

THE REPUBLIC OF THE GAMBIA.

LANDUSE REGULATIONS, 1995

Regulation: Arrangement of Regulations

PRELIMINARY

1. Short title
2. Interpretation

TYPE OF LANDUSES AND INTENSITY OF DEVELOPMENT PERMITTED IN LANDUSE ZONES

3. Landuse classes and landuse zones
4. Classification of existing uses
5. Landuse zones in Proposals Maps
6. Intensity of development
7. Guidelines for reviewing applications for developments permit.

SCHEDULE I

SCHEDULE II

**PHYSICAL PLANNING AND DEVELOPMENT
CONTROL ACT, 1991**

LANDUSE REGULATIONS, 1995

(Made under section 39)

PRELIMINARY

- Short title**
1. These regulations may be cited as the *Landuse Regulations, 1995*.
- Interpretation**
2. In these regulations, unless the context otherwise requires,
"Existing Landuse Map" has the same meaning ascribed to it under the Draft Plans Regulations, 1995;
"floor ratio" means the ratio of the total area of all floors of structures in a plot to the area covered by the plot, expressed in percentage;
"intensity of development" means the extent to which a plot is permitted to be developed, and it shall be governed by such factors as plot coverage, floor ratio and number of floors.
"landuse" means use to which a plot, or a landuse zone is put to or earmarked for
"landuse class" means the generalised groups or classification of landuses as indicated in Schedule I;
"landuse zones and codes" are the sub-division of landuse classes and so indicated in Existing Landuse Maps and Proposals Maps of Draft Development Plans and Local Plans and they shall be suffixed by appropriate codes as indicated in Schedule I;

"number of floors" means the maximum number of floors permitted by the Planning Authority in a plot located in a particular landuse zone;

"other permitted uses" means such landuse which do not normally fall under the category of 'typical landuses' in Landuse Zones' but may be permitted at the discretion of the Planning Authority;

"plot coverage" has the meaning assigned to it under the Development Control Regulations, 1995.

"Proposals Map" shall be construed in accordance with the Draft Plans Regulations, 1995; and

"typical landuses" means those landuses which according to their nature, can be grouped or classified into one landuse zone.

**TYPE OF LANDUSES AND
INTENSITY OF DEVELOPMENT
PERMITTED IN LANDUSE ZONES**

Landuse
Classes and
Landuse zones

3. Landuses shall, for the purposes of Draft Development Plans and development control, be classified and divided into landuses, classes, and landuse zones as detailed out in Schedule I.

Classification
of existing
uses

4. All existing uses in the Existing Landuse Maps of Draft Development Plans shall be classified in accordance with the 'Typical Landuses in Landuse Zones' shown in Schedule I.

Landuse Zones
in Proposals
Maps

5. The landuse zones indicated in Proposals Maps of Draft Development Plans may include landuses listed under 'Typical Landuses in Landuse Zones' as well as 'Other Permitted Uses in Landuse Zones' shown in Schedule I.

**Intensity of
Development**

6. (1) The Proposals Maps of Draft Local Plans may indicate the appropriate intensity of development such as plot coverage, floor ratio and number of floors for whole or parts of the area covered by the Draft Local Plans.

(2) Where Draft Local Plans have not indicated the intensity of development, the provisions in Schedule I shall apply.

(3) Where the provisions in Schedule I are not specific for a particular type of development, the Planning Authority may, at its discretion, specify the intensity of development as it thinks fit.

**Guidelines for
reviewing
applications for
development permit**

7. (1) The Planning Authority shall review and decide on all applications for a Development Permit in accordance with Schedule II.

(2) The Planning Authority may approve all developments indicated as '**Permitted**' in Schedule II and use its discretion in the case of developments indicated as '**Permitted at the Discretion of the Planning Authority**'.

(3) The Planning Authority shall not approve any development in any landuse zone which is marked as '**Not Permitted**' in Schedule II.

(4) In the case of any other type of development which is not included in Schedule II, the Planning Authority may use its own discretion for approval.

SCHEDULE I

TYPES OF LANDUSES AND INTENSITY OF DEVELOPMENT PERMITTED IN LANDUSE ZONES

NO.	LANDUSE CLASS	LANDUSE ZONES & CODES (To be indicated in Development Plans and Layout Plans wherever applicable)	TYPICAL LANDUSES IN LANDUSE ZONES	OTHER PERMITTED* USES IN LANDUSE ZONES	INTENSITY OF DEVELOPMENT PERMITTED		
					PLOT COVERAGE RATIO	FLOOR NO.	NO. OF FLOORS
1.	RESIDENTIAL (R)	Purely Residential (RP)	Dwellings, Flats, Apartments, Chalets, compounds, residential institutes	Parks and recreation	50	100	1-2
		Predominantly Residential (RR)	Dwellings, Flats, Apartments, Chalets, compounds, residential institutes	Shops for daily supply of goods (Narshop) small supermarkets (less than 50m ² floor area), nursery schools, social and cultural amenities, religious facilities, bantaba small service industry	40	160	3-4
					50	100	1-2
		Residential Village (RV)	Compounds, Houses, Farm Houses	Residential institutes, shops for daily supply of goods ('Narshops'), social amenities, small crafts & service industries, restaurants, cinemas, religious facilities, bantaba, nursery school, small market	40	40	1
2.	BUSINESS & COMMERCIAL (C)	Central Business and Commercial Area (CC)	Business offices, banks, wholesale and retail stores, large supermarkets, shops, market, laundries, crafts, bakeries etc.	Flats, apartments, restaurants, bars, nightclubs, cinemas, theatres, social and cultural amenities, gasoline stations, carparks small non-disturbing workshops of 50m ² floor area	60	120	1-2
					60	240	3-4
					60	300	> 4
		Neighbourhood Business & Commercial Area (CN)	Small Business Offices of 50m ² floor area, branches of Banks, retail shops mini-supermarkets of 50m ² floor area, neighbourhood market, crafts, small bakeries, personal services etc	Dwellings upto two storeys, restaurants, small workshops, gasoline stations, cinemas, non-disturbing workshops and small scale industries of 50m ² floor area	60	120	1-2
60	180	2					
3.	INDUSTRIAL (I)	Small Scale Industrial (IS)	Industry with 10 employees, and 100m ² floor area such as small workshops, small grinding mills, small scale processing and manufacturing industries, small warehouses, cold storages, small service industries, stores and depots etc.	Watchman's quarters, certain specified small scale business and commercial uses	40	80	1-2
		Medium Scale Industrial (IM)	Industry with 10-50 employees and 100-1000m ² floor area such as canneries, bottling plants, large cold storages, large warehouses building and construction firms, gas plants & medium scale processing and manufacturing plants	Watchman's quarters and certain specified small scale business and commercial uses	40	80	1-2
		Heavy or Special Industrial (IH)	Industries of 50 employees and 1000m ² floor area including abattoirs, bug mills, all polluting and disturbing industries	Watchman's quarters and certain specified small scale business and commercial uses	40	40	1
4.	PUBLIC AREAS (P)	Social Amenities (PS)	Nursery, primary, secondary and high schools, other educational facilities, health centres, clinics and hospitals, welfare centres, religious facilities, sports, parks and recreational areas, clubs, youth centres, community centres, libraries, cemeteries etc.	Watchman's quarters and certain specified transportation and communication facilities	40	80	1-2
		Public Administration (PP)	Government and Parastatal Offices, courts, police stations, radio stations, prisons, fire stations, posts and telecoms, military depots, parade ground, security areas	Watchman's quarters and certain specified transportation and communication facilities	40	120	1-3
5.	TRANSPORTATION & COMMUNICATION (T)	Roads and Parking Areas (TP)	Highways and arterial roads, collector roads, local roads and lanes; public parking areas - on street and off street	Nil	nil	nil	nil
		Bus Terminal (TB)	Bus terminal building and ancillary structures, parking areas	Small shops, canteens and certain specified business and commercial uses	30	50	1-2
		Ferry Terminal (TF)	Ferry terminal building and ancillary structures, parking areas	Small shops, canteens and certain specified business and commercial uses	30	50	1-2
		Airport (TA)	Airport terminal building and ancillary structures, parking areas	Warehouses and small offices incidental to Airport use, small shops, canteens and certain specified business and commercial uses	10	30	1-3
6.	UTILITIES & SERVICES (U)	Electricity (UE)	Electricity generating stations, sub-stations, transformer stations and any allied electric installations	Watchman's quarters only	40	40	1
		Water Supply (UW)	Pumping stations, reservoirs, water treatment plants and any allied water supply installations	Watchman's quarters only	40	40	1
		Sewerage & Drainage (US)	Sewage Treatment Plant, Sewage Collection and Disposal Points and any allied sewerage installations	Watchman's quarters only	40	40	1
		Refuse Collection and Disposal (UR)	Refuse collection points, incinerators, refuse dumps, sanitary landfills	Nil	-	-	-

LANDUSE CLASS NO.	LANDUSE ZONES & CODES (To be indicated in Development Plan and Layout Plans wherever applicable)	TYPICAL LANDUSES IN LANDUSE ZONES	OTHER PERMITTED* USES IN LANDUSE ZONES	INTENSITY OF DEVELOPMENT PERMITTED	
				FLOOR NO. OR COVE-ROUGE	FLOOR NO. OR FLOOR FLOORS
7. OPEN LAND (O)	(OA) Agriculture	Agricultural farms, gardens, orchards, live-stock, ranches, poultry farms, pig farms & other animal farms	Farm houses, small workshops and stores	30	30
	(OF) Forests	Designated forests, forest plantations, nurseries	Sawmills, watchman's quarters	30	30
	(OS) Scrubs	Areas with bushes and scrubs	Farms, gardens & nurseries	-	-
	(OV) Vacant Land	No development	Farms, gardens and other specified limited uses	-	-
8. SPECIAL AREAS (S)	(ST) Tourism	All kinds of tourism related activities such as hotels, restaurants, bars, nightclubs and casinos	Small shops, restaurants and other specified business, commercial, administrative and recreational uses	30	30
	(SM) Mining & Quarrying	Underground or open cast mining, quarrying	Shops or workshop allied to mining and quarrying	-	-
	(SO) Green Belts and Buffer Zones	Wooded areas, Forests & Forest Plantations	Gardens, orchards, botanical gardens, parks and playfields.	-	-
	(SR) Protected Reserves	Nature Reserves, Protected Forest Reserves, Protected water bodies, protected coasts & beaches, areas reserved under Monuments Act, Environmental Protection Areas	Nil	-	-
9. WATER AREAS (W)	(WB) Water Bodies	Rivers, creeks, brookes, canals, lakes, etc.	Nil	Nil	Nil
	(WS) Swamps and Flooded Areas	Swamps, flooded areas, coasts, beaches and rivers, lakes, and canals which are subjected to inundation	Nil	Nil	Nil
10. OTHER AREAS (A)	To be classified	To be decided	To be decided	-	-

* Some of these uses are permitted only at the discretion of the Planning Authority. For details of such permitted uses, refer to the table: 'Type of Developments Permitted in Landuse Zones'.

- Notes:**
- a) Purely Residential (RP) means the Landuse Zone where only typical residential uses are permitted.
 - b) Predominantly Residential (PR) means the Landuse Zone where the main uses are residential but also includes those uses ancillary to residential uses which can conveniently be grouped in harmony with the typical residential uses.
 - c) Residential Villages (RV) is the Landuse Zone which not only accommodates the typical rural residential uses but also includes those uses which are compatible with the rural residential uses.
 - d) Central business and Commercial Area (CA) is the Landuse Zone of an urban area or settlement which comprises predominantly the central core of specialised commercial and business activities; as well as other allied or ancillary uses which demand proximity to or association with those commercial and business activities, without causing disturbance or nuisance to the environment.
 - e) Neighbourhood Business and Commercial Area (CB): This represents the Landuse Zone in which the business and commercial activities which do not need a central location in the Central Business and Commercial Area are located. This is also the zone which caters to the business and commercial needs of neighbourhoods or local communities and that, depending on the variety of mixed uses which are compatible and non-disturbing to the predominant use, i.e. business & commercial.
 - f) Small Scale Industrial Area (SI) is the Landuse Zone where predominantly all industries classified by the Ministry of Economic Planning and Industrial Development (MEPID) as small scale industries shall be located. In the absence of such a classification, any industry with less than 10 employees and less than 1000m² floor area shall be located in this zone.
 - g) Medium Scale Industrial Area (MI) is the Landuse Zone where predominantly all industries classified as medium scale industry by the MEPID shall be located. In the absence of such a classification, any industry with 10-30 employees and a floor area between 1000-10000m² shall be located in this zone.
 - h) Heavy Industrial Area (HI) is the Landuse Zone where predominantly all industries classified as heavy industry by MEPID shall be located. In the absence of such a classification, any industry with 50 employees and 10000m² floor area shall be located in this zone.

NO.	TYPE OF DEVELOPMENT	RESIDENTIAL (R)			BUSINESS & COMM. (C)		INDUSTRIAL (I)			PUBLIC AREA (P)		TRANSPORTATION & COMMUNICATION (T)					UTILITY SERVICES (U)			OPEN LAND (O)				SPECIAL AREAS (S)				WATER ARE (V)	
		RP	RR	RV	CC	CN	IS	IM	II	PD	PP	TP	TD	TF	TH	TA	UR	UV	US	UR	OA	OF	OS	OV	ST	SM	SG	SR	VA
		PURELY RESIDENTIAL	PREDOMINANTLY RESIDENTIAL	RESIDENTIAL VILLAGE	CENTRAL BUSINESS AND COMMERCIAL	OFFICE BOUHQOD	SMALL SCALE INDUSTRIES & COMM.	MEDIUM SCALE INDUSTRIAL	HEAVY INDUSTRIAL	SOCIAL ACTIVITIES	PUBLIC ADMINISTRATION	ROADS & PARKING	INTER-URBAN	URBAN TERMINAL	RAILROAD & PORTS	AIRPORT	ELECTRICITY	WATER SUPPLY	SEWERAGE	WASTE COLLECTION AND DISPOSAL	AGRICULTURE	FORESTS	WETLANDS	FACTORY LAND	WATERWAYS	MINING AND QUARRIES	GREEN BELTS AND BUFFER ZONES	PROTECTED RESERVES	OTHER ZONES
51	NURSERY SCHOOLS	X	0	0	0	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
52	PRIMARY SCHOOLS	X	0	0	0	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
53	SECONDARY HIGH & OTHER SCHOOLS	X	X	0	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
54	PHARMACIES	X	0	0	0	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	
55	CLINICS	X	0	0	0	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	
56	HOSPITALS	X	0	0	X	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
57	RELIGIOUS FACILITIES	0	0	0	0	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
58	PLAYFIELDS	X	0	0	X	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	
59	PARKS & RECREATION AREAS	0	0	0	0	0	X	X	X	0	0	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	
60	BURIAL GROUNDS	X	X	0	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	
61	CLUBS & ASSOCIATIONS	X	0	0	0	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	
62	ART GALLERY & STUDIOS	X	0	X	0	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	
63	MUSEUMS	X	X	X	0	0	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	
64	GOVERNMENT OFFICES	X	X	X	0	0	X	X	X	0	0	X	0	0	0	0	X	X	X	X	X	X	X	X	X	X	X	X	
65	LAW COURTS	X	X	X	X	X	X	X	X	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
66	POLICE STATIONS	X	0	0	0	0	X	X	X	0	0	X	0	0	0	0	X	X	X	X	X	X	X	0	X	X	X	X	
67	PRISONS	X	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
68	FIRE STATIONS	X	0	0	0	0	X	X	X	0	X	X	X	X	0	X	X	X	X	X	X	X	X	0	X	X	X	X	
69	MILITARY DEPOTS	X	X	X	X	X	X	X	X	0	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	
70	SECURITY AREAS	X	X	X	X	X	X	X	X	0	X	0	0	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X	
71	RADIO STATIONS	X	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	X	
72	PARADE GROUNDS	X	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	
73	PUBLIC PARKING AREAS	X	0	X	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	0	X	X	X	X	
74	TAXI PARKS	X	X	X	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	0	X	X	X	X	
75	LORRY PARKS	X	X	X	X	X	0	0	0	0	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	
76	BUS STANDS	X	0	0	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	0	X	X	X	X	
77	TELECOM SUB-EXCHANGES	0	0	0	0	0	X	X	X	0	0	X	X	X	X	0	X	X	X	X	X	X	X	0	X	X	X	X	
78	TELECOM BOOTHS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	X	X	X	X	X	X	X	X	0	X	X	X	X	
79	WATER TANKS & RESERVOIRS	0	0	0	0	0	0	0	0	0	0	X	X	X	X	0	X	X	X	X	X	0	0	0	0	0	0	0	
80	WATER TREATMENT PLANTS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	X	
81	SEWAGE TREATMENT PLANTS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	X	
82	SEWAGE EFFLUENT DISPOSAL	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
83	INCINERATORS	X	X	0	X	X	0	0	0	0	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
84	GARBAGE COLLECTION POINTS	X	0	0	0	0	0	0	0	0	0	X	0	0	0	0	X	X	X	X	X	X	0	X	X	X	X	X	
85	AGRICULTURAL FARMS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
86	ORCHARDS & MARKET GARDENS	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	
87	RANCHES & ANIMAL FARMS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	0	
88	LARGE POULTRY FARMS	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	
89	FOREST PLANTATIONS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	
90	PLANT NURSERIES	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	
91	MINES & QUARRIES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	
92	SANDPITS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	0	0	0	0	0	0	

MADE THIS 9th DAY OF FEBRUARY, 1995

Cpt. YANKUBA TOURAY
Minister for Local Government
and Lands