

INDUSTRIAL AND BUSINESS PARK ZONING AND PHYSICAL DEVELOPMENT GUIDELINES

The Zoning and Development Regulations were developed under the authority granted by Town and Country Planning Board to UIA in their 350th meeting of 31st March, 1999 under *Minute 12/99*.

General Restrictions:

1. No plot shall be developed or utilized in a manner that constitutes a nuisance to or disruption of business activity or any other owner within the Business Park by way of odour, atmospheric emissions, air pollution, light, noise, vibrations, electromagnetic, noxious, toxic or glare.
2. Only principal and ancillary uses shall be permitted in the Business Park.
3. No alterations, conversions, extensions or additions shall be made internally or externally until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external in writing, design, colour and location in relation to surrounding improvements and topography. The Local Government Physical Planning Committee (LGPPC) shall have the authority, in its sole discretion, to permit such variances from the provisions of these restrictive covenants, where, owing to special conditions, a literal enforcement of the provisions of these restrictive covenants would result in unnecessary hardship. The decision of the Local Government Physical Planning Committee (LGPPC) shall be final and binding on all parties. In the event the Local Government Physical Planning Committee (LGPPC) fails to approve or disapprove the design and location within thirty (30) days after plans and specifications have been submitted, the design and location of the improvement shall be deemed to have been approved. Approval by the Local Government Physical Planning Committee (LGPPC) is required before submitting a site plan.
4. Construction plans and specifications and site plan shall be deemed submitted when delivered to the Physical Planner's office and subsequent registration is made.
5. In addition to his/her duties and authorities derived from zoning regulations, the Physical Planner shall conduct regular inspections to ensure compliance with these restrictive covenants.
6. The following restrictions and standards shall apply to all plots within the Kampala Industrial and Business Park unless otherwise provided by more restrictive standards in these Zoning regulations or any other Regulations and Codes.

1. All buildings shall be designed and constructed with *architecturally attractive facades* as deemed appropriate and acceptable by the Local Government Physical Planning Committee (LGPPC) and shall comply with the following:
2. The exterior *walls of the buildings shall be of weather resistant materials like steel, masonry* or a combination.
3. For purposes of beauty of the Industrial Park, not more than *50% of façade on portions of building facing a street shall be of one material unless brick, decorative brick* or other masonry type material approved by the Local Government Physical Planning Committee (LGPPC).
4. Outside *colours shall be harmonious and compatible with colour of natural surroundings and buildings on adjacent plots.*
5. *Utilities serving buildings shall preferably be underground* unless specifically approved by Local Government Physical Planning Committee (LGPPC).
6. All primary buildings shall have an *approved and operable automatic fire suppression system.*
7. To the greatest extent possible, *loading docks and service areas shall be located to areas not visible from public streets* and shall be located to the side opposite and/or furthest from the street. Otherwise, loading docks and service areas shall be effectively screened from view via landscaped earthen berms or a combination of decorative masonry walls and year-round landscaping materials.
8. Private utilities, including but not limited to *heating and cooling equipment, cooling towers, and electric transformers shall be screened from all public streets.* Roof mounted equipment shall be screened by parapet walls or comparable architectural features.
9. *No parking area shall be closer than twenty-five (25) feet or 7.5 Metres to any dedicated street right-of-way* or easement expressly reserved for future street extensions, or closer than fifteen (15) feet or 4.5 Metres to a side or thirty (30) feet or 9.0 metres to a rear plot line.
10. *Parking areas located between a building and a public street right-of-way shall be designed, constructed and utilized exclusively for employee, customer and*

visitor parking. Parking and staging areas for transport and/or service vehicles shall be oriented away from abutting public streets.

11. *All vehicular parking, circulation, manoeuvring and staging areas shall be paved with asphalt, pavers/concrete* or comparable all-weather surface and such areas shall be permanently maintained by the owner or lessee. Required parking spaces shall be per the requirements of the Zoning regulations. Parking spaces for employees, customers and visitors shall be marked and sufficient handicapped parking spaces shall be appropriately identified.
12. Each *owner shall keep their premises, buildings, improvements and appurtenances in a safe, clean, neat, wholesome condition* and shall comply in all respects with all government, health and police requirements; each *owner will remove at his/her own expense rubbish of any character which may accumulate on his/her plot(s); and grass, weeds, floors* etc. shall be neatly mowed and trimmed/maintained.
13. *No waste, trash, rubbish, production by-products, or materials and/or components intended for or used in the fabrication or assemble of finished goods and products shall be stored either permanently or temporarily in the open.* Trash, waste and rubbish shall be kept in sanitary containers. *Incinerators are not permitted except with special permit.* Outside storage shall be limited to active finished stock and trade associated with the on-site business activity, and shall be located on the parcel in a manner to not be readily visible from a public street or adjacent property. Outside storage areas shall be effectively screened from the street and adjacent properties by a decorative opaque fence not made of wood, decorative masonry wall, or shrubbery, all no less than six (6) feet or 2 Metres in height. Outside storage areas shall be restricted to those portions of the parcel situated behind the primary building façade plane that is oriented towards a public street.
14. *No fence, masonry wall or similar screening shall extend beyond building set back lines into the set-back area.* Bulk storage of liquids such as gasoline, propane gas, flammable liquids or petroleum products outside buildings or underground shall be permitted only with prior written consent of the Local Government Physical Planning Committee (LGPPC) and subject to compliance with all governmental regulations.
15. *No screening fence or wall shall be located between the primary building and a public street right-of-way.*

16. The owner of any plot shall *protect and preserve the viability and integrity of existing trees* as designated by the Local Government Physical Planning Committee (LGPPC) and *no designated tree shall be cut without the prior written approval* of the Local Government Physical Planning Committee (LGPPC). Any tree 6" or more in diameter shall be replaced with a tree of 2" or less in diameter or as shall be determined by EIA/S.
17. No *plot shall be used specifically for outdoor storage and yards unless with prior written permit* by Local Government Physical Planning Committee (LGPPC).
7. Except for a temporary moveable office used during construction, no temporary or moveable building or structure shall be placed, used or constructed on any plot.
8. Landscaping: Landscaping plans shall be submitted to and approved by the Local Government Physical Planning Committee (LGPPC).
9. Site plans and specifications for any additional improvement(s) shall be submitted to the Local Government Physical Planning Committee (LGPPC) for approval pursuant to Section C, above, and these restrictive covenants shall apply to all additional improvement(s).
10. *Outside lighting attached to improvements shall be "low glare" and placed in a manner to avoid interference beyond plot limits* and free standing lighting shall be compatible with existing lighting on the public streets in the park.
11. *If a building is unoccupied for ninety (90) days or more, an Environmental and health Assessment/ scoping shall be required to ascertain the environmental and health standards* before the owner or a successor owner re-occupies the building.
12. *No plot shall be subdivided, reduced in size or sub-leased unless with a special permit* from the Planning Authority.
13. Each project for which land is allocated in the KIBP *is required to carry out a project specific Environment Impact Assessment (EIA) and approval got from the National Environment Management Authority (NEMA)*; a project specific solid waste management plan will be part of the project specific EIA. The KIBP Solid Waste / Effluent Management Plan will be adhered to. No activity will commence in the KIBP land without approval from NEMA and KIBP Environment office.
14. *At least 20% of the unbuilt area of each plot will be maintained as green area.* Green areas in the plots and road reserves will be planted with flora particularly for

conservation interest; *Phoenix reclinata*, *Melicia excels*, *Trichiliadregeana*,
Rothmaniaspp, *Marantachloraspp* etc.