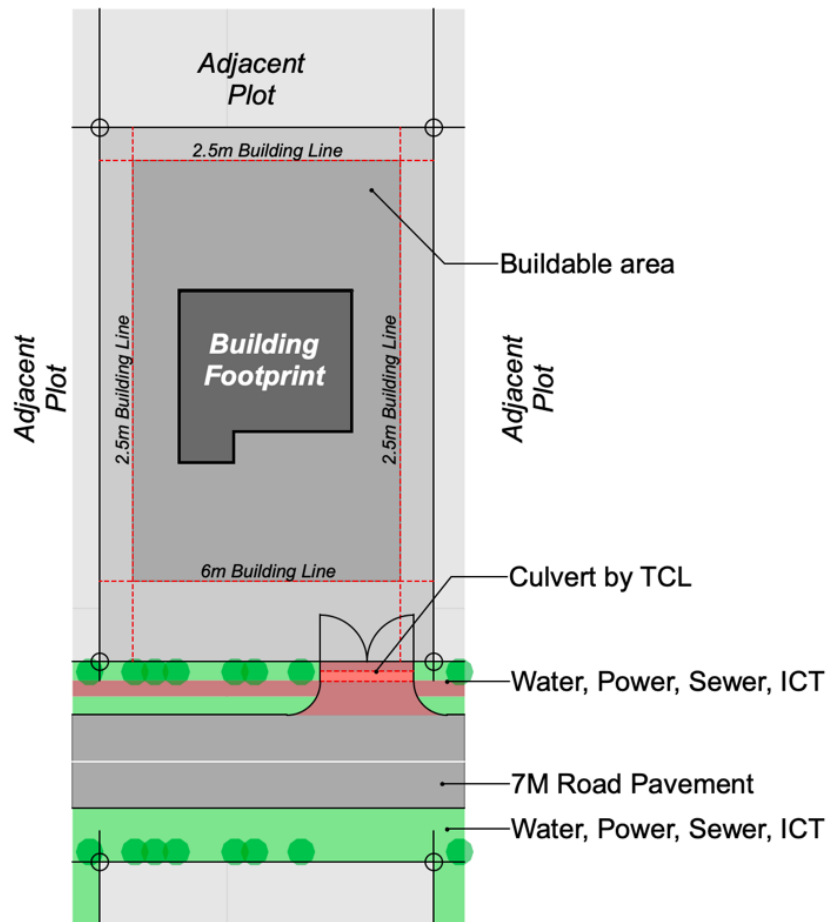
Building type	Max Ground Coverage	Max Plot Ratio	Height (No. of storeys)	Density (Dwelling units/ hectare)
Single dweller (Low Density)	50%	N/A	2	25
Medium Density (Row housing)	30%	N/A	G+4	60
Multiple building lots (high density residential neighbourhoods)	40%	N/A	Max: 6 Storeys Min: 4 Storeys	Max: 200 Min: 60

- 2.1. An 'outbuilding' no larger than 6% of the plot's area will be allowed for single dweller residential units

## 3. Building lines and/or Setback lines

- 3.1. **Building lines:** a line set with respect to the frontage of a plot of land which is fixed by statute or by deed or contract and beyond which the owner of the land may not build
- 3.2. **Setback lines:** To ensure the provision of open areas around structures for: visibility and traffic safety; access to and around structures; access to natural light, ventilation, and direct sunlight; separation of incompatible land uses; and space for landscaping, privacy, and recreation
- 3.3. Each required setback area shall be open and unobstructed from the ground upward, except as provided in this section

From a natural open space boundary:	6.0m
From any other public open space boundary	5.0m
From adjacent plot	2.5m
Along roads 18 m and above	9.0m
Along roads below 18 m	6.0m
Along access roads	6.0m
Gatehouse/ Refuse cubicle	2.5m
Minimum Lounge clearance	6.0m

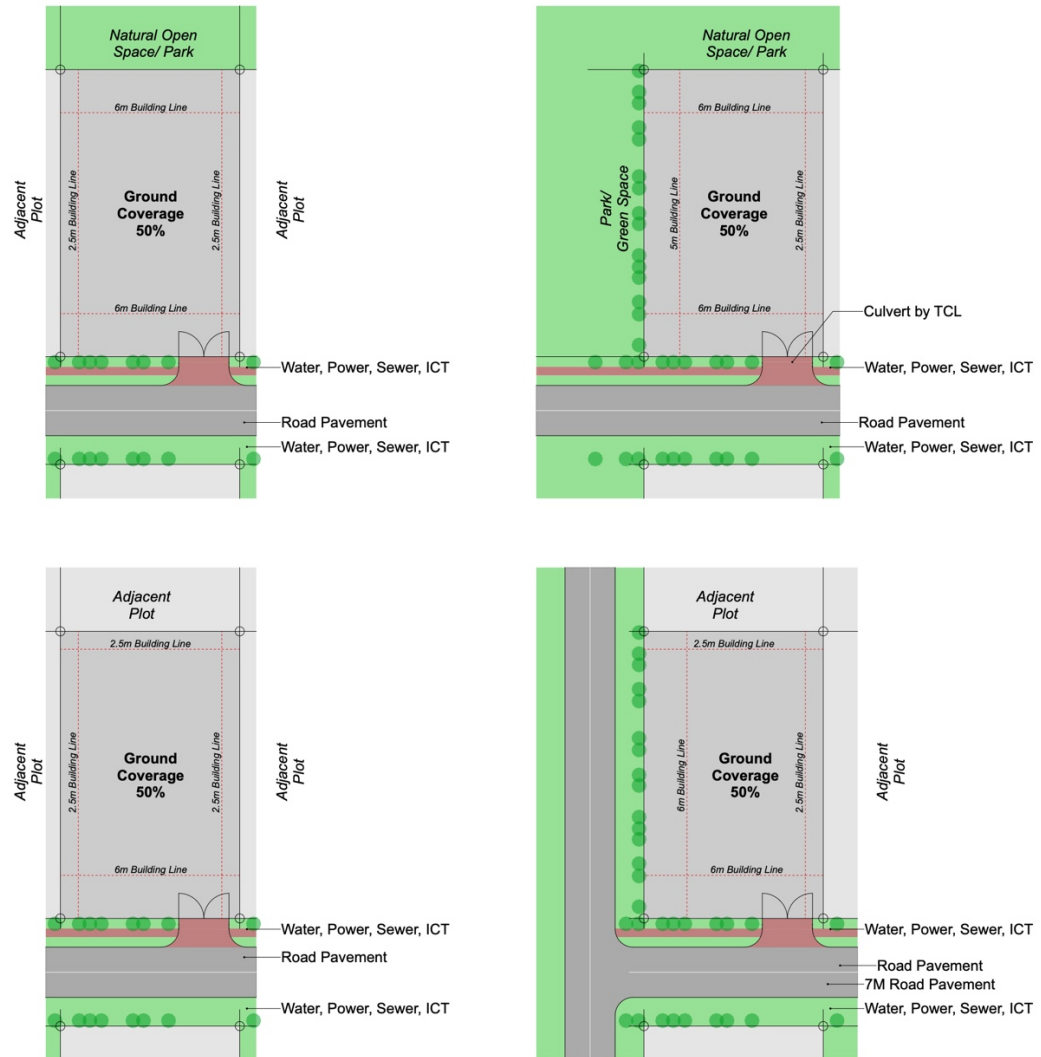


**3.4. Measurement of setback lines;** Setbacks shall be measured as follows;

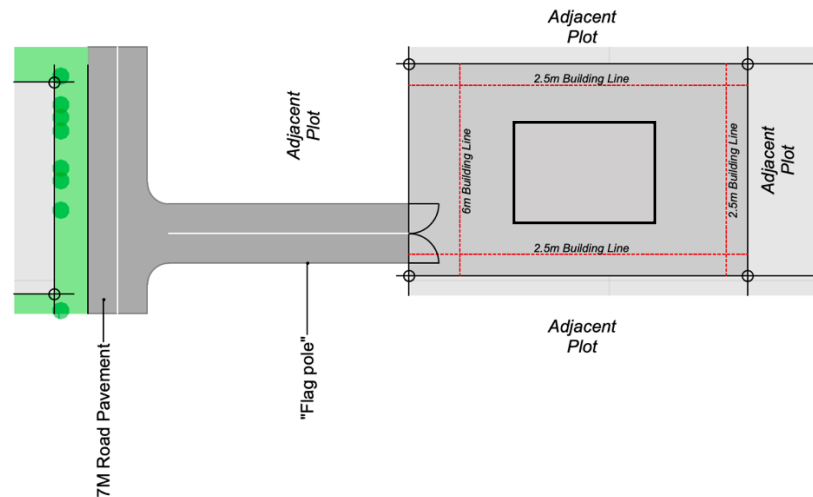
**3.4.1. Front Setbacks:** The front setback shall be measured from the point on the front property line of the parcel nearest to the wall of the structure, establishing a setback line parallel to the front property line

**3.4.2. Corner Parcels:** The measurement shall be taken from the point of the structure nearest to the property line adjoining the street on which the property has the

shortest frontage and from which access to the property is taken. The DCC may approve an alternate primary frontage of corner parcels only when the DCC finds on-site or adjacent conditions to be incompatible with the standard primary frontage and an alternate primary frontage will improve the site plan (including but not limited to the location of the setbacks, the location of building footprint, utilities, parking, and ingress/egress)



**3.4.3. Flag Lots:** The measurement shall be taken from the point of the wall of the structure nearest to the point where the access strip meets the bulk of the parcel; establishing a setback line parallel to the front property line that extends from the access strip to the side property line farthest away



**Specific exclusion: Built to line shall not be allowed within residential precincts. Guardhouses and rubbish areas and all service buildings shall not be located on the fence line**

3.5. Any portion of a structure, including eaves or roof overhangs, shall not extend beyond a property line or into an access easement or street right-of-way, except where approved by the DCC

#### 4. Exemptions from Setback Requirements

4.1. The minimum setback requirements apply to all structures and uses except the following:

4.1.1. Fences, gates and Hedges

4.1.2. Decks, free-standing solar devices, steps, terraces, and other site design elements placed directly upon the finished grade, that do not exceed a height of 450mm above the surrounding finished grade at any point; and

4.1.3. Retaining walls up to 1200mm in height above finished grade

#### 5. Other setback requirements

5.1. Buildings shall observe fire protection distances between adjacent buildings (*as outlined in the Kenya Building Code and the Occupational Safety & Health Act*) and Special conditions and protection distances in the case of the storage of potentially explosive or highly flammable liquids, gases or other hazardous materials

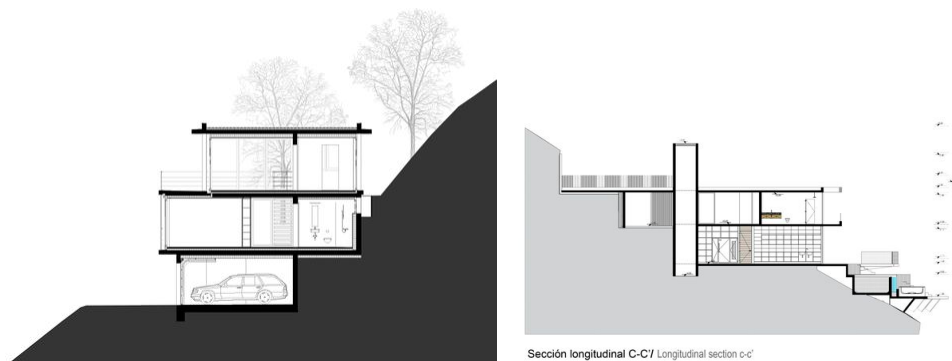
5.2. Buildings shall provide ease of vehicular access and egress (including firefighting services)

5.3. **Driveways:** Driveways will be a maximum of 6m wide at the road reserve. Any two adjacent driveways on Neighbouring plots must be separate by at least 1.5m (minimum) of soft landscaping

5.4. All buildings shall observe civil aviation protection distances if the subject site is adjacent to the air strip

## 6. Building heights

- 6.1. A maximum height of 9.0m above the Natural Ground Level (NGL) will be allowed. The allowed 9.0m height limit line is parallel to the Natural Ground Level, following the slope
- 6.2. No Attic spaces shall be allowed. An “attic” refers to where the wall plate height is less than 1.5m above the first floor finish level
- 6.3. The Tatu City Development Control committee (DCC) may use its discretion with regards to the roof height, on steep and difficult sites. In case of a sloppy site, the 9m height will be measured as a constant along the slope
- 6.4. Note: All height calculations within, 100mm of the allowed height must be checked & confirmed by a qualified surveyor and must conform to the final approved plans
- 6.5. Three storey buildings **are not** permitted unless built into the slope
- 6.6. It is imperative that the building should fit comfortably into the natural contours and orientation of the site. Stepping and terraces are encouraged



- 6.7. The ground floor finished floor level may not be raised higher than 1.2m above the natural ground level. Note: Natural ground levels are considered as those documented on the contour survey
- 6.8. Basements are permitted as long as they conform to all the relevant sections of the guidelines. Adequate and effective structural waterproofing and ventilation must be provided for underground rooms/ basements, cellars or storage
- 6.9. Chimney stacks may not project more than 1.0m above the ridgeline (apex) of the roof. All chimneys are to be masonry with a bush-hammered natural stone cladding finish or in ‘mazera’ stone, Corals stone, Nairobi blue stone or similar to approval

## 7. Sloping Sites

- 7.1. Units designed for level sites cannot be used for sloping sites, as it would be an inappropriate environmental response, requiring expensive site works and possibly unsightly retaining structures and embankments

- 7.2. Units on slopes must be designed with terraced levels in response to the topography and the ground floor may not exceed 1.2m above natural ground level. Floor levels to be indicated by temporary benchmarks or pegs
- 7.3. A Land Surveyor must confirm the levels and/or contours shown on the Site Plan of the proposed building

## **8. Multiple buildings large lot**

- 8.1. Site planning for multiple building developments shall consider adjacent and/or surrounding uses and exercise care to locate incompatible uses away from adjoining uses
- 8.2. Developments of more than one building must be complimentary to each other in terms of form and scale
- 8.3. When the site is adjacent to parks/ green areas, provide convenient pedestrian circulation and access to these areas.
- 8.4. Where possible, incorporate screening, environmental mitigation, utilities, and surface water drainage as positive elements (e.g., create a "natural" open space or wet ponds as a site feature to accommodate surface water)

## **9. Driveway and Building Signage**

- 9.1. Provide entry signs that identify the plot with address numbers readable from approach direction (or directions)
- 9.2. Provide on-site directional signs to direct motorized vehicles to appropriate parking or delivery areas for multiple building lots
- 9.3. Provide appropriate signage to identify buildings in multiple buildings development
- 9.4. Parking areas will be paved with concrete pavers or grass pavers

Acceptable pavers





## 10. Parks and greenways interface

**Design Intent:** *To promote on-site facilities that create amenities to enhance the residential areas environment and blend adjacent natural amenities with the created open spaces*

- 10.1. A landscaped garden shall be created between the building line and the boundary shared with a public open space or natural open space **Open space/ recreation**
- 10.2. Provide on-site open space for residents adjacent to public trails along natural parks and greenways
- 10.3. Provide benches and trash cans where appropriate for pedestrian use. These amenities may be provided offsite when it benefits the public as determined by the DCC

## 11. Views

Primary view lines are towards parks, water bodies and greenways. Site planning should take advantage of view lines to such areas whenever possible

## 12. Mechanical Equipment and Service area location

**Design Intent:** *To reduce the visibility of unsightly and to encourage more thoughtful siting of trash containers and service areas; To balance the need for service with the desire to screen negative aspects*

- 12.1. Outdoor storage areas and services shall be screened from public view
- 12.2. When feasible, locate service areas (mechanical equipment, and storage yards) to avoid negative visual, auditory (noise), or physical impact on the streets, and adjacent developed properties, as well as parks and green areas
- 12.3. When, because of steep topography or other physical site constraints, it is not feasible to so locate service areas, provide screening, service elements shall be screened when the elements are visible from the public street or sidewalk, adjacent properties or developed areas, and recreational facilities (e.g. public parks and trails)
- 12.4. All plant and equipment, including antennae and satellite dishes, is to be hidden or suitably screened



- 12.5. All air-conditioning equipment, whether centralized, split or individual, must be hidden within the architecture
- 12.6. Where the road is above the site, concealment of plant and equipment should also be evaluated from the raised viewpoint
- 12.7. All plumbing must be concealed
- 12.8. Washing lines must be enclosed and screened from neighbouring properties
- 12.9. All telephone and electrical reticulation must be concealed. No overhead or external surface wiring or cabling is permitted
- 12.10. Locate and/ or screen exterior mechanical equipment to assure that noise from said equipment is not perceptible above the ambient noise level
- 12.11. Laundry drying areas and refuse bins must be completely enclosed, with walls, which must complement the character of the house. The walls must be high enough to provide the necessary screening
- 12.12. The house designs should include all the provisions for the conventional services installations including:
- Solar powered water-heating systems. Note that **solar water heating systems are now mandatory requirements** as per the Energy Regulation Commission for new buildings
  - Solar powered lighting – is recommended for all external lighting.
  - Sound attenuated Generators
  - Provision for inverters (inverter-ready)
  - Water storage tanks (rain water harvesting, fire-fighting and reservoir tanks i.e. both underground and concealed roof tanks
  - Data connectivity – internet-ready, intercoms, TV, CCTV, security alarms etc

### 13. Swimming Pools:

- 13.1. Swimming pools must have a minimum 2m setback from the side boundaries
- 13.2. No swimming pools will be permitted at the front of the property, bordering the street boundary
- 13.3. When swimming pools are drained, rinsed or back washed the exiting water is to be channeled into the owners' plot. No exiting pool water is to be channeled into any retention pond or dams used for irrigation of landscaped spaces
- 13.4. No backwashing of exiting pool water into the storm water drainage system or sewer system on the estate or the estate roads is permitted
- 13.5. Where salt chlorinators are used only the "cartridge type filter" will be permitted
- 13.6. Pool pumps must be enclosed and screened by landscaping

#### Swimming Pool safety

- 13.7. **Safety Signs** - All pools owners shall install appropriate safety signs to warn users because water presents a very real hazard to people who are unaware – from diving in shallow water to precautions to avoid drowning

- 13.8. **Pool Covers** – Pool owners shall be required to provide pool covers. These will help prevent potential accidents involving children. Covers should be used regularly, not just during periods of infrequent use
- 13.9. **Fences / Gates** – Pools must be enclosed with a fence and lockable gate
- 13.10. **Remove Distractions** – Remove any pool toys, floating devices, and other things that may pique the interest of children and ultimately lead to drownings or other accidents
- 13.11. **Safety Devices** – In addition to providing life jackets to inexperienced swimmers, pools should having a safety pole and other devices (ring buoy, first aid kit, etc.)