



MINISTRY OF LOCAL GOVERNMENT,  
CHIEFTAINCY AND RELIGIOUS AFFAIRS

# LAND USE AND SPATIAL PLANNING AUTHORITY



## REVISED ZONING GUIDELINES AND PLANNING STANDARDS

OCTOBER, 2025





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OCTOBER, 2025



# Minister's Foreword



**Hon. Ahmed Ibrahim (MP)**  
*Minister*  
*Ministry of Local Government,*  
*Chieftaincy and Religious Affairs*

The Zoning Guidelines and Planning Standards document was published in 2011 prior to the enactment of the Land Use and Spatial Planning Act, 2016 (Act 925), the Local Governance Act, 2016 (Act 936) and the Land Use and Spatial Planning Regulations, 2019 (LI 2384). Following the promulgation of these laws, it has become imperative to revise the Zoning Guidelines and Planning Standards to ensure conformity with current legislation, development trends and contemporary issues.

This revised edition represents a significant milestone in our collective effort to improve the quality, coherence, and functionality of Ghana's built environments. It is intended to guide Metropolitan, Municipal, and District Assemblies (MMDAs), Planners, Developers, Land Owners, Traditional Authorities and Other Stakeholders in the preparation, implementation, monitoring and evaluation of spatial planning and human settlements management in the country.

Zoning plays a pivotal role in shaping the physical development and spatial organisation of our communities. As Ghana continues to pursue a sustainable development trajectory, there is an urgent need for robust and coherent spatial planning tools that reflect our national aspirations, align with contemporary planning principles, address global issues such as climate change and inclusivity, and respond effectively to emerging human settlement challenges.

I commend the Land Use and Spatial Planning Authority (LUSPA) for its bold leadership in revising this important national document. I urge Metropolitan, Municipal and District Assemblies (MMDAs), Planners and Built Environment Professionals, Academia, Traditional Authorities, and Development Partners to adopt and strictly apply these guidelines. Together, let us work to create human settlements that are well-organised, resilient and inclusive.



# Board Chairman's Preface



**Jonathan Kwasi Azasoo (FGIP)**  
**Board Chairman**  
*Land Use and Spatial Planning  
Authority*

The revision of the Zoning Guidelines and Planning Standards (2025) provides the technical basis for categorising, regulating, and guiding land use and development activities across the country. It offers a framework for assigning land use zones, regulating the nature and intensity of land use activities, and facilitating effective development control. Additionally, it establishes benchmarks for infrastructure provision, service delivery, and environmental protection, ensuring that spatial plans translate into well-structured, functional, and inclusive settlements.

Together, the *Zoning Guidelines and Planning Standards* operationalise key provisions of the Land Use and Spatial Planning Act, 2016 (Act 925), and support the implementation of Spatial Development Frameworks, Structure Plans, and Local Plans. It serves as an essential tool for Metropolitan, Municipal and District Assemblies (MMDAs), Planners, Developers, Land Owners, Traditional Authorities and all stakeholders committed to sustainable land use and spatial transformation.

This document was prepared by LUSPA through broad-based stakeholder consultations and technical contributions from Ministries, Departments and Agencies, Professional Bodies, Academia, Civil Society Organisations and Development Partners.

I am confident that the revised Zoning Guidelines and Planning Standards will enhance transparency, consistency, and efficiency in land use management and planning decision-making. I invite all stakeholders to adopt and apply them as key instruments in realising Ghana's vision for spatially balanced, resilient, and well-serviced communities.



# Acknowledgements



**Kwadwo Yeboah (Ph.D., FGIP)**  
*Chief Executive Officer*  
*Land Use and Spatial Planning*  
*Authority*

The revision of the Zoning Guidelines and Planning Standards was made possible through the collaborative efforts and contributions of various institutions and stakeholders.

First and foremost, the Authority expresses its profound gratitude to Hon. Ahmed Ibrahim (MP), Minister for Local Government Chieftaincy and Religious Affairs (MLG-CRA), Hon. Rita Naa Odoley Sowah (MP), Deputy Minister, MLGCRA and Amin Abdul-Rahaman, Chief Director, MLGCRA for their strategic oversight and commitment to the revision process.

Sincere appreciation goes to Pln. Jonathan Kwasi Azasoo (LUSPA Board Chairman), the current LUSPA Board Members, Pln. Emeritus Professor Kwasi Kwafo Adarkwa (immediate past LUSPA Board Chairman), former LUSPA Board Members, Pln. Chapman Owusu-Sekyere (Dep. C.E.O., LUSPA), Pln. Felix Offei (Director, Standards and Compliance), Pln. Mohammed Alhassan Damba (Director, Research, Monitoring and Evaluation), Pln. Patrick Apraku (Ag. Director, Spatial Planning), LUSPA Regional Directors, Deputy Directors and Heads for their invaluable efforts in reviewing and refining the contents of the document.

Special appreciation is extended to the Management of the Participation, Accountability and Integrity for a Resilience Democracy (PAIReD) Programme, especially Component Managers: Laetitia Erny, Simon Manu and Harriet Gyan for their partnership and technical support throughout the revision process and stakeholder engagements.



The Authority acknowledges the contributions of Ministries, Departments and Agencies (MDAs) and Regional Coordinating Councils (RCCs) whose input enriched the contents of the document. Further gratitude is extended to the Metropolitan, Municipal and District Assemblies (MMDAs), the primary users and implementers of this document, for their time, insights, and commitment during the review process.

The Authority extends its gratitude to Traditional Authorities, Professional Bodies, Academia, and Civil Society Organisation, whose active engagement, feedback, and technical expertise significantly shaped the content and relevance of this document.

The hard work and dedication of the Technical Committee Members responsible for the review are duly recognized. Special recognition is given to: Pln. Nada Ndahuma Tan-

doh (LUSPA); Pln. Mrs. Abena Apeaa Ampah (LUSPA); Pln. Elvis Mensah (LUSPA); Pln. Kofi Kekeli Amedzro (LUSPA); Pln. Abigail Amankwah (LUSPA); Pln. Ebenezer Ntsiful (LUSPA); Surv. Prosper Detornu (LUSPA); Pln. Tariq Abdul-Samad (LUSPA); Pln. Mohammed Munzamil (LUSPA); Pln. Sheila Abla Nyanyonu Humphrey-Ackumey (LUSPA); Pln. Enoch Anchebah (LUSPA); Pln. Daisy Osae (LUSPA); Pln. John S. Dogbey (GIZ); Pln. Valentine A. Anaba (GIZ); Pln. Kwaku Adjei Asante (GIZ); Arc. Joyce E. Kuusaana (GIZ); Naku Kwei Adama (GIZ); Aliu Aminu (GIZ); Patrick A. Yeboah (GIZ); The 2024 and 2025 National Service Personnel (LUSPA Head Office).

Finally, to everyone who played a role in this important work, directly or indirectly, the Authority deeply appreciates your contribution to advancing spatial planning and sustainable development in Ghana.



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## List of Acronyms

Abbreviation	Meaning
CBD	Central Business District
CWSA	Community Water and Sanitation Agency
ECG	Electricity Company of Ghana
EPA	Environmental Protection Authority (Ghana)
LUSPA	Land Use and Spatial Planning Authority
L.I.	Legislative Instrument
MDA(s)	Ministries, Departments and Agencies
MMDA	Metropolitan, Municipal and District Assembly
OPD	Out-Patient Department
RoW	Right-of-Way
TIA	Traffic Impact Assessment
TCPD	Town and Country Planning Department
UN	United Nations

## List of Zones

Re A	Residential Zone A – Low Density
Re B	Residential Zone B – Medium Density
Re C	Residential Zone C – High Density (Low-Rise)
Re D	Residential Zone D – High-Rise Apartments
Re Z	Redevelopment / Renewal / Upgrading Zone
Ed P	Education Zone A – Nursery, Primary and JHS
Ed S	Education Zone B – Senior High, Vocational/Tech.
Ed T	Education Zone C – Tertiary Institutions
PW	Places of Worship Zone
H Po	Health Zone A – Polyclinic
H D	Health Zone B – District Hospital
H R	Health Zone C – Regional Hospital



H T	Health Zone D – Specialized, Teaching/National and International Hospitals
CBD	Central Business District
SBZ	Sub-Regional Business Zone
BM	Mixed Business Zone
BI	Informal Business Zone
BG	Government Business Zone
PS	Public Space Zone
CZ	Protected Coastal/Waterfront Zone
CA	Conservation Zone
TL	Transportation & Logistics Zone
LI	Light Industrial Zone
SI	Service Industrial Zone
HI	Heavy Industrial Zone
EI	Extractive Industrial Zone
T	Tourist Zone
HZ	Heritage Zone
SU	Special Use/Utility Zone
SE	Emergency Zone
SZ	Security Zone
Ag A	Urban Agriculture Zone
Ag B	Peri-Urban Agriculture
Ag C	Rural Agriculture
Ru A	Rural A
Ru B	Rural B



## 1.0 INTRODUCTION

The Revised Zoning Guidelines and Planning Standards have been developed to provide comprehensive and up-to-date information to enhance planning and zoning in Ghana. The purpose of the revised guidelines is to ensure consistency with current legislations, including the Land Use and Spatial Planning Act, 2016 (Act 925), Land Use and Spatial Planning Regulation 2019, (L.I. 2384), Local Governance Act, 2016 (Act 936), Land Act, 2020 (Act 1036), the Ghana Building Codes, and the National Building Regulations, 2022 (L.I. 2465). The Zoning Guidelines and Planning Standards seek to address the gaps identified in the previous versions whilst harmonizing conflicting issues and introducing new provisions to reflect current planning needs such as climate resilience, green infrastructure, and environmental protection. The document will ultimately create an orderly, functional, and inclusive human settlement and promote sustainable development.

It is also to ensure efficiency and equity in the judicious use of land and a reference for planners, policymakers, developers, and relevant stakeholders to make informed decisions. These revisions are crucial in responding to emerging urbanization trends, environmental and climate issues, whilst taking advantage of technological innovations and other contemporary issues that continue to reshape the built environment. It also aligns with best international practices and local development issues and provides a structured approach to zoning, density regulation, infrastructure, and service provision.

### 1.1 Definition of Zoning

Zoning is a tool used by planners and planning authorities to prescribe the acceptable use and form of development of and on an area of land. Zoning defines the use of category of the land, prescribing permissible and prohibited activities and developments on a parcel of land within a zone. The zoning plan is an essential and integral part of the Structure Plan. Within a Local Plan, each individual parcel of land is prescribed a permissible use. Zoning plans, however, allow a range of uses which are refined to a specific use for a parcel in the Local Plan.

In addition, the planning authority may also prescribe as part of the Structure or Local Plan, ordinances that cover the form of the development and other considerations that must be observed by those developing or using the land. These may include:

- a) The land coverage of the construction on a plot in the zone, if not covered by the Planning Standard relevant to that particular Land Use;
- b) The form of the construction on the land;
- c) The height of the buildings if not prescribed in the Planning Standards for the particular Land Use;
- d) The materials used in the phasing or construction of buildings on the land;
- e) The colour of buildings or the doors windows and or roofs of the building constructed;
- f) Requirements to preserve existing trees;
- g) Requirements for the preservation of existing structures;
- h) Requirements for landscaping or tree planting;
- i) Sanitation requirements for all developments within a designated area; and
- j) Environmental protection requirements.



Zones are described as an area in any region, district or town that has been prescribed pursuant to a structure plan or local plan and has been given restrictions including building types or size, land use or permitted activity.

## 1.2 Planning Standards

Planning standards are a set of criteria for determining the scale, location and site requirements of various land uses and facilities. As planning standards and guidelines could affect the allocation of scarce land and financial resources, they should be applied with a degree of flexibility. To this end, some standards are obligatory whilst others are recommendations to guide the developer. The mandatory standards are minimal space requirements or basic considerations that must be satisfied. The discretionary standards are advisory and dependent on other factors.

## 1.3 Development Zones

Development Zones are designated for Structure Plan and Local Plan areas. To ensure that land use activities are sited in areas which best suit their functions and also mitigate the adverse impacts associated with noise, traffic, safety of operation and amenity, all lands within a planning area shall be zoned into either broad or specific land uses. All plans are subject to the approval by the Planning Authority which becomes a legally binding document in accordance with Act 925.










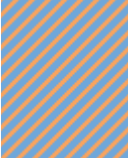

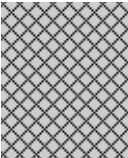
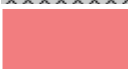



A standardized system of colour coding provided in this document should be used in preparing all types of spatial plans. Spatial Development Framework and Structure Plan use broad colour codes for broad land uses as indicated in Table 1. Local Plan describes specific colour codes as indicated in Table 2. Zoning at the Structure Plan level is less prescriptive than at the Local Plan level.

Table 1: Colour Codes for Broad Land Uses

LAND USE	ACRONYMS	COLOUR DESCRIPTION	RGB VALUE	RGBCodeHx	COLOUR ASSIGN ID	COLOUR
Residential	Re	Light Brown	rgb (220, 124, 36)	#DC7C24	1	
Commercial	Com	Light Blue	rgb (115,178, 255)	#73B2FF	16	
Civic and Culture	CC	Light Red	rgb (255, 127, 127)	#FF7F7F	30	
Industrial	InD	Magenta	rgb (244, 175, 244)	#FFA1FF	45	
Educational	Ed	Citrus Yellow with deep red border	rgb (255, 255, 0)	#FFFF00	58	
Public Space	PS	Mid Green	rgb (0, 255, 0)	#00FF00	70	
Agriculture	Ag	Vivid Green	rgb (173, 255, 47)	#ADFF2F	170	



Table 2: Colour Codes for Specific Land Uses

LAND USE/ ZONE	ACRONYMS	COLOR DESCRIPTION	RGB VALUE	RGB CodeHx	Color Assign ID	COLOUR
<b>Residential</b>	<b>RE</b>	<b>Light Brown</b>	<b>rgb (220,124,36)</b>	<b>#DC7C24</b>	<b>1</b>	
Residential Zone A	Re A	Ochre	rgb (204, 119, 34)	#CC7722	2	
Residential Zone B	Re B	Fawn Brown	rgb (229, 170, 112)	#E5AA70	3	
Residential Zone C	Re C	Canvas Brown	rgb (187, 136, 85)	#BB8855	4	
Residential Zone D	Re D	Ash Brown	rgb (152, 98, 60)	#98623C	5	
Redevelopment/ Renewal/ Upgrading Zone	Re Z	Area delineated by broken black line	rgb (0, 0, 0)	#000000		
<b>Commercial</b>	<b>Com</b>	<b>Very light blue</b>	<b>rgb (115,178, 255)</b>	<b>#73B2FF</b>	<b>16</b>	
Central Business District	CBD	Dazzling Blue	rgb (182, 208, 226)	#2E4DA7	17	
Sub-Regional Business Zone	SBZ	Malibu Blue	rgb (91, 126, 222)	#587EDE	18	
Mixed Business/ Residential Zone	BM	Medium light shade orange stripes with Powder Blue background	rgb (115, 178, 255) rgb (255, 170, 87)	#73B2FF #FFAA57	19	
Informal Business Zone	BI	Very light blue background with dotted dark gray pattern	rgb (115, 178, 255) rgb (0, 0, 0)	#73B2FF #000000	20	
Transportation and Logistics Zone	TL	Light gray background with dark gray checkerboard cross pattern	rgb(214, 214, 214) rgb(0, 0, 0)	#d6d6d6 #000000	21	
<b>Civic and Culture</b>	<b>CC</b>	<b>Very light red</b>	<b>rgb (255, 127, 127)</b>	<b>#FF7F7F</b>	<b>30</b>	
Place of Worship	PW	Very light red background with black triangular pattern fill	rgb (255, 127, 127) rgb (0, 0, 0)	#FF7F7F #000000	31	
Health Zone A Polyclinic	H Po	Deep Red	rgb (255, 0, 0)	#FF0000	32	
Health Zone B-District General Hospitals	H D	Deep Red	rgb (255, 0, 0)	#FF0000	32	



LAND USE/ ZONE	ACRONYMS	COLOR DESCRIPTION	RGB VALUE	RGB CodeHx	Color Assign ID	COLOUR
Health Zone C- Regional Hospital	H R	Deep Red	rgb (255, 0, 0)	#FF0000	32	
Health Zone D – Specialized, Teaching, National and International Hospital	H T	Deep Red	rgb (238,0,0)	#EE0000	33	
Government Business Zone	BG	Very light red background with black dotted pattern	rgb (255, 127, 127) rgb (0, 0, 0)	#FF7F7F #000000	34	
Tourist/ Heritage Zone	T	Pink	rgb (255, 0, 128)	#FF0080	35	
Emergency Zone	SE	Deep Red	rgb (230, 0, 0)	#E60000	36	
Special/ Utility Zone	SU	Very light red background with thick black diago- nal line stripes	rgb (255, 127, 127) rgb(0, 0, 0)	#FF7F7F #000000	37	
Security Zone	SZ	Very light red background with thick black hori- zontal line stripes	rgb (255, 127, 127) rgb(0, 0, 0)	#FF7F7F #000000	38	
<b>Industrial</b>	<b>InD</b>	<b>Very soft magenta</b>	<b>rgb (244, 175, 244)</b>	<b>#F4AFF4</b>	<b>45</b>	
Light Industrial	LI	Pale-violet	rgb (232, 190, 256)	#E8BEFF	46	
Heavy Industrial	IH	Very Light magenta	rgb (233, 115, 255)	#DF73FF	47	
Extractive Industry	IE	Dark magenta	rgb (128, 0, 128)	#800080	48	
Service Industry	IS	Soft magenta	rgb (238, 130, 238)	#EE82EE	49	
<b>Educational</b>	<b>EZ</b>	<b>Citrus Yellow with deep red boundary</b>	<b>rgb (255, 255, 0)</b>	<b>#FFFF00</b>	<b>58</b>	
Education Zone A-Pre Schools and Basic School	Ed P	Citrus yellow background with deep red boundary with black dotted pattern	rgb (255, 255, 255) rgb(0, 0, 0)	#FFFF00 #000000	59	



LAND USE/ ZONE	ACRONYMS	COLOR DESCRIPTION	RGB VALUE	RGB CodeHx	Color Assign ID	COLOUR
Education Zone B-Senior High and TVET	Ed S	Citrus yellow background with deep red boundary and thick black vertical stripes	rgb (255, 255, 255) rgb(0, 0, 0)	#FFFF00 #000000	60	
Education Zone C-Tertiary	Ed T	Citrus yellow background with deep red boundary and thick black horizontal line stripes	rgb (255, 255, 255) rgb(0, 0, 0)	#FFFF00 #000000	61	
<b>Public Space</b>	<b>PS</b>	<b>Mid Green</b>	<b>rgb(0,255,0)</b>	<b>#00FF00</b>	<b>70</b>	
Public Space Zone	PS	Mid Green	rgb (0, 255, 0)	#00FF00	70	
Protected Coastal/ Waterfront	CZ	Dark cyan	rgb (32, 178, 170)	#20B2AA	72	
Conservation Zone	CA	Strong lime green	rgb (50, 205, 50)	#32CD32	73	
<b>Agriculture</b>	<b>Ag</b>	<b>Vivid Green</b>	<b>rgb (173, 255, 47)</b>	<b>#ADFF2F</b>	<b>80</b>	
Rural Agriculture	Ru A	Vivid green back- ground with black dotted pattern	rgb (173, 255, 47) rgb (0, 0, 0)	#ADFF2F #000000	81	
Urban Agriculture	Ur A	Dark Orange	rgb (255, 140, 0)	#FF8C00	82	
Peri-Urban Agriculture	Pu A	Orange	rgb (255, 165, 0)	#FFA500	83	

### 1.3.1 Permissible Use of Land in Specified Development Zones

The Structure Plans identify broader land uses than the Local Plans, which define the specific use of each plot or parcel of land. Developments which may be permissible on land with a general zoning classification are listed as permissible use in each zone. However, the developments that do not conform to the General Zoning Classification must not change the predominant zoning classification. The Spatial Planning Committee of the Assembly will determine whether the proposed land uses in the Local Plan effectively changes the predominant zoning classification. Land uses that will not be acceptable under any circumstances without the rezoning of the area are classified as prohibited uses.

Permission shall be obtained in writing from the Metropolitan/Municipal/District Spatial Planning Committee to carry out any development within their area of jurisdiction. All developments shall be subject to the Planning Standards applicable to the land use classification and to other conditions as may be applied by the Spatial Planning Committee or required by the relevant agency(ies).

An aerial photograph of a residential neighborhood. The houses are arranged in a grid pattern, separated by streets. Most houses have red-tiled roofs. There are green lawns, trees, and some swimming pools visible. The text "RESIDENTIAL ZONE" is overlaid in the center in large, white, bold letters.

# RESIDENTIAL ZONE

## 2.0 Residential Zones

### 2.1 Residential Zone A (Re A) - Low Density Residential

Residential Zone A (Re A) is intended for very low-density residential development. These are high-end or upscale residential neighbourhoods characterized by spacious plots and detached houses. Housing density in Re A is typically **4-6 plots per acre/4,047m<sup>2</sup>**, making it one of the least dense residential zones. Development is predominantly single-family detached houses (and duplexes) on large plots.

The planning intention is to maintain a spacious, green environment free from intrusion by incompatible uses. Thus, industrial, large-scale commercial, or mixed-use developments are excluded from this zone to preserve its serene character. Re A areas are often found in suburban neighbourhoods or planned estates where exclusivity and privacy are desired. In summary, Re A remains almost entirely residential, with only very limited non-residential uses that directly support residents (clinic, nursery school, etc.) and do not generate traffic or noise beyond residential levels.

Figure 1: Sample of Residential Zone A (Re A)



Source: LUSPA, 2025



Table 3: Permissible and Prohibited Uses for Re A

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Detached/Duplex/Courtyard Houses</li> <li>▲ Public Open Spaces eg. playground</li> <li>▲ Neighbourhood Shops, clinics, pharmacies (0.06 acre/250 m<sup>2</sup>) floor area</li> <li>▲ Educational and Childcare facilities (Pre-School and Basic School)</li> <li>▲ House-based small family businesses (max 2 employees)</li> <li>▲ Place of worship Min. of 0.5 acre/2023m<sup>2</sup> floor area</li> <li>▲ Cylinder Exchange Points</li> <li>▲ Electric Vehicle charging stations and solar-integrated facilities.</li> </ul>	<ul style="list-style-type: none"> <li>▲ Transportation for haulage</li> <li>▲ Block of Flats</li> <li>▲ Industrial Development</li> <li>▲ Large Commercial Complex</li> <li>▲ Crematorium or Cemetery</li> <li>▲ Animal Husbandry</li> <li>▲ Mixed Use buildings with significant business component</li> <li>▲ Gas Filling Stations</li> </ul>

## 2.1.1 Planning Standards (Re A)

- a) **Density:** Maximum of **6 plots per acre/4,047m<sup>2</sup>**. In the case of consolidation of parcels, the newly consolidated plot should not exceed this density.
- b) **Occupancy:** A guideline occupancy of about 1.5 persons per room is standard for low-density.
- c) **Infrastructure:** All developments must be connected to utility networks where available. Re A areas are expected to have full urban services; potable water supply, electricity, waste collection, drainage etc. Where municipal sewerage is not available, each plot must have an approved septic system or other on-site sewage treatment.
- d) **Roads:** The planning standard for right of way of roads (carriageway, sidewalks, bicycle lanes and utility corridors) in such neighbourhoods should be 60ft/18 m for local roads and 66ft/ 20 m for collector roads. Re A layouts should limit through-traffic.
- e) **Parking:** 1 parking space per dwelling (minimum)
- f) **Landscaping:** At least 20 percent of each residential plot should be reserved for soft landscaping, including trees and lawns. Tree planting along streets is required to promote green environment.
- g) **Neighbourhood Amenities:** Re A neighbourhoods should include certain facilities reachable by residents: e.g. park or playground, a community centre or clubhouse. A playground of 0.5 acre/2,000m<sup>2</sup> should serve a low-density neighbourhood. A minimum of 30m<sup>2</sup> of green space per person is recommended (UN standard). 20 percent should be allocated for public green spaces e.g. large yards and parks.

## 2.2 Residential Zone B (Re B) – Medium Density Residential

Residential Zone B (Re B) is intended for medium-density residential development with a variety of housing types. Development in this zone can include a mix of single-family detached houses, duplexes, row (terraced) houses, and compound houses. The intent is to create neighbourhoods that are more compact than Re A while still maintaining a good level of amenity and openness. Small convenience retail and services catering to daily needs of residents are permissible in selected locations within this zone so that residents have walkable access to shops. Re B zone often serves as standard residential area or neighbourhood for middle-income residents.

Figure 2: Sample of Residential Zone B (Re B)



Source: LUSPA, 2025



Table 4: Permissible and Prohibited Uses for Re B

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Detached, Duplex, Row Houses, Compound Houses</li> <li>▲ Open Space</li> <li>▲ Local Shop</li> <li>▲ Basic education and Child / Daycare Centre</li> <li>▲ Community Facilities eg. clinic, post office</li> <li>▲ Places of worship</li> <li>▲ Government Business</li> <li>▲ Limited road network to provide access</li> <li>▲ Markets with repair workshops</li> <li>▲ Home businesses (such as home offices or artisanal work) with up to 3 employees</li> <li>▲ Public transport stops or a minor terminal eg. "trotro" or minibus stop, taxi rank</li> <li>▲ Segregated waste collection</li> <li>▲ Cylinder Exchange Points</li> <li>▲ Electric Vehicle charging stations and solar-integrated facilities.</li> </ul>	<ul style="list-style-type: none"> <li>▲ High-density residential blocks eg. multi-storey apartment blocks</li> <li>▲ Major Industrial Development eg. factories and warehouses.</li> <li>▲ Major Commercial Development eg. large-scale retail developments, major office complexes, nightclubs, large restaurants</li> <li>▲ Transportation Hubs eg. bus terminals or truck depots</li> <li>▲ Warehousing</li> <li>▲ Major Sports Facilities</li> <li>▲ Cemeteries</li> <li>▲ Animal husbandry</li> <li>▲ Stockyard</li> <li>▲ Noxious or hazardous uses</li> <li>▲ Gas Filling Stations</li> </ul>

## 2.2.1 Planning Standards (Re B)

- a) **Parking:** 1 vehicle per dwelling (minimum)
- b) **Roads and Circulation:** Street layout shall promote internal connectivity while discouraging through-traffic. The use of cul-de-sacs and crescents is encouraged. Typical Right-of-way widths of 60ft/18m for local streets, which allow a 20-23ft/6-7m carriageway and 8ft/2.5m sidewalks on each side. Space must also be allocated for utility corridors and drainage.
- c) **Community Facilities Provision:** Planning standards require the integration of basic community services within medium density neighbourhoods (approx. 6,000–10,000 population), e.g. one primary school, one day-care, local shops, etc. For a neighbourhood of 5,000 residents, one primary school and a daycare centre, and for 10,000 residents, a junior high school is recommended. Local shops and other public facilities must also be included. Land must be allocated within Re B zones to support these facilities.
- d) **Open Space:** Provision of parks or playgrounds is mandatory. At least 15 percent should be allocated for public green spaces e.g. large yards and parks.



- e) **Utilities:** Full utility services are required in Re B zones. Piped water and electricity must be extended to all plots. Drainage systems shall be built along roadways. Where sewers systems are not available, grouped septic tanks or simplified sewers can be considered subject to environmental health standards.
- f) **Waste management:** Collection of waste should be collected by the waste management companies. Waste Collection points should be encouraged for waste segregation and recycling.

### 2.3 Residential Zone C (Re C): High-Rise Apartments Zone

Residential Zone C (Re C) is intended for intensive multi-storey residential accommodation such as blocks of flats or apartments complexes, condominiums, and housing blocks typically ranging from 3 storeys with potential for higher structures. Developments in Re C are typically more formally planned housing estates where land is used efficiently by building upward. These zones often appear in inner-city areas or strategic locations where high-density living is accommodated in apartment buildings rather than ground-level sprawl. The housing density in Re C is very high; for example, population densities may reach up to 120 persons per acre/4,047m<sup>2</sup> under normal conditions, and potentially more in central areas with taller buildings (with special approval). The intent is to allow vertical residential growth while ensuring adequate light, ventilation, and support facilities for residents. Developments in this zone are usually planned comprehensively, often as estates or clusters of apartment buildings with shared amenities.

Figure 3: Sample of Residential Zone C (Re C)



Source: LUSPA, 2025



Table 5: Permissible and Prohibited Uses for Re C

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Multi storey flats &amp; apartment buildings</li> <li>▲ Hostels eg. Student hostels, single room occupancy blocks</li> <li>▲ Institutional accommodation eg. staff housing, barracks etc.</li> <li>▲ Public open spaces</li> <li>▲ Places of worship</li> <li>▲ Pharmacies &amp; Clinics</li> <li>▲ Home Business, Childcare Centre</li> <li>▲ Pre-School, Primary and JHS</li> <li>▲ Public Transport Facilities</li> <li>▲ Hotels, guest houses, motels, lodges</li> <li>▲ Recreation Facilities serving the community</li> <li>▲ Commercial development: Informal economic activities, Shops at ground floor level only, etc.</li> <li>▲ Cylinder Exchange Points</li> <li>▲ Electric Vehicle charging stations and solar-integrated facilities.</li> </ul>	<ul style="list-style-type: none"> <li>▲ All industrial development eg. factories, workshops, and warehouses</li> <li>▲ Animal husbandry</li> <li>▲ Cemetery &amp; Crematorium</li> <li>▲ Transport use warehousing eg. bus depots, lorry park, or logistics</li> <li>▲ Major sports and Recreation Facilities eg. stadiums or large sports complexes</li> <li>▲ Re C is exclusively residential in character, with only minor commercial elements permitted to serve residents</li> <li>▲ Gas Filling Stations</li> </ul>

### 2.3.1 Planning Standards (Re C)

- a) **Parking:** minimum of 1 vehicle per 1 dwelling unit
- b) **Access Roads:** High-rise residential zones should be connected to at least a collector road to handle expected traffic volume. Internal circulation (Min 60ft/18m) should include driveways leading to parking courts or designated parking areas.
- c) **Open Space and Recreation:** At least 10 percent of the total site area in a Re C should be reserved for open green space and recreational use for residents. This includes children’s playgrounds, sitting areas, small parks, or communal gardens.
- d) **Service Infrastructure:** Re C developments must have full infrastructure including water, power, waste management.
- e) **Fire safety:** Fire hydrants, adequate access routes for fire trucks, and building-integrated fire escapes are mandatory in accordance with building code.

- f) **Landscaping:** 75 percent building coverage is permitted, the remaining 25percent open space must be well-landscaped with features such as grass, trees, and other greenery.
- g) **Environment and Health:** in high-density Re C developments, effective solid waste management, wastewater, bio-digester and proper ventilation are critical for resident health and environmental quality.

**Note:** where Re C developments are located near busy roads or noisy environments, mitigation measures such as sound proof buildings and orientation should be considered.

## 2.4 Residential Zone D (Re D) - High Density Residential (Low-Rise)

Residential Zone D (Re D) is an existing high-density urban residential development in low-rise to mid-rise building forms. This zone accommodates low and middle-income neighbourhoods, including both formal and informal or semi-formal settlements that commonly have emerged in cities. Densities in Re D typically do not exceed 20 plots per acre/4,047m<sup>2</sup>.

Housing can be in the form of compound houses with multiple households, row houses and clustered units, or low-rise apartment blocks (up to 3–4 storeys) in some cases. It is expected that many of these areas will undergo upgrading and redevelopment. It can be upgraded to meet the minimum space requirements of 0.0045 acre/182m<sup>2</sup>.

Figure 4: Sample of Residential Zone D (Re D)



Photo credit: Ghana Report, 2019



Table 6: Permissible and Prohibited Uses for Re D

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Detached, Semi-detached, Row &amp; compound housing</li> <li>▲ Home business eg. Small shops, tailoring, food vending, etc.,</li> <li>▲ Parks &amp; Playground</li> <li>▲ Places of worship</li> <li>▲ Childcare Centre</li> <li>▲ Local Markets</li> <li>▲ Clinic</li> <li>▲ Pharmacy</li> <li>▲ Outdoor/Indoor Recreational Facilities eg. Community playgrounds, neighbourhood parks, and a community centre or youth club</li> <li>▲ Day care, Primary, Junior High Schools</li> <li>▲ Public transport facilities eg. Taxi rank and lorry parks</li> <li>▲ Light Industrial development eg. small workshops (carpentry, dressmaking, metal welding, auto repair</li> <li>▲ Informal Economic Activities</li> <li>▲ Cylinder Exchange Points</li> <li>▲ Electric Vehicle charging stations and solar-integrated facilities.</li> </ul>	<ul style="list-style-type: none"> <li>▲ Heavy Industrial development eg. Factories, large manufacturing plants, or any industry emitting smoke, noise or waste</li> <li>▲ Large service industries eg. major auto service stations or processing facilities</li> <li>▲ Major commercial premises</li> <li>▲ Animal Husbandry</li> <li>▲ Cemetery or crematorium</li> <li>▲ Transportation depots</li> <li>▲ Major infrastructure installations: Power plants, waste dumps</li> <li>▲ Gas Filling Stations</li> </ul>

## 2.4.1 Planning Standards (Re D)

Re D areas are existing high-density settlements and are targets for upgrading and redevelopments.

- a) **Density:** There is no fixed upper dwelling density given, but given the plot size minimum (0.045 acre/185m<sup>2</sup>). It can accommodate up to 20 plots per acre/4,047m<sup>2</sup>. Adequate infrastructure must be provided.
- b) **Open Space & Amenities:** parks, playgrounds and squares are encouraged within Re D. At least 15 percent should be allocated for public green spaces e.g. large yards and parks.
- c) **Roads and Access:** Re D areas often have a denser network of narrow/closely spaced streets and footpaths. Street layout improvements should ensure an accessible grid or network for emergency vehicles while retaining pedestrian-friendly lanes. Minimum right of way should be 20-30feet/6-9 m for internal lanes. Main access roads should be 60feet/18 m.



- d) **Parking:** 1 vehicle per 2 dwelling unit
- e) **Infrastructure:** Service infrastructure in this zone includes adequate water supply, sanitation, electricity, drainage etc.
- f) **Site services:** Provision for open spaces and services must be given special attention.
- g) **Resilience considerations:** The Planning standards should encourage fire lanes at intervals, installation of hydrants and adherence to building codes. Assembly points are expected to be created in event of disasters. At least 15percent of land should be created as open space.

## 2.5 Redevelopment/Renewal/Upgrading Zone (Re Z)

Redevelopment/Renewal/Upgrading Zone (Re Z) is designated for areas targeted for major urban renewal or upgrading interventions. These may include older city neighbourhoods requiring redevelopment such as dilapidated inner-city areas planned for rebuilding and or informal settlements slated for upgrading, including improved infrastructure and possibly re-blocking. Re Z is best understood as a transitional zoning category, signalling that existing land uses may be restructured. The aim is typically to increase the density and quality of development in a controlled and planned manner – for example, replacing low-rise with mid-rise apartments or orderly housing. Renewal may also involve introducing mix of uses such as adding commercial or civic uses as part of the redevelopment effort. Re Z zones are commonly found in city centres or strategic urban locations where land values are high and current land use is not optimal.

An important planning consideration is the provision of temporary accommodation for affected residents and businesses during redevelopment process. The redevelopment plan must make adequate provision for phased construction of new housing to enable relocation of existing occupants.

A key aspect of redevelopment is enhancing resilience and sustainability. In line with international best practices, large scale redevelopment should aim to allocate at least 45percent of land as non-built space (30percent for streets, 15percent for public open spaces), even in areas where existing settlements had little or no open space. Historical or cultural buildings, should be preserved.

Figure 5: Sample of Redevelopment/Renewal/Upgrading Zone (Re Z)



Photo credit: KBC, 2025

Table 7: Permissible and Prohibited Uses for Re Z

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ High rise/density residential developments</li> <li>▲ Local Markets</li> <li>▲ Mixed Uses</li> <li>▲ Convenience Shops</li> <li>▲ Urban Health Centre</li> <li>▲ Places of Worship</li> <li>▲ Basic School</li> <li>▲ Public Open Spaces</li> <li>▲ Business and Commercial activities</li> <li>▲ Home Based Economic Activities</li> <li>▲ Cylinder Exchange Points</li> <li>▲ Electric Vehicle charging stations and solar-integrated facilities.</li> </ul>	<ul style="list-style-type: none"> <li>▲ Massive infrastructural development that will relocate many people</li> <li>▲ Cemeteries and crematoriums</li> <li>▲ Large industrial activities</li> <li>▲ Any contrary development to the redevelopment plan</li> <li>▲ Gas Filling Stations</li> </ul>



## 2.6 Site Development Standards (Plot Dimensions, Site Coverage, Height Limits and Building Lines)

Zone	Plot size (Min)		Min recommended Plot Dimension (Ft)	Min Width (Ft)	Max Building Coverage (%)	Height	Min Setback		
	Acre	m <sup>2</sup>					Front (ft/m)	Side (ft/m)	Rear (ft/m)
Residential A	0.23	930	100x100	70	40	up to 2 storeys	19.7/6	9.8/3	16.4/5
Residential B	0.16	647	70x100	50	50	up to 3 storeys	19.7/6	9.8/3	9.8/3
Residential C	1	4047	-	-	75	Min 3 storeys	19.7/6	9.8/3	9.8/3
Residential D	0.045	182	40x50	40	60	1-3 storey	10.0/3	5.0/1.5	5.0/1.5
Residential Z	0.25	1011	100x110	70	75	Min 3 storey	8.2/2.5	8.2/2.5	9.8/3

### Residential Neighbourhood

For planning purposes, it is advisable that the boundaries of a residential neighbourhood will be determined by significant landmarks such as natural physical barriers e.g. stream or by major roads. It should also be defined by the projected catchment population of less than 5000 persons.

### Definition of Small Settlements

Settlements with populations below 5000 persons each will be grouped together where distances between villages are less than 5km and regarded as a neighbourhood for purposes of defining the supportive facilities and all the basic community facilities provided at a central location.

### Basic Supportive facilities to be provided in a neighbourhood

It is mandatory that a designated residential neighbourhood should have the following basic community facilities –

- i. A nursery
- ii. A primary school
- iii. A junior secondary school
- iv. A neighbourhood shopping centre or a local market with attached retail shops adjacent to a parking space
- v. A health post,
- vi. A postal agency,
- vii. Public space for out-door meetings, or other activities such as a football field and a children's play area.
- viii. Public refuse space/sanitary area

An aerial photograph of a university campus. The foreground shows a large, circular green lawn with a fountain, surrounded by a paved walkway. Several buildings with red-tiled roofs are visible. In the middle ground, there are more buildings and a large green field. The background shows a dense forest and a city skyline in the distance. The text "EDUCATION ZONE" is overlaid in the center in a large, white, bold font with a black outline.

# EDUCATION ZONE



## 3.0 EDUCATION ZONES

Education Zone is intended to be used for the training or teaching of persons and research into specialized areas. Education Facilities to be located in the Education Zone, range from Basic, Junior and Senior High Schools, Technical and Vocational Institutes to Tertiary Institutions like Colleges and Universities.

### 3.1 Education Zone A (Ed P) – Pre-Schools and Basic Schools

Education Zone A (Ed P) is intended to be used for the establishment of Pre-Schools (Nursery, Kindergarten), Basic Schools (Primary and Junior High Schools). It should be located within residential areas and community facilities.

It is important that Nursery and Primary schools are located within a neighbourhood with easy vehicular and pedestrian access system. Facilities to be provided shall include playgrounds, classroom blocks, hostels (where necessary), offices, canteens, places of convenience, libraries among others.

Table 8: Permissible and Prohibited Uses for Ed P

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Teachers Accommodation</li> <li>▲ Office Blocks</li> <li>▲ Canteens</li> <li>▲ Convenience shop</li> <li>▲ Stationary shops</li> <li>▲ library</li> <li>▲ Laboratories</li> <li>▲ Workshops for Teaching</li> <li>▲ Classroom Blocks</li> <li>▲ Playgrounds</li> <li>▲ Sick bay</li> <li>▲ Parking lots/space</li> </ul>	<ul style="list-style-type: none"> <li>▲ Transportation and Warehouses</li> <li>▲ Animal Husbandry</li> <li>▲ Slaughter Houses</li> <li>▲ Industries</li> <li>▲ Crematorium/Cemeteries</li> </ul>

### 3.1.1 Planning Standards (Ed P)

#### 3.1.1.1 Room Size Dimension/Educational Land Dimension

These standards are recommended sizes and are not mandatory.

- i. Classrooms - up to 35–40 pupils. (63 m<sup>2</sup>) 9m x 7m
- ii. Office/Staff room: 21 m<sup>2</sup>
- iii. Storeroom: ~9–15 m<sup>2</sup>
- iv. Library: 9m x 7m
- v. Toilets: Adequate sanitation segregated by gender and for staff. Standards often call for e.g. 1 toilet per 30–40 pupils.



- vi. Water supply: potable water on site
- vii. Playground: Mandatory.
- viii. Laboratory/Workshop: 8m x 10m

### **3.1.1.2 Siting of School**

#### **a) Pre-School (Nursery/ Kindergarten)**

Nursery facilities should be located in residential areas within a walking distance of 1.25km. It could also be part of a primary school.

#### **b) Primary School**

To be located within a neighbourhood of up to 5,000 people with easy pedestrian and vehicular access. The maximum walking distance from home to school should be 2.5km (2,500m).

#### **c) Junior High School**

Could be sited between two neighbourhoods of up to 10,000 people, with easy pedestrian and vehicular access. The maximum walking distance between the house and school should be 3.2km (3,200m).

### **3.1.1.3 Basic Facilities to be Provided**

#### **Nursery/ Kindergarten**

Large airy classroom with adequate technical aids and indoor and outdoor playing materials, toilet facility and water.

#### **Primary School**

- ▲ Minimum of six classrooms, for 1 stream school; Head teacher's office with a store attached; football, net ball, and volley ball fields
- ▲ 12-seater toilets for staff and pupils (male/female) – mandatory minimum standard
- ▲ 4 urinal cubicles for staff and pupils
- ▲ Changing room
- ▲ School garden
- ▲ Water and electricity/lighting – mandatory
- ▲ Vehicular access with parking spaces for at least five (5) vehicles.

#### **Junior High School**

- ▲ Head teacher's office with store. - mandatory
- ▲ Staff common room and library – mandatory
- ▲ Storeroom
- ▲ At least 3 classrooms (1 stream school) - mandatory
- ▲ Toilets and urinal for staff and students- mandatory
- ▲ Football, net ball and volleyball fields



- ▲ School garden
- ▲ Water, electricity, telephone/Internet and vehicular access with parking spaces for at least five (5) vehicles – mandatory.

These standards are adopted from the national guidelines of the Ghana Education Service.

### 3.2 Education Zone B (Ed S) – Senior High Schools, Vocational/ Technical Schools

Education Zone B (Ed S) is intended to be used for the establishment of Senior High Schools and Vocational/Technical Schools. These shall be located in neighbourhoods of up to 20,000 people with easy access to community facilities and transport.

*Figure 6: Sample of Educational Zone B (Ed S)*



Photo credit: LUSPA, 2025



Table 9: Permissible and Prohibited Uses for Ed S

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Academic buildings (classroom blocks, labs)</li> <li>▲ Administrative blocks,</li> <li>▲ Libraries,</li> <li>▲ Auditoriums,</li> <li>▲ Dormitories (hostels) for students if it's a boarding school,</li> <li>▲ Staff housing/bungalows</li> <li>▲ Dining halls/canteens, kitchens, and</li> <li>▲ Sanitary facilities</li> <li>▲ Large laboratories and workshops</li> <li>▲ Playgrounds and sports facilities</li> <li>▲ Places of worship within campus</li> <li>▲ School clinics or sick bays</li> <li>▲ Libraries and research facilities</li> <li>▲ Bookshops,</li> <li>▲ Printing shops,</li> <li>▲ Convenience shops</li> <li>▲ Parking lots</li> <li>▲ Places of residence for staff</li> <li>▲ Also permitted is ancillary agriculture</li> </ul>	<ul style="list-style-type: none"> <li>▲ Residential use unrelated to the school</li> <li>▲ Markets</li> <li>▲ Industries</li> <li>▲ Transportation</li> <li>▲ Warehouse</li> <li>▲ Crematorium</li> <li>▲ Public Cemeteries</li> <li>▲ Animal Husbandry other than for Research and Teaching</li> <li>▲ Mining</li> </ul>

### 3.2.1 Planning Standards (Ed S):

**Catchment & Capacity:** The threshold for Ed S is from the entire nation.

**Land Requirements:** Secondary schools typically require a minimum of 6 acres/24,281.14m<sup>2</sup> of land. The minimum applies to single-stream senior high schools.

**Siting:** Should be located between 1 to 2 neighbourhoods with a minimum total population of 10,000 people. Commuting distance from home to school should be up to 4 km (4,000m) maximum. The site should have easy vehicular access.

**Site Planning:**

- ▲ Within the school compound, distinct zones should be designated to support both functionality and safety. These include academic zone (classrooms, laboratories), residential zone (dorms, staff housing), recreational zone (sports fields), and utility zone (kitchen, workshops, etc.). These zones should be planned and separated for safety and convenience.
- ▲ **Setbacks:** A minimum setback of 10m should be observed.



- ▲ **Circulation:** Spaces for internal roads should be created with entrance and exit.
- ▲ **Parking:** Provide parking for staff and school buses.

#### **Facilities and Space Standards:**

- ▲ **Library:** A larger library than primary, maybe 120–200 m<sup>2</sup>.
- ▲ **Assembly Hall:** there should be a hall that can hold large gatherings.
- ▲ **Boarding:** Dormitories capacity may vary. However, dormitory design should ensure that adequate space is provided. A dormitory floor space should have a minimum of 4–5 m<sup>2</sup> per student.
- ▲ **Staff housing:** Staff residences should be designed to ensure privacy and a conducive living environment. It should be located on the quieter side of the campus, away from high traffic zones, noise and congestion.
- ▲ **Sports:** One standard football field (1.7 acres/7,000m<sup>2</sup>), one hockey field, athletics track area, at least one basketball court and one volley/netball court. Possibly a multi-purpose assembly ground.
- ▲ **Basic Facilities:** Safe water supply (borehole with overhead tank if no municipal water), reliable electricity, sick bay and solid waste disposal (a waste collection depot that can be accessed by refuse trucks without disturbing classes or incinerator).
- ▲ **Sanitation:** Toilet blocks are needed; ensure they connect to either a sewer, bio-digester or have a large septic system.
- ▲ **Boarding facilities:** kitchen, dining, infirmary, laundry areas should be planned.

**Landscape:** At least 20 percent of the site should be sited for open space (fields etc.). Also, trees should line roads and dot the campus for shade.

**Accessibility:** The school should be near a main road for accessibility but set back enough to have a quiet learning environment. Ed S zones should be buffered from heavy industrial or noisy commercial areas; adjacent zones should be residential or open space.

**Boarding vs Day:** If it is a boarding school, the zone essentially becomes a semi self-contained community. For day schools, emphasis should be placed on morning and afternoon traffic to ensure safety and reduce congestion. For both types, ensure safe crossing points and street lighting when the school abuts a main road.

**Safety and Security:** Appropriate safety and security measures should be integrated within the designs and operations of the institutions. Key requirements include fencing; fire safety systems such as extinguishers and alarms must be integrated. Dorms must provide adequate floor space per bed to reduce overcrowding and risk of disease transmission.

The Ed S zone require ample land for these secondary institutions and ensures they have room to operate and expand such as adding a new lab block or dorm in future.



### 3.3 Education Zone C (Ed T) - Tertiary Institutions (Colleges, Training Schools, Universities, Others)

Education Zone C (Ed T) is intended to provide facilities for the establishment of tertiary institutions like Colleges, Universities and other Specialized Institutions. These should be located in easily accessible areas near community facilities but serene enough for high academic work.

*Figure 7: Sample of Educational Zone C (Ed T)*



Photo credit: LUSPA, 2025



Table 10: Permissible and Prohibited Uses for Ed T

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"><li>▲ Students Hostels</li><li>▲ Accommodation for lecturers and other workers of the institutions</li><li>▲ Lecture Halls</li><li>▲ Auditorium</li><li>▲ Laboratories</li><li>▲ Workshops</li><li>▲ Bookshops</li><li>▲ Libraries</li><li>▲ Printing Facilities</li><li>▲ Outdoor/Indoor Recreational Facilities</li><li>▲ Sporting facilities (stadia, swimming pools, tennis and basketball courts etc.</li><li>▲ Hospitals/Clinics</li><li>▲ Police Stations</li><li>▲ Commercial areas (buildings for Banks, Shops, Post Office, minor markets)</li><li>▲ Minor Repairs</li><li>▲ Gas/Petrol Filling Stations</li><li>▲ Fire Stations</li><li>▲ Farms crop/animal for research purposes</li><li>▲ Places of worship</li><li>▲ Utility installations (power substations, water treatment plants, sewage treatment)</li></ul>	<ul style="list-style-type: none"><li>▲ Industries</li><li>▲ Major Transportation terminals</li><li>▲ Warehouses</li><li>▲ Animal Husbandry other than for Research and Teaching</li><li>▲ Large Markets</li><li>▲ Saw milling</li><li>▲ Crematorium</li></ul>

### 3.3.1 Planning Standards (Ed T)

**Land Requirements:** Tertiary institutions require a minimum land size of 30 acres.

**Site Layout:** Ed T may have several zones:

- i. Academic zones: classrooms, lecture theatres, labs, library – often centrally located.
- ii. Residential zones: separate clusters for student hostels and staff housing.
- iii. Commercial/service zone: e.g. a small shopping area or bank, near student centre.
- iv. Sports zone: fields and stadium.
- v. Research/industrial zone: some campuses have tech parks or research farms.
- vi. Open space: This includes parks, botanical gardens, or natural reserves within campus.



**Accessibility:** Campus should tie into city's transport network – good road access, possibly public transit links (bus stops, campus shuttle loops). Within campus, road design should manage vehicles while prioritizing pedestrians and cyclists. Many campuses establish pedestrian-only precincts in the academic core.

**Parking:** There must be ample parking for staff, students and visitors. Universities generate traffic and therefore the need for large parking lots near faculties and halls.

**Building Heights:** Height varies and range from low-rise or multi-storey. Ed T zones mostly develop vertically.

**Utilities:** water supply, electricity, sewage, drainage etc

**Open Space:** A campus should have significant amount of open space to contribute to the greening. Landscaping must be encouraged and ecologically sensitive areas must be preserved.

**Facilities:** A tertiary institution will have many specialized facilities including:

- i. Large lecture halls (100-500 capacity)
- ii. Auditorium, minimum of 1000 capacity
- iii. Laboratories
- iv. Workshops/Studios
- v. Library
- vi. Administration offices
- vii. Student centre: with food courts, recreation rooms, etc.
- viii. Commercial Centres
- ix. Health centre/hospital
- x. Accommodation/ hostels
- xi. Security: campus security offices, police post
- xii. Place of worship

**Population:** 50,000 and above



Table 11: Educational Facilities – Summary of Planning Standard

STATUS	ENROLMENT PER CLASS		AVERAGE FLOOR AREA PER PUPIL	AVERAGE CLASS-ROOMS SIZE (M)	SCHOOL AREA	Sphere of Influence	POPULATION TO BE SERVICED		BASIC FACILITIES TO BE PROVIDED																											
	Min	Max					Min	Max	A	B	C	D	E	F	G	H	I	J	K	L	M															
GES																																				
Nursery	Refer to Standards from Department of Social Welfare				0.5 acre (2500m <sup>2</sup> )																															
Kindergarten	35	40	1.8m <sup>2</sup>	6.5 X 10.0 X 3.3	0.5 acre (2500m <sup>2</sup> )	10 min. walking distance from house	1000	5000	"	"	"	"	"	"	"	"	"	"																		
Primary	35	40	1.4m <sup>2</sup>	6.0 X 8.4 X 3.3	3 acres (12140 m <sup>2</sup> )	0.40km - 8.05 km	1500	6000	"	"	"	"	"	"	"	"	"	"																		
Junior High. Sc.	30	35	1.5m <sup>2</sup>	6.2 X 8.1 X 3.3	4 acres (16,200 m <sup>2</sup> )	3.22km- 8.05km	5000	10000	"	"	"	"	"	"	"	"	"	"																		
Senior Sec. Sch.	25	35	1.5m <sup>2</sup>	5.8 X 7.4 X 3.3	6 acres	4.02km- 8.05km	10,000	20,000	"	"	"	"	"	"	"	"	"	"																		
Nursery, Kindergarten, Primary, JHS					6 acres (24,281 m <sup>2</sup> )	0.4km -8.05km	1000	10,000	"	"	"	"	"	"	"	"	"	"																		
Science laboratory	30	35	2.7m <sup>2</sup>	8.0 X 10.0 X 3.3	80m <sup>2</sup> – 90m <sup>2</sup>																															
Computer laboratory	30	35	2.3m <sup>2</sup>	7.3 X 9.4 X 3.3	70m <sup>2</sup> – 80m <sup>2</sup>																															
TVET					6 acres	4.02km- 8.05km	10,000	20,000	"	"	"	"	"	"	"	"	"	"																		
Classroom (Generic)	20	40	1.5m <sup>2</sup>	6.0 X 8.4 X 3.3	60m <sup>2</sup> –																															
Science laboratory	20	30	2.7m <sup>2</sup>	8.0 X 10.0 X 3.3	80m <sup>2</sup> – 90m <sup>2</sup>																															
Computer laboratory	20	40	2.3m <sup>2</sup>	7.5 X 9.4 X 3.3	70m <sup>2</sup> – 80m <sup>2</sup>																															
Studio (Drawing)	20	30	2.7m <sup>2</sup>	8.0 X 10.0 X 3.3	80m <sup>2</sup> – 85m <sup>2</sup>																															





# PLACE OF WORSHIP



## 4.0 PLACES OF WORSHIP ZONE (PW)


Places of Worship Zone (PW) is intended to be used for activities of religious bodies to avoid situations where warehouses, open spaces, residential blocks and even classrooms and school compounds are turned to worship centres. These include activities of Muslims, Christians, African Traditional Religions and other religious beliefs. Places of Worship shall be located within communities to serve religious interests of residents. They should be easily accessible by both motor vehicles and pedestrians.

Table 12: Permissible and Prohibited Uses for PW

Permitted Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Offices</li> <li>▲ Worship centres (mosques, churches, shrines, etc)</li> <li>▲ Social Centres</li> <li>▲ Accommodation for religious leaders and Teachers</li> <li>▲ Conference facilities</li> <li>▲ Bookshops</li> <li>▲ Open Spaces</li> <li>▲ Sanitary Facilities</li> <li>▲ Basic Schools</li> <li>▲ Hostel/Guest houses</li> <li>▲ Canteens</li> <li>▲ Libraries</li> <li>▲ Playgrounds</li> <li>▲ Car Parks</li> <li>▲ Sick bay</li> <li>▲ Police post</li> </ul>	<ul style="list-style-type: none"> <li>▲ Transportation</li> <li>▲ Warehouses</li> <li>▲ Animal Husbandry</li> <li>▲ Industries</li> </ul>

### 4.1 Planning Standards (PW)

Catchment Area	Settlements
Site Area	≥0.5 acre/1000m <sup>2</sup>
Setbacks	Min. Front:32.8ft/10m; Side& Rear:16.4ft/5m
Noise Control	Refer to EPA standards
Parking	1 parking lot per 40m <sup>2</sup> /1 parking lot per 10 seats
Accessibility	Disability friendly
Open Space	Open space should be landscaped
Utilities	Electricity, water supply, sanitation



Emergency & Diagnostics

# HEALTH ZONE



## 5.0 HEALTH ZONE

Health Zone is intended to be used to provide facilities for health services ranging from Polyclinics to Teaching/National and International Hospitals. Uses in the health zone include buildings for Out-Patients Departments (OPDs), Offices, Laboratories, Wards, Pharmacies, Operating Theatres, Laundries, Mortuaries, Canteens, and Housing Accommodation for Doctors, Nurses and other workers. Additionally, the inclusion of Fire Stations, Police Stations, Research and Teaching Facilities etc. will depend on the level of the health zone.

Standalone health facilities like Community-based Health Planning and Services (CHPS), maternity homes, clinics and health centres are not classified as zones. On the other hand, zoning of the other health facilities are classified into:

- a) **Health Zone A (H Po)** for Polyclinics
- b) **Health Zone B (HD)** for District Hospitals
- c) **Health Zone C (HR)** for Regional Hospitals
- d) **Health Zone D (HT)** for Specialized, Teaching/National and International Hospitals

**General note:** In practice, small health facilities often sit in residential or commercial zones as permitted uses. A specific Health Zone is typically used for larger facilities or when planning a dedicated medical area.

### 5.1 Health Zone A (H Po) -Polyclinic

Health Zone A (H Po) which are essentially larger health centres often found in urban settings have multiple specialized out-patient departments including minor surgeries, dentistry, radiology, etc. They bridge the gap between a health centre and a full hospital. Land in H Po is expected to be used to provide facilities to cater for the basic health needs of neighbourhoods. Land uses in the zone should include buildings and spaces for all basic health requirements

Table 13: Permissible and Prohibited Uses for H Po

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Buildings for OPD</li> <li>▲ Maternal and Child Care</li> <li>▲ Imaging Services (X-Ray, ultra-sound etc.)</li> <li>▲ Consulting Rooms</li> <li>▲ Operating Theatre</li> <li>▲ Laboratories</li> <li>▲ Pharmacy/Dispensary</li> <li>▲ Laundry</li> <li>▲ Workshops</li> <li>▲ Ambulance Yard</li> <li>▲ Emergency/Casualty Unit</li> <li>▲ Accommodation for Doctors and Nurses</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industries</li> <li>▲ Animal Husbandry</li> <li>▲ Fuel Station</li> <li>▲ Terminal and Bus stops</li> <li>▲ Warehouses</li> <li>▲ Markets</li> <li>▲ Large commercial enterprises</li> </ul>



Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Immunization Facilities</li> <li>▲ Administration &amp; Records offices</li> <li>▲ Inpatient beds</li> <li>▲ Body Holding Room/ Mortuary</li> <li>▲ Canteen</li> <li>▲ Shops</li> <li>▲ Accommodation for some staff</li> <li>▲ Sanitary area</li> <li>▲ Ambulance Station</li> <li>▲ Parking</li> </ul>	

### 5.1.1 Planning Standards (H Po)

Sphere of Influence	<ul style="list-style-type: none"> <li>-Designed to serve an urban, peri-urban or densely populated rural district, with a catchment of 20,000–50,000+.</li> <li>-Acts as a referral centre for lower-tier facilities such as CHPS and Health Centres</li> </ul>
General Location	<ul style="list-style-type: none"> <li>- Must be located in urban or peri-urban centres with good road access for ambulances, staff, patients, and emergency response vehicles.</li> <li>-Must be within 15–20 minutes' travel time for the majority of its catchment population.</li> <li>-Location should allow for 24/7 operations.</li> </ul>
Site Characteristics	<ul style="list-style-type: none"> <li>-Terrain: flat, well-drained, non-flood prone</li> <li>-Designated emergency access and drop-off areas</li> <li>- Separate waste zones, laundry, sluice, and storage areas</li> <li>-Must provide for disability access, ramps, signage, and fire evacuation paths</li> <li>- Safe distance (min. 500m) from pollution sources, busy marketplaces, and refuse dumps</li> </ul>
Population to be served	20,000-50,000+
Land Requirement	Min 4 acres
Basic Site Services	Water supply, Electricity, Fire Safety Systems, Medical Gas, Waste management, IT and District Health Information Management System (DHIMS2), Security
Accessibility	Disability Friendly, Entry and Exit
Beds	Min 15 beds



## 5.2 Health Zone B (HD) – District Hospital

Health Zone B (HD) is intended to serve the whole district. A district hospital provides a broad range of inpatient and outpatient services, including general medicine, general surgery (elective and emergency), obstetrics/gynaecology, paediatrics, and often a few special services. It has operating theatres, laboratory, imaging (X-ray, ultrasound, CT scan), pharmacy, emergency department, and wards for various categories of patients. They are referral centres for health centres and clinics in the district.

Table 14: Permissible and Prohibited Uses for H D

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Buildings for OPD</li> <li>▲ Emergency/Casualty Departments</li> <li>▲ Specialist medical blocks</li> <li>▲ Diagnostic Imaging (eg. X-Ray, Ultra Sound etc.)</li> <li>▲ Consulting Rooms</li> <li>▲ Operating Theatre</li> <li>▲ Laboratories</li> <li>▲ In patients' wards</li> <li>▲ Storage space for records</li> <li>▲ Mortuary</li> <li>▲ Pharmacy</li> <li>▲ Laundry</li> <li>▲ Kitchen/Canteen</li> <li>▲ Workshops</li> <li>▲ Ambulance Yard</li> <li>▲ Car Park</li> <li>▲ Shops and banks</li> <li>▲ Accommodation for staff</li> <li>▲ Helipad</li> <li>▲ Sanitary area/ Incineration area</li> <li>▲ Other emergency medical services/ storage</li> <li>▲ Wellness and fitness park</li> <li>▲ Emergency assembly centre</li> <li>▲ Daycare</li> <li>▲ Place of Worship</li> <li>▲ Administrative office</li> <li>▲ Ancillary health services</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industries</li> <li>▲ Animal Husbandry</li> <li>▲ Fuel Station</li> <li>▲ Terminals and Bus stops</li> <li>▲ Warehouses</li> <li>▲ Markets</li> <li>▲ Large commercial enterprises</li> </ul>



## 5.2.1 Planning Standards (HD)

Sphere of Influence	Designed to serve a sub-regional or district-level population, covering 50,000–200,000 people depending on geographic density and referral inflows. It serves as the first point of surgical referral for health centres, CHPS and Polyclinics.
Land Requirement	Minimum:10 acres
General Location	-Must be located strategically within a district capital or large town, accessible to major roads and public transport. -It must allow 24/7 ambulance access, and be within 1 hour reach for majority of the referral base. -Proximity to educational institutions, municipal offices, or fire/police services is beneficial.
Site Characteristics	-Terrain must be well-drained, flat, and motorable year-round - Site should allow for modular expansion - Must provide for zoning of clean/dirty workflows (e.g., sluice room, CSSD, medical gas, mortuary) -500m buffer zone from refuse dumps, animal markets, fuel depots, or industrial zones -Must include disability access, fire safety design, and segregated pedestrian/vehicle flow
Population to be served	50,000-200,000
Bed capacity	Min 40 beds
Basic Site Services	Electricity, Water supply, Emergency sanitation systems Fire detection, Data infrastructure, Structured waste zones
Buffer	Vegetative buffer around the zone
Parking	Min. 40 parking lots
Greenery	Open space should be well landscaped

## 5.3 Health Zone C (HR) - Regional Hospital

Health Zone C (HR) are intended for referral hospitals which have the necessary infrastructure to enable the health personnel to deal with most health problems referred to them. They have multiple specialties, advanced diagnostic and treatment capabilities, and large bed capacity. HR should provide comprehensive inpatient, emergency, surgical, and specialty care. They receive referrals from Polyclinics and Health Centres and District Hospitals.



Table 15: Permissible and Prohibited Uses for HR

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"><li>▲ Operating Theatres</li><li>▲ Specialist medical blocks</li><li>▲ Facilities for Medical Research</li><li>▲ Imaging Department (Eg. X-Ray, CT etc.)</li><li>▲ Consulting Rooms</li><li>▲ Operating Theatre</li><li>▲ Laboratories</li><li>▲ Wards for patients</li><li>▲ Blood Donor Centre</li><li>▲ Rehabilitation Centre</li><li>▲ Burn and Dialysis Unit</li><li>▲ Intensive Care Unit</li><li>▲ Storage space for records</li><li>▲ Mortuary/Pathology</li><li>▲ Canteen/Cafeteria</li><li>▲ Pharmacy</li><li>▲ Ancillary Services eg. Kitchen, Laundry, Sterilisation Unit, Maintenance workshop, Medical Gas Plant, Water Treatment Plant</li><li>▲ Ambulance Yard</li><li>▲ Fire station</li><li>▲ Workshops</li><li>▲ Shops and banks</li><li>▲ Accommodation for staff</li><li>▲ Hostel facilities</li><li>▲ Helipad</li><li>▲ Sanitary area/ Incineration area</li><li>▲ Other emergency medical services/ storage</li><li>▲ Wellness and fitness park</li><li>▲ Emergency assembly centre</li><li>▲ Daycare</li><li>▲ Car Park</li></ul>	<ul style="list-style-type: none"><li>▲ Industries</li><li>▲ Animal Husbandry other than for research or teaching</li><li>▲ Fuel Station</li><li>▲ Warehouses</li><li>▲ Markets</li><li>▲ Large commercial enterprises</li></ul>



### 5.3.1 Planning Standards (HR)

Sphere of Influence	A regional referral-level facility, serving a catchment population of 100,000–300,000. Should provide comprehensive inpatient, emergency, surgical, and specialty care. Receives referrals from District Hospitals, Polyclinics, and Health Centres.
General Location	Must be located in a well-connected urban or peri-urban district. Proximity to major roads for ambulance access and patient referrals is essential. Ideally co-located with or within a healthcare zone that allows for ancillary services (blood bank, medical school, teaching, research).
Land Requirement	Minimum 10 acres
Site Characteristics	<ul style="list-style-type: none"> <li>- Located on non-flood-prone, well-drained land</li> <li>- Allowance for functional circulation of patients, staff, waste, and emergency vehicles</li> <li>- Fire zoning and waste zoning principles applied (e.g. mortuary, oxygen, and waste far from OPD)</li> <li>- Must be at least 500m from cemeteries, abattoirs, fuel depots, refuse dumps or industrial hazards</li> </ul>
Population to be served	<ul style="list-style-type: none"> <li>-100,000 to 300,000 people.</li> <li>-The actual number may be higher in underserved regions.</li> <li>-Serves as the hub for referrals from multiple districts.</li> </ul>
Number of Beds	Minimum: 60 functional inpatient beds across maternity, male, female, and pediatric wards. Additional capacity required for ICU (5+), HDU (10+), emergency (6+), and post-op recovery.
Basic Site Services	Electricity, water supply, medical waste management infrastructure, sewage system, fire safety systems, Parking, Security

### 5.4 Health Zone D (HT) – Specialised, Teaching/National and International Hospitals

Health Zone D (HT) are intended for Specialised or Teaching Hospitals. This zone serves as a national and international referral hospital, catering to the entire population of Ghana and cross-border referrals. Acts as the apex of the health system, offering the most complex and specialized medical, surgical, diagnostic, academic, and research services. HT as a national centre of excellence and medical tourism goes beyond the nation. Examples of such facility include the Korle Bu Teaching Hospital, Komfo Anokye Teaching Hospital etc.



Table 16: Permissible and Prohibited Uses HT

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"><li>▲ Operating Theatres</li><li>▲ Specialist medical blocks</li><li>▲ Facilities for Medical Research</li><li>▲ Imaging Department (eg. X-Ray, CT scan etc.)</li><li>▲ Consulting Rooms</li><li>▲ Operating Theatre</li><li>▲ Laboratories</li><li>▲ Wards for patients</li><li>▲ Blood Donor Centre</li><li>▲ Rehabilitation Centre</li><li>▲ Burn and Dialysis Unit</li><li>▲ Intensive Care Unit</li><li>▲ Storage space for records</li><li>▲ Mortuary/Pathology</li><li>▲ Canteen/Cafeteria</li><li>▲ Pharmacy</li><li>▲ Ancillary Services eg. Kitchen, Laundry, Sterilisation Unit, Maintenance workshop, Medical Gas Plant, Water Treatment Plant</li><li>▲ Research Facilities</li><li>▲ Teaching Facilities (Medical School&amp; Nursing School)</li><li>▲ Ambulance Yard</li><li>▲ Fire station</li><li>▲ Workshops</li><li>▲ Shops and banks</li><li>▲ Accommodation for staff</li><li>▲ Hostel facilities</li><li>▲ Helipad</li><li>▲ Sanitary area/ Incineration area</li><li>▲ Other emergency medical services/ storage</li><li>▲ Wellness and fitness park</li><li>▲ Emergency assembly centre</li><li>▲ Daycare</li><li>▲ Car Park</li></ul>	<ul style="list-style-type: none"><li>▲ Industries</li><li>▲ Animal Husbandry other than for research or teaching</li><li>▲ Fuel Station</li><li>▲ Warehouses</li><li>▲ Markets</li><li>▲ Large commercial enterprises</li></ul>



## 5.4.1 Planning Standards (HT)

Sphere of Influence	<ul style="list-style-type: none"><li>-Serves as a national and international referral hospital, catering to the entire population of Ghana and cross-border referrals.</li><li>-Acts as the apex of the health system, offering the most complex and specialized medical, surgical, diagnostic, academic, and research services.</li><li>-Receives referrals from tertiary hospitals, regional facilities, and teaching hospitals.</li></ul>
General Location	<p>Must be sited in a national capital, regional capital, or health science campus, with:</p> <ul style="list-style-type: none"><li>- Access to international airport, national road networks, and municipal support services</li><li>- Proximity to tertiary academic institutions, medical schools, or specialist postgraduate colleges</li><li>- Clear zoning within a medical city or health precinct</li></ul>
Land Requirement	Minimum: 30 acres
Site Characteristics	<ul style="list-style-type: none"><li>- Must be located on stable, non-flood-prone land with good drainage</li><li>- Soil must support multi-storey infrastructure (high-rise capacity)</li><li>- Requires clean-dirty zoning, fire separation buffers, and medical gas zoning</li><li>- Disability-compliant design required (ramps, elevators, signage)</li><li>- Must be away from refuse dumps, abattoirs, fuel depots, or heavy industrial zones by a minimum of 500m</li><li>- Provisions for disaster evacuation, emergency bypass routes, and triage access</li></ul>
Population to be served	Designed to serve Ghana's entire population (30+ million) and potentially neighbouring countries (West Africa).
Parking	Parking for 250+ vehicles (staff, visitors, logistics)
Number of Beds	Minimum: 200 beds
Basic Services	Electricity, Water, Fire Safety, Waste management, Security and ICT infrastructure



## 5.5 Planning Standards for Community-Based Health Planning and Services (CHPS) Compounds

Sphere of Influence	Serves small rural or peri-urban communities. Should be embedded in communities with limited access to higher-tier care.
General Location	-Preferably within or at the edge of rural settlements, easily accessible by foot, bicycle, and motorbike. -Site must not be isolated. -Should be within 15–30 minutes' travel time for most residents.
Land Requirement	-Minimum: 0.5 acre for basic functions. -Recommend 1.0 acre where land is available to accommodate future expansion, ambulance bay, staff quarters, and waste infrastructure.
Site Characteristics	-Flat, well-drained terrain -Not flood-prone -Must accommodate: pedestrian access paths, disability-friendly ramps, and potential for borehole/tank installation -Avoid proximity to waste dumps, stagnant water, or industrial hazards
Population to be Served	Intended for a population of 500–5,000
Number of Beds	Minimum 2 observation beds required
Basic Site Services	Water supply, electricity with solar backup, wastewater drainage system with septic tank or bio-digester, staff and patient wash-rooms, fire safety equipment, secure perimeter fencing or natural demarcation.

## 5.6 Planning Standards for Maternity Home

Sphere of Influence	- Serves local communities and peri-urban settlements -Absorbs referrals from CHPS compounds lacking delivery capacity. -Functions as the first point of care for pregnant women in areas lacking full health centres or hospitals. -Refers high-risk or complicated cases to higher levels.
General Location	-Located in residential or semi-urban settings with easy access to transport for emergency referrals. -Site should be close to feeder roads or accessible via ambulance or tricycle during emergencies. -Should not be isolated or within hazardous zones.



Land Requirement	Minimum: 0.5 acre
Site Characteristics	<ul style="list-style-type: none"><li>- Located on flat, well-drained land</li><li>- Safe distance (<math>\geq 500\text{m}</math>) from refuse dumps, fuel stations, slaughterhouses, or high-noise/pollution areas</li><li>- Allows clean-dirty separation, especially between delivery and wash areas</li><li>- Ramps and entry points accessible to pregnant women, elderly, and children</li><li>- Fire safety layout and handwashing infrastructure must be integrated</li></ul>
Population to be Served	5,000–10,000 people
Number of Beds	Minimum: 2 beds in a lying-in/observation room
Basic Site Services	Water supply, Electricity, Functional WCs for staff and patients, handwashing stations with elbow taps, waste zones with color-coded bins, sharp boxes, placenta disposal, and access to incineration/hydroclave, fire extinguishers, smoke detectors, and evacuation signage, cleanable floors, mosquito nets, maternity privacy protocols, secured fencing and basic 24/7 security (watchman or CCTV)

## 5.7 Planning Standards for Health Centres

Sphere of Influence	<ul style="list-style-type: none"><li>- Serves a sub-district level population, especially where there is no nearby hospital.</li><li>- May act as a referral point for multiple CHPS compounds.</li></ul>
General Location	<ul style="list-style-type: none"><li>- Should be situated in semi-urban or rural towns, along accessible roads for ambulances and public transport.</li><li>- Should be close enough to communities to support routine outreach and emergency response.</li></ul>
Land Requirement	Minimum: 2 acres
Site Characteristics	<ul style="list-style-type: none"><li>- Flat, well-drained land free from flooding</li><li>- Space for emergency vehicle access, loading/unloading</li><li>- Separate entrance/exit design preferred</li><li>- Must allow for accessibility features (ramps, signage, non-slip surfaces)</li><li>- Must be located at least 500m from refuse dumps, industrial hazards, and high-noise zones.</li></ul>



Population to be Served	5,000–15,000 people
Number of Beds	Minimum: 4 beds in observation wards
Basic Site Services	<ul style="list-style-type: none"> <li>- Electricity (with backup: solar or generator),</li> <li>- Piped or mechanized water system with backup tanks</li> <li>- Sanitation: staff &amp; patient WCs, sluice room, decontamination zone</li> <li>- Waste management</li> <li>- Fire Safety: extinguishers, detectors, evacuation plans</li> <li>- Perimeter fencing, parking space, and emergency assembly point</li> </ul>

## 5.8 Planning Standards for General/Family Medicine Clinic

Sphere of Influence	<ul style="list-style-type: none"> <li>-Designed to serve an urban or peri-urban population</li> <li>-Acts as a first point of contact for primary outpatient care and stabilization</li> </ul>
General Location	<ul style="list-style-type: none"> <li>-Should be situated in residential or mixed-use zones with high accessibility</li> <li>-Must be within reach of public transport routes and visible from main roads or community arteries.</li> <li>-Proximity to complementary services (pharmacy, labs, referral hospitals) is beneficial</li> </ul>
Land Requirement	Minimum: 1 acre
Site Characteristics	<ul style="list-style-type: none"> <li>- Must be flat, accessible, and well-drained</li> <li>- Not flood-prone, must include paved access, signage, and perimeter fencing</li> <li>- Allowance for ramps, walk-ways, and privacy screens</li> <li>- Adequate natural light and ventilation essential</li> <li>- Must be at least 500m from high-noise or pollution sources (e.g. markets, refuse dumps)</li> </ul>
Population to be Served	<ul style="list-style-type: none"> <li>-5,000–20,000 people, depending on specialization, hours of operation, and availability of other nearby facilities.</li> <li>-Must consider urban density, catchment overlaps, and walk-in volume capacity.</li> </ul>
Number of Beds	-Minimum: 2 observation beds
Basic Site Services	<ul style="list-style-type: none"> <li>- Water supply, Electricity with backup (solar or generator) functioning toilets, fire protection systems (extinguishers, signage, training), waste disposal system, adequate security and lighting, with patient safety protocols in place</li> </ul>



## 5.9 Summary of Planning Standards for Health Facilities

Facility Type	Population Served	Minimum Land Required	Minimum Beds
CHPS Compound	500–5,000	0.5 acre	2 observation beds
Maternity Home	5,000–10,000	0.5 acre	2 lying-in beds
Health Centre	5,000–15,000	2 acres	4 beds
General/Family Medicine Clinic	5,000–20,000	1 acre	2 observation beds
Polyclinic	20,000–50,000	4 acres	15 beds
District Hospital	50,000–200,000	10 acres	40 beds
Regional Hospital	100,000–300,000	10 acres	60 beds
Teaching/Specialised/International Hospital	300,000+ (national + cross-border)	30 acres	200 beds

A vibrant, busy urban street scene. In the foreground, a market is bustling with numerous stalls covered by colorful tarps and umbrellas in shades of orange, red, green, and grey. A large pile of gravel is visible on the left. In the middle ground, a multi-lane road is filled with traffic, including white vans, a red bus, and several cars. A concrete barrier separates the market from the road. In the background, a large building is under construction, showing its steel frame and rebar structure. To the left, a tall telecommunications tower stands against a clear blue sky. The overall atmosphere is one of active commerce and development.

# BUSINESS ZONE



## 6.0 BUSINESS ZONE

### 6.1 Central Business District (CBD)

The Central Business District (CBD) is the economic, financial and administrative heart of a city. It is characterized by international and national corporate offices, government headquarters (ministries or civic centres), major financial institutions (banks, stock exchange), high order retail (department stores, large markets for manufactured goods), hotels, and cultural institutions. Land values in the CBD are very high due to competition for space. As a result, development in the CBD is characterized by high-rise and high-density development to maximise space.

These areas usually exhibit old and modern architectural and urban designs with consideration for heritage and conservation of buildings and places. Areas of historical and cultural significance should be preserved. Aesthetics in the CBD should be enhanced through the development of a network of public open spaces, multi-modal transport system, non-motorized transport system and landscaping.

Table 17: Permissible and Prohibited Uses for CBD

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Business premises</li> <li>▲ Commercial office development</li> <li>▲ Shops and restaurants</li> <li>▲ Government business</li> <li>▲ Corporate Institutions</li> <li>▲ Financial Institutions</li> <li>▲ Public open space</li> <li>▲ Sport facilities</li> <li>▲ Leisure and cultural facilities</li> <li>▲ High rise flats and apartments</li> <li>▲ Hotel accommodation</li> <li>▲ Security</li> <li>▲ Car park</li> <li>▲ Transport stations</li> <li>▲ Pedestrian walk ways</li> <li>▲ Markets for finished products</li> <li>▲ Clinics and hospitals</li> <li>▲ Pharmacies</li> <li>▲ Fire stations and hydrants</li> <li>▲ Fuel service stations</li> <li>▲ Child care centres</li> <li>▲ Selective residential apartments</li> <li>▲ Places of worship</li> <li>▲ Informal Sector space</li> <li>▲ Residential Zone C</li> </ul>	<ul style="list-style-type: none"> <li>▲ Single unit development</li> <li>▲ Industrial development</li> <li>▲ Major Warehousing</li> <li>▲ Animal husbandry</li> <li>▲ Cemeteries/ Crematorium</li> <li>▲ Animal slaughter houses</li> <li>▲ Major Bulk breaking</li> </ul>



## 6.1.1 Planning Standards (CBD)

Plot Coverage	70-85 percent
Floor Area Ratios (FAR)	A minimum of 6.0 or more
Building Height	≥ 5 storeys
Setbacks	Front = 3m, Side = 2m and Rear = 8m
Architecture & Aesthetics	Buildings should exhibit old and modern architectural and urban designs
Traffic and Circulation	Pedestrian crossings and walkways.
Parking	On-street parking is not encouraged. Parking areas and Loading bays should be designated. Terminal should be integrated with CBD Consider a traffic management plan Commercial Government offices: 1 per 200m <sup>2</sup> gross floor area
Utilities	Electricity, water, telecommunication, waste management, fire safety, security
Marketing and signage	Manage signages and billboards to avoid clutter
Social considerations	Ensure inclusivity by having designated space for informal activities. Space requirement: 2-5 percent

## 6.2 Sub-Regional Business Zone (SBZ)

The Sub-Regional Business Zone (SBZ) functions as centres for dispersal of economic activities, employment generation, and traffic movement in a city or metropolitan area. Activities in the zone include sub-regional distribution outlets, markets, bulk breaking warehousing, cold storage facilities, major retail stores, corporate offices and some service industries.

Also to be included are major sub-regional recreation centres, leisure and community facilities. The zone will be strategically located to ensure ease of access and egress to transportation facilities.



Table 18: Permissible and Prohibited Uses for SBZ

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Markets for agricultural produce and livestock</li> <li>▲ Bulk breaking warehouses for Agricultural Produce</li> <li>▲ Cold storage facilities</li> <li>▲ Corporate Offices</li> <li>▲ Warehouses</li> <li>▲ Major retail stores</li> <li>▲ Service industries- Mechanics, Artisans</li> <li>▲ Recreational Facilities</li> <li>▲ Educational facilities</li> <li>▲ Community Facilities</li> <li>▲ Fire stations/ Hydrants</li> <li>▲ Health Facilities</li> <li>▲ Police Post</li> <li>▲ Parking Facilities</li> <li>▲ Residential Zone C and D</li> <li>▲ Loading /Unloading Bays</li> <li>▲ Fuel Service Stations</li> <li>▲ Place of worship</li> <li>▲ Electric Vehicle charging stations and solar-integrated facilities.</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industrial development</li> <li>▲ Animal husbandry</li> <li>▲ Cemeteries/ Crematorium</li> </ul>

### 6.2.1 Planning Standards (SBZ)

Spatial extent and layout	An SBZ should be strategically located to coincide with a major road junction or town centre in a metropolitan sub-area. There should be pedestrian-friendly streets. Mid-rise buildings, and open market areas.
Floor Area Ratios (FAR)	A minimum of 6.0 or more
Building Height	3–8 storeys for offices/commercial
Setbacks	Front = 3m, Side = 2m and Rear = 8m
Architecture & Aesthetics	Buildings should exhibit old and modern architectural and urban designs
Traffic and Circulation	Pedestrian crossings and walkways. Provide major road access, a ring road or multiple access points to disperse traffic. Designate bus stops and mini stations



Parking	Commercial offices: 1 per 50m <sup>2</sup> gross floor area Shops: 1 per 40m <sup>2</sup> retail space Public buildings & Places of Assembly: 1per 40m <sup>2</sup> or 1 per 20 seats, or beds whichever is greater
Utilities	Electricity, water, telecommunication, waste management, security, fire safety
Marketing and signage	Manage signages and billboards to avoid clutter.
Social considerations	Ensure inclusivity by having designated space for informal activities. Space requirement: 2-5 percent
Service Industries	Should cluster in a designated part of zone
Growth Potential	Reserve some land for future expansion
Economic viability	Encourage anchor developments (such as one big retail anchor store, or a civic centre) to draw people

### 6.3 Mixed Business Zone (BM)

The Mixed Business Zone (BM) is intended for lower-intensity commercial development and mixed-use areas on the fringe of major business districts or along major roads. These zones serve as a transition between core commercial areas and purely residential zones. Land in a BM zone is often used for a combination of uses: small to medium-scale businesses, retail shops, offices, and possibly residential units (often above ground-floor commercial). The BM zone caters to businesses that do not require a central location or high-rise buildings, and that may be more service-oriented to local communities. Examples include strip shopping areas, small shopping plazas, workshops, showrooms, and offices that can coexist with housing. Typically, Mixed Business Zones are found on the fringes of a CBD, adjacent to arterial roads but not in the right of way.

The intention of the BM Zone is to allow some commercial activity to permeate residential areas in a controlled way – providing services and employment close to where people live – but without the full bustle or building scale of a CBD. BM zone is located parallel to the right of way with shops and businesses integrated with residential uses. Mixed Business zones support small and medium enterprises and local entrepreneurship by integrating uses that may not be permitted in strictly residential zones. The zone must prevent heavy nuisances and maintain compatibility with any nearby homes.

Table 19: Permissible and Prohibited Uses for BM

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Commercial offices</li> <li>▲ Local government offices</li> <li>▲ Corporate offices</li> <li>▲ Markets</li> <li>▲ Child Care Centre</li> <li>▲ Car Park</li> <li>▲ Medical Clinics</li> <li>▲ Motor Sales and Services</li> <li>▲ Fuel Service Station</li> <li>▲ Retail shops</li> <li>▲ Workshops and artisan studios</li> <li>▲ Show rooms and lower intensity commercials</li> <li>▲ Storage and distribution</li> <li>▲ Fire stations/hydrants</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industrial development</li> <li>▲ Dwelling at ground level/intensive residential use only</li> <li>▲ Animal husbandry</li> <li>▲ Market over 1 ha (2.5 acres)</li> <li>▲ Noxious uses</li> <li>▲ Major warehousing clusters</li> </ul>

### 6.3.1 Planning Standards (BM)

Spatial extent and layout	Built up coverage should be 60-70% of the entire land The BM Zone should be strategically located to coincide with a major road junction or town centre in a metropolitan sub-area.
Floor Area Ratios (FAR)	A minimum of 4.0
Building Height	1-3 storeys for offices/commercial
Setbacks	Front= 5m, Rear= 3 m, Side= 3m
Architecture & Aesthetics	Buildings should exhibit old and modern architectural and urban designs
Traffic and Circulation	Pedestrian crossings and walkways. Provide service roads and limit direct access to major roads Designate central bus stops or a mini station. Ensure connectivity with other small business clusters.
Parking	Provide off street parking Common parking lots Controlled/regulated on street parking 1 space per 50m <sup>2</sup> for retail and offices 1 space per 100m <sup>2</sup> for workshops including loading bays
Utilities	Electricity, water, telecommunication, waste management, security, fire safety
Marketing and signage	Manage signages and billboards to avoid clutter.
Social considerations	Ensure inclusivity by having designated space for informal activities. Space requirement: 2-5 percent

## 6.4 Informal Business Zone (BI)

Informal Business Zone (BI) is intended for local community business activities incorporating small shops, sub offices and agencies and a community market. BI Zone should be sited at areas with convenient pedestrian and vehicular access.

The zone is intended to be developed progressively, with adequate provision for services, waste disposal and public amenities. The market is intended to be the focus of day-to-day community activity around which will be constructed more permanent retail and community facilities. Industrial, manufacturing and food processing is not permitted in the zone, but small-scale repairs, home craft and cottage industry activities will be permitted.



Table 20: Permissible and Prohibited Uses for BI

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Local Market (2.5 acres or less.)</li> <li>▲ Local shops</li> <li>▲ Clinic</li> <li>▲ Police post</li> <li>▲ Sanitary facilities</li> <li>▲ Street vending areas</li> <li>▲ Service agencies</li> <li>▲ Restaurant and Bars</li> <li>▲ Cottage industries</li> <li>▲ Day care</li> <li>▲ Motor bicycle service points</li> <li>▲ Taxi and bus terminals</li> <li>▲ Car Park</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industrial development</li> <li>▲ Major commercial &amp; retail development</li> <li>▲ Cemetery &amp; Crematorium</li> <li>▲ Extractive industries</li> <li>▲ Animal husbandry</li> <li>▲ Slaughtering of animals without appropriate facilities.</li> <li>▲ Warehousing</li> </ul>



## 6.4.1 Planning Standards (BI)

Site Size	Minimum of 7.5m <sup>2</sup>
General Location	Should be an integral part of the community
Kiosks/ Stalls/Containers	Minimum: 2x2m
Architecture & Aesthetics	To be determined by the Planning Authority. Design should include the preservation of cultural heritage.
Infrastructure	Electricity, water, waste management, fire safety, security
Spatial Organization	Should have a layout/plan

## 6.5 Planning Standards for Markets and Shops

All standards specified here are mandatory minimum standards unless otherwise stated. Four levels of marketing and shopping facilities are considered.

These are:

1. Shops
2. Neighbourhood Shopping Centre
3. Local Market/Satellite Market
4. Large Commercial Market

### 6.5.1 Local Market

Catchments Population	Up to 30,000 persons
Site size	Up to 10 acres in developed urban areas. 20% - 50% extra space is needed for car parking
Basic site facilities	Water, electricity, stores/ sheds and cold storage facilities. Proximity to refuse disposal site and public toilets.
Location (Advisory)	Centrally located in relation to catchment area. Location should have good access to major roads and should be in close proximity to public transport terminal.

### 6.5.2 Large Commercial Market

Catchments Population	The whole settlement area and its peripheral influence
Site size	3ha minimum
Basic site facilities	Parking space of not less than 10% of total commercial area; fire-fighting facilities, telephone; water; electricity; and public toilets, security, child care centre, clinics, waste management
Shopping Facilities (Advisory)	Large department stores; general merchandise and hardware stores; restaurants, hotels, and a variety of service enterprises and various small stores and shops.
Location (Advisory)	Location should have good access to major roads and also have proximity to a public transport terminal, a post office, and a police station.



### 6.5.3 Wholesale Outlets

Floor Area (Advisory) 83.61m<sup>2</sup> of wholesale space per 1000 people

### 6.5.4 Neighbourhood shopping centre

Catchment population (Advisory)	From 5000 to 15,000 people
Site size	Minimum of 1acre
Commercial floor area	Minimum of 200m <sup>2</sup>
Basic site facilities	Electricity, water and proximity to a Postal agency, a police post and waste management Parking space of not less than 10% of total neighbourhood shopping centre;
Location (Advisory)	Close to other neighbourhood facilities such as a clinic and a nursery school. Site should have a good vehicular access to a service road.

### 6.5.5 Shops

All standards are advisory

Catchment population	Up to 500 persons
Site Size	0.25acre minimum
Basic site facilities	Electricity and storage facility.
Location	Should be an integral part of an area

## 6.6 Planning Standard for Petroleum Products Retail Outlets (Petroleum Product Filling Outlets)

### 6.6.1 Distance Requirements for Siting PPROs.

No.	Parameter	Requirement
1	Distance From Next Station on same side of road	300m
2	Staggered Distance from Next Station (across road)	300m
3	Distance between a Service Station and an LPG Refilling Plant on the same side of the road	500m
4	Staggered distance between a Service Station and an LPG Refilling Plant	500m



No.	Parameter	Requirement
5	Distance from 11KV - 33KV Line	10m from the centre of the Transmission Lines to the boundary of the proposed site (facility)
6	Distance from 69KV - 161KV Line	15m from the centre of the Transmission Lines to the boundary of the proposed site (facility)
7	Distance from 225KV - 330KV Line	20m from the centre of the Transmission Lines to the boundary of the proposed site (facility)
8	Distance from nearest public institution	Preferred is 60m (FS/SS). Where the recorded distance is less than the preferred, applications will be reviewed further by the Authority on a case-by-case basis.
9	Distance from hot works	100m for FS/SS
10	Road bend	60m
11	Distance from Environmentally Sensitive Areas such as Wetlands, Dumpsites, Streams, Rivers	30m for FS/SS

*For more details, please refer to the guidelines for the establishment and operation of petroleum product retail outlets in Ghana.*

## 6.6.2 Siting Requirements for Petroleum Product Retail Outlets (PPROS)

Filling stations should be located where they are readily accessible to vehicles to avoid motorists having to make unnecessary detour for the purpose of refuelling. To ensure fair distribution/separation of filling stations, the following siting requirements must be adhered to

- **Siting of PPROs on either side of single carriage roads:** Stations should not be located directly opposite each other, but should be staggered. The staggered distance (the distance between two discrete outlets on either side of a single carriage road) shall not be less than 300m apart. Consideration is based on the concentration of stations within a 1km distance (not more than 3 stations within a 1km stretch).
- **Siting of PPROs on same side of single/double carriage roads:** Stations should be spaced at least 300m apart. Again, consideration shall be given to the concentration of stations within a distance of 1km (not more than 3 stations within a 1km stretch).
- **Siting of PPROs next to LPG Refilling Plants on same side of single/double carriage roads:** Stations should be spaced at least 500m from existing LPG Refilling Plants. The



minimum consideration involves the extent of impact of likely incident such as leakage, fire and explosion at the LPG Refilling Plant on the nearest petroleum retail outlet.

- **Siting of PPROs next to LPG Refilling Plants on either side of single carriage roads:** Stations should be sited at a minimum staggered distance of 500m from existing LPG refilling plants. The main consideration involves the extent of impact of likely incident such as leakage, and explosion at the LPG Refilling Plant on the nearest petroleum retail outlet.
- **Siting of PPROs on either side of dual carriage roads:** Stations could be sited opposite to one another provided the dual carriageway is divided by a physical barrier.
- **Siting of PPROs along road bends:** Stations should not be sited within 60m from any road bends.
- **Siting of PPROs near public facilities:** The preferred minimum distances for fuelling/ service stations away from the under listed public institutions/ facilities is 60m. For sites located less than 60m to public institutions or facilities, the distances shall be reported (scale, scope, photographs, etc) and assessed on case-by-case basis depending on the type of Public Institution or Facility. These institutions are made up of the following:
  - a. Healthcare facilities
  - b. Schools
  - c. Any other public institution or facility that could pose a risk

It is important to note some of these public institutions have fuel installations within their premises. Particular attention is given to safety measures at the stations to prevent any potential incident that may occur at the stations.

- **Siting of PPROs near environmentally sensitive areas:** Minimum distance from Environmentally Sensitive Areas such as Wetlands, Streams and Rivers is 60m. Minimum distance from dumpsites is 200m. For fuel service stations, mitigation measures such as the burial of USTs in concrete bunkers will be insisted on by the Authority to provide for adequate pollution prevention mechanisms. Other measures will also be recommended on a case-by-case basis to minimize/ prevent pollution.
- **Siting of PPROs near overhead power transmission lines:** Stations should be located as specified:
  - a. PPROs should be located at a minimum distance of 10m from the centre of transmission lines ranging from 11-33 Kilovolts. This distance shall be measured from the centre of the line to the boundary of the proposed site.
  - b. (b) PPROs should be located at a minimum distance of 15m from the centre of transmission lines ranging from 69 - 161 Kilovolts. This distance shall be measured from the centre of the line to the boundary of the proposed site. PPROs should be located at a minimum distance of 20m from transmission lines ranging from 225 - 330 Kilovolts. This distance shall be measured from the centre of the line to the boundary of the proposed site.
- **Siting of PPROs near hot works:** Stations should not be located within a distance of 100m from any activity involving hot works. e.g. Welding shops.



## 6.7 Government Business Zone (BG)

The Government Business Zone (BG) is intended for government and administrative uses that are not mixed with general commercial zones. It typically encompasses areas with ministries, legislative buildings, judiciary complexes, or other government agency head offices. The zone acknowledges that government operations often require secure spaces or specialized buildings (parliament, courts, ministries, etc.). Ancillary activities such as restaurants, book shops, canteens, clinics, banks etc. will be permitted in the zone to support the running of government offices.

Table 21: Permissible and Prohibited Uses for BG

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Government Offices eg. Ministries, Agencies, Departments</li> <li>▲ Regional/District Assembly Office and associated office buildings</li> <li>▲ Official residences within enclave</li> <li>▲ Libraries</li> <li>▲ Post Office</li> <li>▲ Police Station/Post</li> <li>▲ Financial Institutions</li> <li>▲ Commercial Services ancillary to Government Business</li> <li>▲ Government Service Facilities</li> <li>▲ Food Stalls and Restaurants</li> <li>▲ Child Care Centre</li> <li>▲ Car Parks</li> <li>▲ Public Space eg. monument parks, memorials, parade grounds</li> <li>▲ Bus Stop/Transport Stations</li> <li>▲ Place of Worship</li> </ul>	<ul style="list-style-type: none"> <li>▲ Standalone private office buildings or commercial strips</li> <li>▲ Industrial activity</li> <li>▲ Cemetery &amp; crematorium</li> <li>▲ Animal husbandry</li> <li>▲ Informal Business</li> </ul>

### 6.7.1 Planning Standards (BG)

Spatial Extent and Layout	Must adhere to the structure plan of the area and urban design principles
Building coverage	40-50 percent
Height	Minimum of 2 storey
Setbacks	Front:6m, Side & Rear: Min 4m
Open space	Ensure to provide for parks, garden, landscaping, court yard etc.
Parking	1 per 200m <sup>2</sup> gross floor area
Basic services	Electricity, water supply, telecommunication, drainage, waste management, fire safety, security
Proximity	Near CBD or residential, ensure appropriate buffer



# PUBLIC SPACE



## 7.0 PUBLIC SPACE ZONE (PS)

Public Space Zone (PS) is a generally open area accessible to and used by the public. Public Spaces include natural parks, gardens, recreational/amusement parks, cemeteries, cultural and historical parks.

Public Space Zone can be categorized as follows:

- a. Active Public Space such as sports facilities for indoor games and field sports, durbar ground etc.
- b. Passive Public Space such as public spaces for parks and gardens; children's playground etc.

Table 22: Permissible and Prohibited Uses for PS

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Parks and gardens</li> <li>▲ Ancillary uses eg. restaurant, changing rooms, minor commercial activities</li> <li>▲ Cultivated areas where approved</li> <li>▲ Sports Ground</li> <li>▲ Sports Club buildings</li> <li>▲ Parks and gardens</li> <li>▲ Emergency facilities</li> <li>▲ Exhibition areas</li> <li>▲ Parking</li> <li>▲ Public transport facilities</li> <li>▲ Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industrial</li> <li>▲ Major Commercial activity</li> <li>▲ Warehousing</li> <li>▲ Any development that obstructs natural drainage and slopes</li> <li>▲ Abattoir</li> </ul>

## 7.1 Planning Standards (PS)

### 7.1.1 Active Public Space

#### 7.1.1.1 National Sports Complex

Catchment Area	The whole Country
Size of Site	25-37 acres
General Location	Located in a good vehicular linkage including air link
Minimum facilities	To cater for both active and spectator participation in a wide range of sporting activities up to national level. These should include football field, tennis, volley, netball, hand ball, basketball, athletics field, hockey field, cycle track, gymnasium, spectator stands for a minimum of 75,000 people, and swimming pool. Others include press rooms, conference rooms, offices, stores, restaurants, parking space for 1,000 vehicles, changing rooms, showers, toilets, telephones, water, electricity, emergency medical services, etc.



### **7.1.1.2 Local field sport facilities**

Population to be served	Up to 5,000 people
Size of Site	1 acre per 1000 persons, with minimum total area of 5 – 6 acres
Minimum Facilities	Football field, volley and netball fields, lawn tennis court and a parking space.
Basic service	Water and electricity, disability friendly, a squash court, washrooms and changing rooms
General Location	Generally located with access to public transport

### **7.1.1.3 Durbar Ground**

Population to be served	Up to 15,000 people
Site size	from 0.5 acre to 2.5 acres
Basic Site Services	Water and electricity, disability friendly, washrooms and changing rooms
General location	In settlement centre with good access to public transport terminal. Site could be part of a public open space

### **7.1.1.4 Event Centres**

Population to be served	Up to 5,000 people
Site size	Min. of 0.5 acre
Basic Site Services	Water and electricity, disability friendly, washrooms and changing rooms, parking
General location	In settlement centre with good access to public transport terminal. Site could be part of a public open space

## **7.1.2 Passive Public Space**

### **7.1.2.1 Public Space (Parks and Gardens)**

Population to be served	Minimum of 2500 people at 1.2 acre per 1000 people
Basic Services	Adequate number of public seats, water and electricity, washrooms and changing rooms. Should be disability friendly
Parking	1 per 10m <sup>2</sup> floor area
General Location	Equally distributed over settlement area



## 7.2 Planning Standards for Cemeteries, Crematoria and Funeral Parlours

### 7.2.1 Cemeteries

Catchment	A cemetery per village, town, or urban area
Site requirement	Low water table
Location	Accessible to catchments area
Site size	Site size will relate to population grouping
Population of up to 5,000 persons	1.24 acres (5,018.1m <sup>2</sup> ) to 2.5 acres (10,117.1m <sup>2</sup> )
Population 5,000 to 15,000	2.5 acres (10,117.1m <sup>2</sup> ) to 3.7 acres (14,973.4m <sup>2</sup> )
population 15,000 to 100,000 persons	25 acres (101,171.4m <sup>2</sup> )

### 7.2.2 Funeral Parlours/ Homes

Population to be served	Not defined
Location Criteria	Not to be located in residential area, except as part of local shopping centre, near to mortuary, hospital and churches. Not less than 300m radius from nearest dwelling house.
Basic Services	Space for storage for bodies, maximum 10 bodies, chapels, parking and supporting facilities must not be sited near to major pipelines and water sources Electricity, water, security, fire safety
Site size	Minimum Plot size =1 acre

### 7.2.3 Crematoria in Funeral Home

Population to be served	Population of the District
Location criteria	-Consider the direction of the wind -Not less than 300m radius from nearest dwelling house. -Accessible from catchments area and provide internal accesses -On site car parking for at least 25 vehicles.
Basic Services	Space for the disposal of ashes, storage for bodies, chapel, parking, electricity, water, security, fire safety
Site size	2.5 acres to 6.2 acres (including space for parking and storage facility)



## 8.0 PROTECTED COASTAL/WATER FRONT ZONE (CZ)

Protected Coastal/Waterfront Zone (CZ) is intended for lands within the immediate vicinity of a water body, which is subject to special protected status. The land may include beaches, lagoon sides, banks of rivers, lakes and other water bodies. The extent of the Protected Coastal/Waterfront Zone shall be determined by the Planning Authority in collaboration with the appropriate state agency/agencies. All the coastal line which may be affected by coastal erosion, or a future rise in sea level will form part of a Protected Coastal/ Water Front Zone to ensure that no development occurs. The width of the coastal zone will vary according to protection measures required. Land outside the Protected Coastal/Water Front Zone, will be subject to regular Zoning Considerations and EPA regulations.

Lands in the Coastal Zone are to be used for activities that reflect on the physical and environmental conditions of coastal areas, banks of rivers, lakes and other water bodies. The Planning Authority shall liaise with the Environmental Protection Authority to determine the applications for development which require environmental impact studies.

Table 23: Permissible and Prohibited Uses for (CZ)

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Tourism and recreational facilities</li> <li>▲ Traditional small scale and cottage industries related to sea or water body</li> <li>▲ Local craft making</li> <li>▲ Traditional ship/boat building</li> <li>▲ Fishing and fish processing</li> <li>▲ Public spaces</li> </ul>	<ul style="list-style-type: none"> <li>▲ Sand winning</li> <li>▲ Animal husbandry</li> <li>▲ Garages/mechanical workshops</li> <li>▲ Large scale commercial activity/ market</li> <li>▲ Heavy/Large scale industry</li> <li>▲ Coal and oil-fired power stations</li> <li>▲ Commercial or Military Docks and dry harbours</li> <li>▲ Mining</li> <li>▲ Large scale ship building</li> <li>▲ Open dumping and discharge of solid or liquid waste</li> <li>▲ Cemeteries /Crematoria</li> </ul>

## 8.1 Planning Standards for Riparian Buffer Zones (RZ)

The desired minimum buffer width should be able to sustain stream protection and buffer functions over the long term, and potential future threats (like climate change), which may tend to impact negatively on runoff regime and the integrity of stream-side vegetation. Moreover, landowner concerns will most often serve to constrain the width of the buffer zone, while reserving enough land for food cropping or pasture management.

Table 24: Design Standards (RZ)

Municipal reservoir shoreline protective buffer	60 to 90 meters (e.g. Weija Dam, Lake Bosomtwe)
Major perennial rivers/streams	10 to 60 meters (e.g. Volta, Tano, Offin)
Minor perennial streams	10 to 15 meters



Important intermittent streams	10 to 20 meters
Streams within forest reserves	10 to 50 meters

Wetlands will require a buffer zone of 30-meters around the perimeter as defined from the high-water elevation.

- a. Forested buffer widths shall be modified if there are steep slopes within close proximity to the river system, and in those cases, the buffer may be adjusted as follows:

Slope	Width of buffer
15-20 %	Add 3 meters
20-25 %	Add 10 meters
25-30 %	Add 20 meters

- i. If the land use or activity involves aboveground storage of hazardous substances or petroleum facilities, the buffer zone width shall be adjusted to include an additional 30 meters.
- ii. If land use or activity in the vicinity involves solid waste landfills or junkyards, the buffer zone width shall be adjusted to include an additional 20 meters.
- iii. If the adjacent land use involves surface discharges from a wastewater treatment plant, land application of bio solids, or animal waste the buffer zone shall be governed by an enacted pollution control regulation.
- iv. If the land use involves animal feed lot operations or intensive chemical-based farming, the buffer zone width shall be adjusted to include an additional 20 meters.
- v. If the land use involves flood recession farming where the community uses the high fertile floodplains for farming, the Water Resources Commission may consider a variance to the buffer zone width.

## 9.0 CONSERVATION ZONE (CA)

Conservation Zone (CA) is intended to be retained in its natural or modified state for conservation purposes. A conservation zone may include areas of outstanding natural beauty, areas of religious, cultural or archaeological importance, forest reserves, wildlife and estuarine habitats, land in water supply catchments area, endangered hills, slopes, fault line, etc.

Activities which are incompatible with the intent of the zone will be prohibited. Access to conservation zone will be restricted to selective areas where the intensity of use can be more effectively managed.

Table 25: Permissible and Prohibited Uses for CA

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Eco-Tourism and recreation</li> <li>▲ Ecosystem services</li> <li>▲ Ancillary facilities: wash rooms, local craft industries, accommodation for staff</li> <li>▲ Educational and Scientific research centres</li> <li>▲ Limited local transportation</li> <li>▲ Afforestation</li> </ul>	<ul style="list-style-type: none"> <li>▲ Residential development</li> <li>▲ Industrial development</li> <li>▲ Terminals and bus stops</li> <li>▲ Intensive agriculture</li> <li>▲ Animal husbandry</li> <li>▲ Open dumping and discharge of solid or liquid waste</li> </ul>



# TRANSPORT & LOGISTICS ZONE



## 10.0 TRANSPORTATION & LOGISTICS ZONE (TL)

Transportation and Logistics Zone (TL) is intended to be used to provide facilities for air, rail, road and sea transportation users. Kotoka International Airport, Tema Port, Takoradi Ports, the Accra and Kumasi Railway Stations, Boankra Inland Port area and other similar areas may be grouped in this zone. Major taxi and regional bus terminals are included in this zone. The zone allows for some storage and warehousing facilities. Ancillary office, servicing and convenience retail activities will generally be permitted in the zone.

Access to transportation and logistics zone require special provisions for safety, servicing and parking. Access to the zone will be confined to well controlled intersections, entrance and exit points because of the substantial volume of traffic generated from the activities therein. Residential development will be excluded from the zone.

Table 26: Permissible and Prohibited Uses for TL

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Airports</li> <li>▲ Ports (including inland port)</li> <li>▲ Railway station</li> <li>▲ Landing strips</li> <li>▲ Freight handling facilities</li> <li>▲ Bus stations</li> <li>▲ Manufacturing</li> <li>▲ Warehousing</li> <li>▲ Goods transfer terminals</li> <li>▲ Ancillary commercial uses</li> <li>▲ Road Transport Terminal</li> <li>▲ Car park</li> <li>▲ Shops</li> <li>▲ Canteen</li> <li>▲ Public place of convenience Facilities</li> </ul>	<ul style="list-style-type: none"> <li>▲ Residential development</li> <li>▲ Industrial development</li> <li>▲ Institutional facilities</li> <li>▲ Sports &amp; Recreation</li> <li>▲ Animal Husbandry</li> </ul>

### 10.1 Planning Standards for Roads

A summary of road reservation standards is provided in Table 26. All standards are mandatory except the percentage point incline which is advisory.



Table 26: Summary of road reservation standards

Road Classification		Right of Way (m)	Carriage Way (m)	Median (m)	Shoulder (m)	Layby (m)	Walkway /Bicycle (m)	Side Walks	Tarred width (m)	Max incline (%)	Remarks
Highways	Motorway/ Expressway	90	7.3 x 2	5 – 10	3.0 x 2	-	-		7.3 x 2	6	Ditch, buffer and utility considered
	National roads	90	3.65 x 2	-	2.5 x 2	3.5 x 2	-		7.5	8	End of fill, buffer and utility considered
	Inter-regional / regional roads	60	3.5 x 2	-	2.5 x 2	3.5 x 2	-		7.0	8	End of fill, buffer and utility considered
Urban Roads	Major arterial	90	11.0 x 2 (3 lane)	2.0 x 2	-	3.5 x 2	6.0 x 2		11.0 x 2	6	Drain, Service Lane, Separator, buffer and utility considered
	Minor arterial	40-60	7.3 x 2	2.0 x 2	-	-	5.0 X 2		7.3 x 2	8	Drain and Service lane, buffer and utility considered
	Collectors	20-45	3.65 x 2	-	-	3.5 x 2	5.0 x 2		3.65 x 2	8	Drain, buffer and utility considered
	Local road	18-30	3.65 x 2	-	-	3.5 x 2			-	10	Drain, buffer and utility considered
	Cul-de-sac	12	3.0 x 2	-	-	-	-		-	12.5	
	T-head for cul-de-sac	24									
	Foot paths	6.00									
Feeder Roads	District/ Sub-district	30	3.0 x 2	-	-	-	-		-	10	Drain, buffer and utility considered
	Community road	15	2.5 x 2	-	-	-	-		-	12.5	Drain and utility considered

**\*\* Length of any cul-de-sac should not exceed 200m**

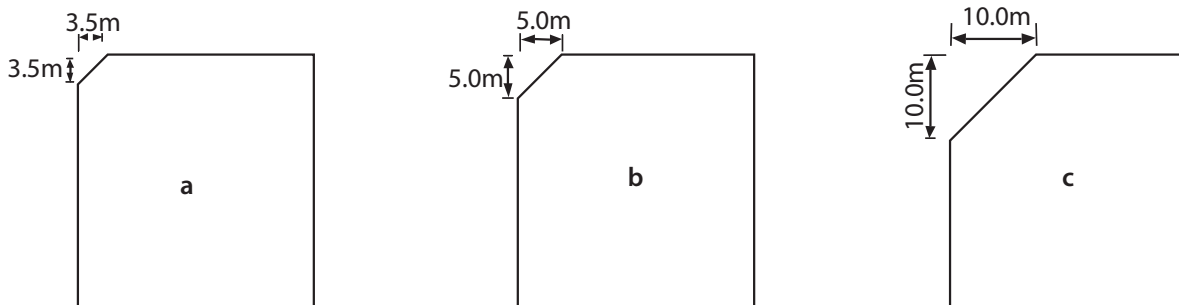


## 10.1.1 Ancillary Requirements

### Corner Truncations and Setbacks

Corner truncations are required for all plots at road intersections to ensure adequate sight distance. The distance for the commencement of the truncation from the intersection of two roads shall apply as follows:

- |                                 |        |
|---------------------------------|--------|
| a) Local access and cul-de-sacs | 3.5m   |
| b) Collector Roads              | 5.00m  |
| c) Major Arterial               | 10.00m |



## 10.1.2 Right of Way (RoW) for Public Drains

Where an overland drainage flows through an area to be subdivided, a R.O.W shall be provided and shall remain free from any building or structure which may restrict flood flows. In the Central Business District and major Commercial Centres all drains should be covered and designed to meet flow capacity as determined below. A primary drain is one that exceeds 30 cum/sec, a secondary drain is one that exceeds 10m cum/sec and a tertiary drain is one that has flows less than 10cum/sec, based on a five-year return cycle.

The R.O.W. to accommodate expected flood shall be calculated as follows: -

- |                    |                       |
|--------------------|-----------------------|
| a. Primary drain   | 1:50 year flood level |
| b. Secondary drain | 1:30 year flood level |
| c. Tertiary drain  | 1:10 year flood level |

## 10.1.3 Access Way to Private Land and Private Road

The minimum width of any access way serving a single plot of land not fronting a road shall be 3m. Where an access way serves more than one plot, not fronting a public road, this shall be increased by 1.5m per plot up to a maximum of 6m. Not more than six plots shall be serviced from an access way. The minimum width of any private road shall be 12m. Not more than fifteen houses shall be serviced by a private road.

## 10.1.4 Easements/Wayleaves for Public Utilities

Where any land fronts a public drain or has infrastructure or other public utility services passing under or above the land, an easement/wayleave should be created upon the land restricting



the erection of any structure which might prevent the maintenance authority from carrying out routine maintenance or other repairs. The minimum width of any easement shall be 3.0m on either side of the service line.

## 10.2 Planning Standards for Parking

Parking facilities should be provided by a developer within the boundaries of a site, or at an agreed nearby location for all public, commercial, industrial and residential development. Provisions in the Transport Impact Assessment (TIA) Guidelines shall apply.

### 10.2.1 Requirements for TIA and Parking Exemptions

Traffic Impact Assessment Studies may have to be conducted depending on the land use and the magnitude of the proposed development. This may range from simple traffic impact statements to strategic or comprehensive traffic impact studies for block of flats, shopping complexes, industrial and other complex developments.

In many parts of the Central Business areas, site dimensions will make it very difficult to enforce car parking provisions. Dispensations may be given to reduce the number of car parking spaces required. In such situations, developers should conduct Traffic Impact Assessment Studies in order to determine the number of parking spaces to be provided. For details on the step for preparing TIA see Guidelines on Transport Impact Assessment.

## 10.3 Terminal Space Requirements for Cargo Vehicles

When space is intended to erect a new building or extend an existing building for one of the uses listed in Table 27, provision shall be made within the boundaries of the site for the loading of trucks and goods vehicles.

Table 27: Space Requirement for Loading and off-Loading Vehicles

Description of Building	No. of Loading or off-loading space required
Shops/Showrooms	Minimum of 1 space for 100m <sup>2</sup> to 1000m <sup>2</sup> of usable floor space.
Supermarkets, large stores and shopping centres	Minimum of 2 spaces for first 1000m <sup>2</sup> and for each additional 3000m <sup>2</sup> of usable floor space.
Industrial and warehousing	Minimum of one space up to 500m <sup>2</sup> , 2 spaces for each additional 500m <sup>2</sup> of usable floor space.
Refuse transfer stations	Minimum of 1 space for 6000m <sup>2</sup> of useable floor area.



### 10.3.1 Charging Stations for Electric Vehicles

General Location/Siting	Can be located at commercial zones, fuel stations, car parks, hotels and residential development
Plot Size	Minimum 0.025 acre
Parking Space	Minimum 5m (long) * 2.5 m (wide)
Accessibility	Location should be easily accessible
Safety and Security	<ul style="list-style-type: none"> <li>▲ Enhance usability by locating stations in convenient locations</li> <li>▲ EV infrastructure should be disability friendly</li> </ul>

For further details refer to the National Standards (Electro-Technical & Automobile Standards). Energy Commission should be contacted for the appropriate regulation when setting up an EV Charging Station or Battery Swap System.

### 10.4 Aviation Permit Requirements

A person who intends to construct a communication tower shall obtain a statement from the Ghana Civil Aviation certifying that the proposed construction will not constitute hazard to air navigation.

The requirement for an Airspace Safety Permit is mandatory where:

- The overall height of the proposed structure above the ground is more than 10 meters and is within 5000meter radius of an existing or proposed aerodrome;
- The proposed structure is within 18,520meters radius of an existing or proposed aerodrome.
- The proposed structure is beyond 18,520meters radius of an existing or proposed aerodrome and is 46 meters or higher above ground level.
- The proposed structure is within low level flying routes or close to major highways;
- The proposed structure is of greater height than an obstacle limitation surface in accordance with the criteria specified in the Ghana Civil Aviation Regulations;
- The proposed structure is within an instrument approach area; and
- The proposed structure is within the distances above an existing airport, an airport under construction or planned airport.

No development is allowed within a radius of 1000m from a proposed or existing sites for installation of aviation, communication, navigation and surveillance equipment without an aeronautical study and approval from the Director-General in writing.

For further details, please refer to Ghana Civil Aviation Act 2024, Act 1120 and the Ghana Civil Aviation (Aerodromes) Directive (GCAD).



# INDUSTRIAL ZONE



## 11.0 INDUSTRIAL ZONE

A purposefully designed enclave intended to host a wide range of light and heavy industries across various sectors. An Industrial Zone is grouped into light industrial zone, service industry zone, general industrial zone, noxious, offensive, hazardous industrial zone and extractive industrial zone.

### 11.1 Light Industrial Zone (LI)

Light Industrial Zone (LI) is intended for light industrial activities, particularly those using clean, low technologies to restrict air and noise offence. The zone has fewer environmental impacts. The sorts of industries that may be found in a light industrial zone might include those producing high value but low weight and volume goods, such as specialized electronic firms, IT based industries, jewellery, medical products, agro- industry, liquefied petroleum gas filling plants, etc.

Table 28: Permissible and Prohibited Uses for LI

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Low polluting industries, including service industries where appropriate</li> <li>▲ Clinics</li> <li>▲ Ancillary shop or office to service industry provided it does not exceed 500 m<sup>2</sup> or 70% of built floor area, whichever is smaller</li> <li>▲ Childcare centre</li> <li>▲ Offices of Government Agencies</li> <li>▲ Parking</li> <li>▲ Limited transportation</li> <li>▲ Small scale commercial outlets</li> <li>▲ Canteens</li> <li>▲ Mini Parks and small recreation areas where this form less than 20% of the developed area.</li> <li>▲ Complimentary mixed-uses</li> <li>▲ Gas Filling Station</li> </ul>	<ul style="list-style-type: none"> <li>▲ All industry not classified as a light industry, except where stated.</li> <li>▲ Terminals</li> <li>▲ Institutions not related to the zone</li> <li>▲ Animal husbandry</li> <li>▲ Major commercial Activities</li> </ul>

#### 11.1.1 Planning Standards (LI)

Minimum Land Requirement for Light Industrial Zone: 10 acres

Minimum Plot size for Light Industrial zone - 1 acre

Minimum Plot size for cottage industry - 0.5 acre

Minimum Setbacks: Frontage= 6m, Side & Rear=3m

#### **Basic Site Facilities**

- i. Availability of water
- ii. Electricity supply
- iii. Firefighting facilities at convenient location
- iv. Medical facilities on site for minor injuries



- v. Adequate access to site for easy transportation of goods.
- vi. Location of industrial site must ensure protection of nearby residents from industrial pollution
- vii. Site must be adequately provided with waste disposal and collection facilities.
- viii. Security
- ix. Telecommunication

## 11.1.2 Planning Standard for Liquefied Petroleum Gas Filling Plant (LPG)

### ***Distance Requirements for Siting Liquefied Petroleum Gas Filling Plant.***

No.	Parameter	Requirement
1	Distance From Next Station on same side of road	300m
2	Staggered Distance from Next Station (across road)	300m
3	Distance between a Service Station and an LPG Refilling Plant on the same side of the road	500m
4	Staggered distance between a Service Station and an LPG Refilling Plant	500m
5	Distance from 11KV - 33KV Line	10m from the centre of the Transmission Lines to the boundary of the proposed site (facility)
6	Distance from 69KV - 161KV Line	15m from the centre of the Transmission Lines to the boundary of the proposed site (facility)
7	Distance from 225KV - 330KV Line	20m from the centre of the Transmission Lines to the boundary of the proposed site (facility)
8	Distance from nearest public institution	500m [(LPG) (Light or Heavy Industrial Area)]. Where the recorded distance is less than the preferred, applications will be reviewed further by the Authority on a case-by-case basis.
9	Distance from hot works	200m for LPG
10	Road bend	60m
11	Distance from Environmentally Sensitive Areas such as Wetlands, Dumpsites, Streams, Rivers	60m for LPG

*For more details, please refer to the guidelines for the establishment and operation of liquefied petroleum gas filling plants in Ghana.*



### ***Siting Requirements for Liquefied Petroleum Gas Filling Plants***

Filling stations should be located where they are readily accessible to vehicles to avoid motorists having to make unnecessary detour for the purpose of refuelling. To ensure fair distribution/separation of filling stations, the following siting requirements must be adhered to

- ⤴ **Siting of PPROs on either side of single carriage roads:** Stations should not be located directly opposite each other, but should be staggered. The staggered distance (the distance between two discrete outlets on either side of a single carriage road) shall not be less than 300m apart. Consideration is based on the concentration of stations within a 1km distance (not more than 3 stations within a 1km stretch).
- ⤴ **Siting of PPROs on same side of single/double carriage roads:** Stations should be spaced at least 300m apart. Again, consideration shall be based on concentration of stations within a 1km distance (not more than 3 stations within a 1km stretch).
- ⤴ **Siting of PPROs next to LPG Refilling Plants on same side of single/double carriage roads:** Stations should be spaced at least 500m from existing LPG Refilling Plants. The minimum consideration involves the extent of impact of likely incident such as leakage, fire and explosion at the LPG Refilling Plant on the nearest petroleum retail outlet.
- ⤴ **Siting of PPROs next to LPG Refilling Plants on either side of single carriage roads:** Stations should be sited at a minimum staggered distance of 500m from existing LPG refilling plants. The main consideration involves the extent of impact of likely incident such as leakage, and explosion at the LPG Refilling Plant on the nearest petroleum retail outlet.
- ⤴ **Siting of PPROs on either side of dual carriage roads:** Stations could be sited opposite to one another provided the dual carriageway is divided by a physical barrier.
- ⤴ **Siting of PPROs along road bends:** Stations should not be sited within 60m from any road bends.
- ⤴ **Siting of PPROs near public facilities:** The preferred minimum distances for fuelling/service stations away from the under listed public institutions/ facilities is 500m. For sites located less than 500m to public institutions or facilities, the distances shall be reported (scale, scope, photographs, etc) and assessed by the Authority on a case-by-case basis depending on the type of Public Institution or Facility. These institutions are made up of the following:
  - a) Healthcare facilities
  - b) Schools
  - c) Any other public institution or facility that could pose a risk
- ⤴ **Siting of PPROs near environmentally sensitive areas:** Minimum distance from Environmentally Sensitive Areas such as Wetlands, Streams and Rivers is 60m. Minimum distance from dumpsites is 200m. LPG refilling plants, facilities shall be reviewed on case-by-case basis.
- ⤴ **Siting of PPROs near overhead power transmission lines:** Stations should be located as specified below: a. PPROs should be located at a minimum distance of 10m from the centre of transmission lines ranging from 11-33 Kilovolts. This distance shall be measured



from the centre of the line to the boundary of the proposed site. b. PPROs should be located at a minimum distance of 15m from the centre of transmission lines ranging from 69 - 161 Kilovolts. This distance shall be measured from the centre of the line to the boundary of the proposed site. PPROs should be located at a minimum distance of 20m from transmission lines ranging from 225 - 330 Kilovolts. This distance shall be measured from the centre of the line to the boundary of the proposed site.

- ▲ **Siting of PPROs near hot works:** Stations should not be located within a distance of 200m from any activity involving hot works. e.g. Welding shops.

## 11.2 Service Industrial Zone (SI)

Service Industrial Zone (SI) is intended to accommodate small scale, light industrial activities involving repair and maintenance, servicing and processing. The zone is intended to support commercial and residential zone activities. Business in the zone may include small scale suppliers, dry-cleaning, photogenic film processing, workshops, tradesman depots, tailoring, and services to the motor trade. The floor space area of business in the zone will be restricted to 250m<sup>2</sup> in order to accommodate public utilities and traffic user requirements.

It is intended that the development should present a shop front like appearance to the street, particularly where the zone abuts a commercial area. Provision must be made for adequate off-street parking.

Table 29: Permissible and Prohibited Uses for SI

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Emergency Services depot</li> <li>▲ Service industry</li> <li>▲ Service station</li> <li>▲ Motor trading</li> <li>▲ Clinics</li> <li>▲ Ancillary shop or office to service industry provided it does not exceed 500 m<sup>2</sup> or 70% of built floor area</li> <li>▲ Childcare centre</li> <li>▲ Car park</li> <li>▲ Limited transportation</li> <li>▲ Markets intended for the zone</li> <li>▲ Parks</li> </ul>	<ul style="list-style-type: none"> <li>▲ All industry not classified as a service industry</li> <li>▲ Terminals</li> <li>▲ Institutional premises not related to the zone</li> <li>▲ Animal husbandry</li> <li>▲ Major commercial activities</li> <li>▲ Sports &amp; Recreation</li> <li>▲ Educational facilities</li> </ul>

### 11.2.1 Planning Standard for Service Industrial Use (SI)

Minimum Land Requirement for Service Industrial Zone: 10 acres

Minimum Plot size for Service Industrial zone: 1 acre

Minimum Setbacks: Frontage=6m Side/Rear=3m



### Basic Site Facilities

- i. Available water supply
- ii. Electricity supply
- iii. Firefighting facilities at convenient locations
- iv. Clinic
- v. Adequate access to site
- vi. Location of industrial site must ensure protection of nearby residents from industrial pollution
- vii. Site must be adequately provided with waste disposal and collection facilities.
- viii. Institutional Public place of convenience
- ix. Site must be adequately provided with waste disposal and collection facilities.
- x. Security
- xi. Telecommunication

## 11.3 Heavy Industrial Zone (HI)

Heavy Industrial Zone (HI) is intended for large manufacturing and production activities that often involve high energy use, large machinery, raw materials and potentially polluting processes. Such industries would generally be incompatible with residential development. Activities such as energy production (power plants, refineries, etc.), manufacture of cement and building materials, manufacture of chemicals (fertilizer plants, petrochemicals), and steel and metal production (smelting, galvanizing).

All activities in the zone would be subject to strict monitoring by the Environmental Protection Authority and Department of Factory Inspectorate. Every proposed development should be subject to a detailed Environmental Impact Assessment which would be considered before planning approval is given. Strict conditions will be placed on the discharge and disposal of wastes. Industries storing explosive and flammable material will have special siting and construction measures applied.

Table 30: Permissible and Prohibited Uses for HI

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Warehousing</li> <li>▲ General industries</li> <li>▲ Ancillary uses to the industry</li> <li>▲ Public space</li> <li>▲ Emergency services</li> <li>▲ Parking area</li> <li>▲ Fire Station and hydrants</li> <li>▲ Emergency assembly point</li> <li>▲ Police Station</li> </ul>	<ul style="list-style-type: none"> <li>▲ All uses not specified in the permitted Column is prohibited.</li> </ul>



### 11.3.1 Planning Standards (HI)

Minimum Land Requirement for Heavy Industrial Zone: 50 acres

Minimum Plot size for Heavy Industrial zone - 10 acres

#### **Basic Site Facilities**

- i. Regular supply of piped water
- ii. Adequate electricity supply
- iii. Firefighting facilities at convenient location
- iv. Medical facilities on site for minor injuries
- v. Adequate access to site
- vi. Location of industrial site must ensure protection of nearby residents from industrial pollution
- vii. Site must be adequately provided with waste disposal and collection facilities.

### 11.4 Extractive Industrial Zone (EI)

Extractive Industrial Zone (EI) is intended to be available for the extraction or winning of rock, gravel, sand, clay, mineral ores and precious stones. Areas zoned for extractive industry should have minimal impact on human settlement and environment.

Residential development will be restricted to security and staff accommodation. This will be sited well away from operational areas. Areas designated for quarry activities should be sited at least 500 meters away from nearest human settlement. Strict conditions will be placed on the security of sites, and the winning of materials will be properly contracted under license. Once the resource of the site has been exploited the land should be rehabilitated and re-zoned for an appropriate use.

Table 31: Permissible and Prohibited Uses for EI

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Ancillary uses to an extractive industrial use (e.g. brick and tile manufacturing, concrete block and concrete manufacturing)</li> <li>▲ Public Space</li> <li>▲ Staff housing except beyond/outside 500m from blasting zone</li> <li>▲ Afforestation</li> <li>▲ Animal Husbandry</li> <li>▲ Waste disposal site (subject to environmental assessment)</li> <li>▲ Commercial buildings</li> <li>▲ School buildings</li> </ul>	<ul style="list-style-type: none"> <li>▲ All uses not specified in the permissible Column is prohibited.</li> </ul>



**TOURISM  
ZONE**



## 12.0 TOURIST ZONE (T)

Tourist Zone (T) is intended for specific, well-planned development to provide accommodation and entertainment for tourists and visitors. A Tourist Zone will contain a range of recreational, leisure, entertainment and culture facilities of interest to tourist, visitors and residents of the area. It is intended that development in a tourist zone should be of a high standard and blend with the character of the area in which they are sited.

The zone may be developed and expanded in a sequential manner in accordance with an overall development plan. A range of accommodation will be provided for different user groups. Ancillary tourist shopping and commercial facilities will be permitted in a tourist zone. Adequate provision will be required for car parking to accommodate for large numbers of visitors and local residents expected to use these areas.

Table 32: Permissible and Prohibited Uses for T

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Tourist Accommodation</li> <li>▲ Car Park</li> <li>▲ Ancillary uses to the Car Park and Tourist Accommodation</li> <li>▲ Residential accommodation</li> <li>▲ Cottage Industry</li> <li>▲ Restaurant /Bars</li> <li>▲ Entertainment facilities</li> <li>▲ Parks &amp; Gardens</li> <li>▲ Shops for sale of artifacts</li> <li>▲ An adequate number of public seats appropriate location washrooms and changing rooms</li> <li>▲ Security</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industrial development</li> <li>▲ Major commercial centre</li> <li>▲ Warehousing</li> <li>▲ Animal husbandry</li> <li>▲ Slaughterhouse</li> </ul>

### 12.1 Heritage Zone (HZ)

Heritage Zone (HZ) is intended to have particular social, cultural or historical values. In these areas it is intended to improve the amenity of the areas without drastically changing its identity.

Particular values include:

- Historical values (e.g. James Town, Osu in Accra, Adum in Kumasi etc).
- Architectural values (e.g. James Town, University of Ghana)
- Socio-economic structure (e.g. Fishing villages)
- Indigenous characteristics (e.g. old markets places, lorry parks)

Some of the standards and guidelines, traffic, subdivision and other development requirements may not apply to the re-planning of these areas.

Table 33: Permissible and Prohibited Uses for HZ

Permissible Uses	Prohibited Uses
Any use that does not degrade the identity and amenity of the area	Any use that decreases the particular value of the area



# UTILITY ZONE



## 13.0 UTILITY ZONE (SU)

Land included in a Utility Zone is intended for use for the provision of public services such as telecommunication, water supply, gas, electric power and sanitation. Waste disposal sites are also included in a utility zone.

All activities within the zone will require the preparations of an Environmental Impact Statement which will be used to determine whether development should be permitted or not, or what conditions should apply to development if approved.

Table 34: Permissible and Prohibited Uses for SU

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Utility Sites</li> <li>▲ Waste disposal site</li> <li>▲ Power Plants and substations</li> <li>▲ Dams and water work</li> <li>▲ Public place of convenience</li> <li>▲ Compost Plants</li> <li>▲ Land fill sites</li> <li>▲ Cemeteries/crematorium/funeral homes</li> <li>▲ Communications centres and equipment</li> <li>▲ Car Park</li> <li>▲ Gas Station</li> </ul>	<ul style="list-style-type: none"> <li>▲ All uses not specified in Permissible Uses Column</li> </ul>

## 13.1 Planning Standards for Telecommunications & Postal Services

### 13.1.1 Telecommunication

The location criteria and the safety standards for the construction of Telephone Exchange and Communication Masts are considered

#### General Location criteria for Telephone Exchange and Communication Masts

- a) Location must not be prone to flooding
- b) Electric power distribution mains must be in close proximity.
- c) There should be an access road, either existing or constructed to serve the site.
- d) Site must be accessible by Fire Tenders and fuel tankers.
- e) Location should take into account the distribution of population.
- f) The location must take into account prevailing safety standards affecting choice of location as agreed by the National Communications Authority.

In the case of a GSM, the following shall apply:

- a) Tower or mast must not be installed close to high voltage electrical power lines.
- b) Antenna level must be higher than rooftops and forest levels.
- c) For highly populated urban areas, location should preferably be on the highest



point to minimize the height of the masts (where available, rooftops are preferred). However, mounting of masts and towers on rooftops of existing buildings should be implemented under all conditions or compliance of structural integrity. This is because plates into concrete slabs or columns, and guy ropes will have to be attached to provide stability.

- d) For rural areas where population is low location must be on high ground.
- e) Height of mast must be high enough to allow for line of site with no near obstruction to the next existing site to which it will be connected for integration to the network.

### **Safety Standards for Construction of Masts**

- a) A person who intends to construct a tower must demonstrate that all reasonable steps have been taken to investigate tower sharing before applying to the permitting agencies to construct a new tower within a specified radius of 400m of the proposed site.
- b) Where tower heights are shorter, a smaller search radius can be used as follows:
  - i. Two towers above 46m, a radius of 400m shall apply; and
  - ii. Two towers below 46m towers, a radius of 300m shall apply.
- c) Where either of the above is not technically feasible, a written documentation in a form of a co-location statement, which indicates the reason why co-location was not possible, shall be supplied by the site owner within five (5) working days to the applicant. The applicant shall submit the co-location statement to the permitting agencies on application for a new site.

### **Pre-Application Requirements for a New Site**

Pre-application requirements for a new site shall include the following:

The location of the tower shall conform to the following stipulations in the guidelines for the development of communication towers.

### **Proximity to Power Lines**

The tower shall not be constructed in close proximity to High Voltage (11Kv and above) electrical power transmission lines. The nearest distance of a tower to a High Voltage electrical power transmission line shall be the equivalent of 120% of the height of the tower. All towers must conform to the conditions stipulated below.



Table 35: Location Requirements for Communication Towers

Location Requirements for Communication Towers					
Zoning	Tower Type	Permissible Height	Avg. Plot Size & Protection Area	Min. Set Back Req.	Neighbourhood Req.
Residential	Ground Based Latice	35m	10mX10m	12m	Tower may be solar and/ or generator powered. Home owners or Residents Association shall be consulted where a tower is to be sited within a 150-metre radius of residential properties. This requirement shall be waived where there are no residential facilities within the 150-metre radius. Co-location must be the first option
	Ground Based	40m	10mX10m	5m	
	Monopole	40m	10mX10m	3m	
	Camouflaged Lamppost/ Bil Board	18m	1mX1m	0.5m	
	Rooftop	15m			
Civic and Culture	Ground Based Latice	35m	10mX10m	12m	
	Ground Based	40m	10mX10m	5m	
	Monopole	40m	8mX8m	3m	
	Camouflaged Lamppost/ Bil Board	18m	1mX1m	0.5m	
	Rooftop	..	..	..	
Mixed Use	Ground Based Latice	60m	10mX10m	12m	Immediate neighbours within 100m radius shall be consulted individually
	Ground Based	40m	10mX10m	5m	
	Monopole	40m	8mX8m	3m	
	Camouflaged Lamppost/ Bil Board	18m	1mX1m	0.5m	
	Rooftop	..	..	..	
Educational	Ground Based Latice	35m	10mX10m	150m	-Not allowed on school compound (sites) or -At least 150m from the nearest classroom or dormitory structure or -Consent from the school
	Ground Based	40m	12mX12m	150m	
	Monopole	40m	10mX10m	150m	
	Camouflaged Lamppost/ Bil Board	18m	1mX1m	0.5m	
	Rooftop	..	..	..	



Location Requirements for Communication Towers					
Zoning	Tower Type	Permissible Height	Avg. Plot Size & Protection Area	Min. Set Back Req.	Neighbourhood Req.
Commercial	-	<120 meter	Not less than 12.5m *12.5m	Ditto (Roof tower and co-location) depending on local conditions and in agreement with the local assembly	Consultation shall be with each property owner, where a property is within a 50-meter radius, and at Group or Assemblies level for properties within 100m radius.
Industrial	-	<120 meter	Not less than 12.5m *12.5m for shorter mast and 16.5m for taller mast	6m from base of tower to boundary fenced depending on local conditions and in agreement with the local assembly	Immediate neighbours within 50-meter radius (Residence where appropriate) should be consulted individually.
Health Facilities			At least 150 m from the nearest ward and sensitive equipment facilities		-Not allowed on premises of clinic, polyclinic, chip compounds, Health facilities etc. - However, for hospitals, it should be at least 150 meters from the nearest ward and sensitive equipment facilities Consent from the Health Authorities

For further details, please refer to the National Communications Authority's Act 2008, Act769, National Communication Regulations 2003, LI 1719, the Electronic Communications 2008, Act 775 and the Guidelines for the Deployment of Communication Towers and Antennas, 2023



## 13.1.2 Postal Services

Two types of postal facilities are considered. These are:

- ▲ General Post Office
- ▲ Postal Agency and/Neighbourhood post office

### 13.1.2.1 General Post Office

Area of Influence	The whole urban area
Population	Up to 35,000 people
Site area	From 1.2 acres to 4.9 acres
Floor area	200m <sup>2</sup> to 500m <sup>2</sup>
Basic site facilities:	Adequate space for parking official and public vehicles (average of 20 cars); electricity, telephone facilities with possibilities for international connection; toilet facilities for both public and official usage etc.
General location:	Close to town centre, with good vehicular access to major roads and public transport terminal(s)

### 13.1.2.2 Postal Agency and Neighbourhood Post Office

Area of Influence	A small settlement or a designated zone or neighbourhood
Threshold	Minimum of 1 telephone to 25 persons
Site size	400m <sup>2</sup> minimum
Floor Area	20m <sup>2</sup> to 200m <sup>2</sup>
Basic site facility	Electricity, and if possible, seats for users.
General Location	Strategically located within area of influence and with good vehicular access to main road.

## 13.2 Planning Standards for Public Sanitary Sites

Three types of public sanitary sites are considered: These are:

- i. Public toilet sites
- ii. Neighbourhood refuse collection points
- iii. Refuse depots

### 13.2.1 Public Toilets

Public toilets facilities should be provided for public places, such as market, recreational areas and transport terminals. Institutional areas such as hospitals, clinics, schools etc should be provided with well-maintained toilets for the use of visitors.

#### Site Selection and Development Criteria for Public Toilet

- a) Wind direction – the nearest building to the facility should not be less than 60m away.
- b) Availability of regular water supply for clearing and maintenance purpose.
- c) Adequate light for good visibility for both day and night.



- d) Adequate ventilation
- e) Location should ensure that seepage from facility does not pollute adjacent streams and rivers. Facility should therefore be located at a distance of not less than 30m (100ft) from the nearest body of water, wherever possible.
- f) Location of public toilets in all cases should be at least 3m (10ft) away from adjoining roads and should be adequately screened (preferably with perforated walls) without completely concealing it from potential users. Public toilets should be properly labelled for easy identification.

A toilet block should consist of eight holes/seater per toilet building (four for men and four for women) minimum, with a recommended standard of one hole for 50 persons for a neighbourhood of 5000 persons (min). Site size should be a minimum of 50sqm (0.01 acre).

In busy commercial and recreational areas with large number of visitors, public toilets should be located within ½km distance of each other wherever possible (since actual location of facility would depend on the availability of suitable land at desired distance and site conditions).

### 13.2.2 Household Refuse Collection Points

All standards are mandatory where no central collection scheme is in place and operational. Recycling of solid waste is to be encouraged, but where there is non-recyclable waste, the location of refuse bins for household refuse would be determined by residential densities.

- i. In low density residential areas with maximum of 12 to 36 persons per acre(4047m<sup>2</sup>), distance from one bin to another should not exceed 360m (1200ft). Capacity of bin should be 10m<sup>3</sup> / 12m<sup>3</sup>
- ii. In medium density residential areas with 89 to 175 persons per hectare, distance between two bins should not exceed 270m (900ft). Capacity of bin should be 14m<sup>3</sup>
- iii. In high density residential areas with over 175 people per hectare, distance between two bins should not exceed 150m (600ft).

### 13.2.3 Refuse Depots

#### 13.2.3.1 Waste Collection Points

Catchments population	10000
Site size	Minimum 2 acres
Location (Advisory)	<p>Within 10km radius of town site. Should be fairly flat or a depression needing filling with a good vehicular access to a main road. Site should be free from visual pollution and ensure safety from seepage of water into nearby rivers by laying waterproof material.</p> <p>Up to 2km radius.</p> <p>Neighbourhood collection point: 1000 population and 500m radius (0.23 acre)</p> <p>Community waste collection point: 1000-10,000 population and half an acre.</p> <p>2.5acres for 10,000/0.25 acre for 1,000 population</p> <p>A 40ft buffer should be kept around the collection point.</p>



Catchments population	30,000 plus
Site size	Min 5 acres
Location (Advisory)	Within 5km radius of town site.

### 13.2.3.2 Final Waste Disposal Zone

Catchments population	District Wide
Site size	A minimum of 10 acres
Location (Advisory)	Within a 30km radius from the town site. 10-30 km radius

### 13.2.3.3 Sewerage Treatment Plant

Catchments population	District wide
Site size	A minimum of 5 acres
Location (Advisory)	A minimum of 500m away from populated areas

### 13.2.3.4 Recycling Plant

Catchments population	District wide
Site size	A minimum of 5 acres
Location (Advisory)	A minimum of 500m away from populated areas

## 13.3 Planning Standards for Water Supply

### 13.3.1 Domestic Unit Demand- GWCL

Income Group	Minimum
Low-income groups	60 litres/person/day
Middle income group	90 litres/person/day
High income group	120 litres/person /day

### 13.3.2 Institutional Demand

Boarding Institution; e.g. Secondary Schools, Universities etc	Minimum of 75 litre/ person/day
Hospital	Minimum of 200 litre/person/day
Hotels	Minimum of 150 litre/person/day
Minimum water consumption per day per hectare of light industrial estate	25m <sup>3</sup> . A yearly increase of 3% to 4% is recommended assuming the total number of working days per year is 250 days.



- ▲ The water consumption of public departments, private non-industrial business, agencies and institution excluding boarding schools, etc. should be covered by adding 15 percent to the consumption of domestic demand.
- ▲ Water consumption for very large-scale industries should be considered on merit.

### 13.3.3 Public Stand Pipes

Water taken from public water standpipes shall be minimum of 30 litres/capita/day and maximum 45 litres/capita/day

#### 13.3.3.1 Space Requirement

Population Threshold	Space Required
5,000 persons	450m <sup>3</sup> for maximum of one (1) 175,000-gallon water reservoir
35,000 persons	2,000m <sup>3</sup> for seven (7) 175,000-gallon water reservoirs

The location of public standpipe should ensure easy access to users as well as safety of users from vehicular traffic. Site should normally be at least 3m (10ft) from the adjoining roads and should be properly drained.

The location of standpipes is guided by three factors;

- i. The need to maintain a maximum walking distance of 400m for all users
- ii. The need for an improved service level of 100 consumers per a standpipe by the turn of the design period
- iii. Minimisation of unaccounted -for - losses.

### 13.3.4 Treatment Plant

The water treatment and storage facilities should be located to ensure safety from contamination. Water treatment plant should normally be located at least 1 km away from nearest buildings or possible source of contamination.

### 13.3.5 Boreholes

Boreholes must only be sunk in compliance with existing regulations set by the EPA, and the Water Resources Commission. Such compliance needs to be demonstrated. Drillers must possess valid certification from Water Resource Commission.

The minimum population threshold for siting a borehole is 1 borehole to 300 persons. Refer to the Community Water and Sanitation Agency (CWSA) guidelines on boreholes.

### 13.3.6 Fire Hydrants

Fire hydrants are provided in selected locations which include Hospitals, public institutions and the central markets. Each fire hydrant is designed to deliver 10 litres/sec at a head of 30m over a period of 2 hours. It is estimated that a temporary situation of suppressed demand will be experienced during firefighting.



## 13.4 Planning Standards for Electricity Supply

### 13.4.1 Street lights

- Head clearance of a streetlight from street surface should be a minimum of 6.85m.
- Location of the post (or place) to which the streetlight is fixed should be a minimum of 0.5m from the edge of the street or the outer of the adjoining pedestrian walking, should the width of the walking be within 2m.
- The distance between two streetlights should be determined by the Luminaire/ bulb rating, illuminations levels (i.e. longitudinal uniformity, threshold increment glare factor) and class of road. As a general advisory guideline, in built up areas, the placing of street lighting is at approximately 38-45 metre intervals, while on highways, the spacing is 50-55 metres (ECG standards)

### 13.4.2 Electricity Lines

- Where major electricity cables are not laid underground, head clearance of all overhead electricity lines from street level should be a minimum of 5m.
- The location of a pole (or post) carrying overhead electricity lines should be a minimum of 2m from the edge of the street.
- No construction can take under the path of the High-Tension lines. The minimum reserve is 50m either side of the centre line of the pylons on which the HT cables are located or 15 metres from the outer edge of the of the pylon, whichever is larger.

### 13.4.3 Land Use Requirements

- For a residential neighbourhood with a population of up to 15,000 persons, space requirements for a transformer should not exceed / 250m<sup>2</sup>
- Minimum distance of the facility to the nearest building should be 26feet / 8 metres.
- For a main town commercial area, land allocated to the use of a transformer should not exceed 225m<sup>2</sup> (2250 sq. ft.) Minimum distance of the facility to the nearest building should be 26feet / 8metres.
- For a light industrial area, land allocated to the use of a transformer should not exceed 225m<sup>2</sup> (2250sq.ft), and distance of facility to the nearest building should be 26feet / 8metres.

### 13.4.4 Recommended/Relationship of House type to Electricity Consumption

Calculations used by ECG in determining the demand levels for electricity in different housing areas are as follows.

#### *Household Electricity Consumption*

	House types and Amenities	Electricity Consumption per month (watts)/hhld
a.	Low Income Housing	
	Lighting	480



	House types and Amenities	Electricity Consumption per month (watts)/hhld
	Power for small cookers, electric iron and radio	5,000
	Total Consumption	5,800
b.	Medium Income Housing	
	Lighting	800
	Power for small cookers, electric iron, refrigerator and TV and radio	8500
	Total Consumption	9,300
c.	High Income Housing	
	Lighting	1000
	Power for small cookers, electric iron, radio, hifi and TV, refrigerator and air conditioner Unit	14000
	Total Consumption	15,000

For further detailed standards, contact the Electricity Company of Ghana

### 13.5 Planning Standards for Gas Pipelines Right-of-Way

ROW Width	Distribution lines and Transmission Pipelines ranging from 6" to 24" require a minimum of 15m – 35m (depending on pipeline diameter, operating pressure and class location as per international and national safety codes and standards
Setbacks	Minimum: 57.5m from pipeline centreline to nearest building edge (expandable based on risk assessment) 50m buffer from fuel storage, LPG facilities, or other hazard installations.
Crossing	Roads, utilities and drains may cross pipelines only at designated points with protective measures approved by the relevant authority.
Access	ROW must remain unobstructed to allow inspection, maintenance, emergency response and aerial UAV surveillance.
Environmental Protection	When pipelines cross rivers, wetlands or conservation areas, additional buffers and mitigation measures must be implemented.
Community Safety	Assemblies, markets or large public gatherings shall not be permitted within the ROW
Land Use Control	Encroachments shall be removed, and all activities within the ROW shall require written approval from the relevant pipeline operating authority and the Spatial Planning Committee.

A wide-angle photograph of a security zone entrance. At the top, a banner with the Ghanaian national flag (red, yellow, and green horizontal stripes with a black and white saltator in the center) is stretched across the frame. Below the banner, the words "SECURITY ZONE" are printed in large, bold, black capital letters on a white background. The scene below shows a paved area with several soldiers in camouflage uniforms and helmets. In the foreground, two orange and white traffic cones are placed on the pavement. A yellow caution tape with the words "GHANA POLICE" and a sun-like symbol is strung across the road. In the background, there are palm trees and a large, multi-story building under a clear sky.

**SECURITY ZONE**

**EMERGENCY  
AND  
SECURITY  
ZONE**

**GHANA POLICE**  **GHANA POLICE**  **GHANA PO**



## 14.0 EMERGENCY AND SECURITY ZONE

### 14.1 EMERGENCY ZONE (SE)

Emergency Zone (SE) is intended for use for emergency services facilities, hospitals and other such facilities. Land included in the zone is mostly owned by Government or some other body set up by law or a private ownership approved by an appropriate Authority.

All activities within emergency zones will require the preparation of an Environmental Impact Statement which will be used to determine whether development should be permitted or not, or what conditions should apply to development if approved.

Table 36: Permissible and Prohibited Uses for SE

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Emergency services facilities</li> <li>▲ Civil emergency facilities</li> <li>▲ Hospital</li> <li>▲ Mortuary</li> <li>▲ Funeral Homes</li> <li>▲ Fire Station</li> <li>▲ Ambulance Station</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industrial development</li> <li>▲ Commercial development</li> <li>▲ Residential other than ancillary to above</li> </ul>

### 14.2 Security Zone (SZ)

Security Zone (SZ) is intended to provide facilities for the Police Service, Fire Service, Prisons Service, and the Military. These are security zones, and they should be treated as such. Permitted uses include offices for staff and residential accommodation for staff and their families, retail shops, workshops, parks for parades, places of worship, sports grounds, club houses/messes/canteens, education facilities, health facilities, farms, conference halls and restricted areas for storage of ammunition and shooting ranges.

The zone should be connected with adequate rail, road, air and water transport facilities depending on the security service being considered. While the zone should be easily accessible to the civilian population, they should be secured enough to be able to reduce activities of intruders and at the same time protect the state and the general public from miscreants.

Table 37: Permissible and Prohibited Uses for SZ

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Military Facilities</li> <li>▲ Police Service Facilities</li> <li>▲ Prison Service Facilities</li> <li>▲ Fire Service Facilities</li> <li>▲ Houses for staff and their Families</li> <li>▲ Ammunition Depots</li> <li>▲ Shooting Ranges</li> <li>▲ Offices</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industries other than research and training</li> <li>▲ Major Commercial development</li> <li>▲ Residential other than staff housing</li> <li>▲ Large transport terminals</li> <li>▲ Large Markets</li> </ul>



Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Parade Grounds</li> <li>▲ Medical Facilities</li> <li>▲ Workshops</li> <li>▲ Prisons Farms</li> <li>▲ Conference Halls</li> <li>▲ Retail and Repair Shops</li> <li>▲ Canteens/Messes</li> <li>▲ Education Facilities</li> <li>▲ Places of Worships</li> <li>▲ Aircraft Landing Sites</li> <li>▲ Aircraft hangers</li> </ul>	

### 14.3 Planning Standards for Security/Emergency Services

Protective services are considered under Military Service, Fire Services, and Police Service:

#### 14.3.1 Military Service

The space requirement includes all aspects of Administrative Offices, headquarters, Barracks and Parade Squares as follows:

Table 38: Space Requirements for Military Installations and Facilities

		Rural Centre (acre)	Urban Centre (acre)	Regional Centre (acre)	Accra (acre)
1	Base Camps	10.00	-	-	-
2	Detachment Bases	60.00	-	-	-
3	Forward Operating Bases/ Forward Logistics Bases	-	100.00	-	-
4	Battalion Units	-	-	300.23	-
5	Brigade HQ	-	-	300.01	-
6	Outdoor Firing Range	-	-	61.78	24,710.54

#### 14.3.2 Fire Services and Firefighting facilities

##### Fire Station/ Fire Post

- a. Catchments area shall be a settlement of up to 35,000 persons
- b. Site size shall be a minimum area of 200m<sup>2</sup> to allow for parking and manoeuvring of at least three (3) 400-gallon capacity fire tenders/ trucks
- c. Basic Requirement shall include hydrants which shall be placed at 100m intervals along major town roads.



### District/Municipal/ Metropolitan Fire Station

- Catchments area shall be a district of 15km to 30km radius or serve 140,000 persons whichever is applicable.
- Location shall be in the centre of catchment area and within striking distance to all parts of districts.
- Site size shall be a minimum of 500m<sup>2</sup> to afford ample space on site for parking and manoeuvring of vehicles.
- Basic site facilities shall include electricity, telephone and water.

### Divisional Fire Command

- Catchments area shall be a district of 60km to 12km radius or serve 560,000 persons whichever is applicable.
- Location shall be in the centre of catchment area and within striking distance to all parts of Divisional Command.
- Site size shall be a minimum of 1000m<sup>2</sup> to afford ample space on site for parking and manoeuvring of vehicles.
- Basic site facilities shall include electricity, telephone and water.

### General Hydrant Requirement

- Hydrant shall be placed at 100m intervals within the community and along major own roads.
- Hydrant should be located at a minimum of 15m from the nearest building.
- In communities where regular supply of water is a challenge, water storage tanks of 30,000 gallons capacity each should be provided at crowded old housing areas and within industrial zones with high fire risks.

Table 39: Space Requirements for Fire service/ Fire Fighting Facilities

		Town (acre)	District (acre)	Municipal (acre)	Metropolitan (acre)	Regional (acre)	Accra- National (acre)
1	Fire Station/ Barracks	2.47			-	-	-
2	District Fire Station with Barracks		2.96	4.32	4.94	-	-
3	Divisional Headquarters/ Barracks	-			7.41	-	-
4	Regional Headquarters & Barracks	-			-	24.71	-
5	National Headquarters	-			-		9.88
6	Fire Training School/ College	-			-	37.06	
7	Clinic / Hospital					37.06	

NB: Fire Station Facilities – Appliance Bay/ Driveway/ Visitors Car Park/ Station Buildings/ Parade Grounds/ Barracks Building/ fire Hydrant.



### 14.3.3 Ghana Police Service – Space Requirements

The space requirements given in Table 40 are the minimum space requirements. The provision of space for Police Posts is not given as permanent police posts should become police stations over time and the same space requirements are assumed.

Table 40: Space Requirements for Police Facilities

	Rural Centre (acre)	Urban Centre (acre)	Regional Centre (acre)	Accra (acre)
Police station/Barracks	2.5	3	3.5	3.7
District Headquarters	-	2	2	2.1
District Headquarters with Barracks		4.3	5	7.0
District Headquarters/Barracks/Police Station	-	5.6	6.2	6.8
Divisional Headquarters		2	2.2	2.5
Divisional/District Headquarters	-	3	3.7	4.3
Divisional/District Headquarters /Barracks	-	7	7.4	8
Regional Headquarters & Barracks			12.4	
National Headquarters (4 floors)				9.8
Police Training School			25	
Mess (Senior Officers)			1	1
Mess (Other ranks)			0.6	0.6
Service workshop			5	5
Hospital			3.7	5
Filling station			2.5	2,5
Basic School			2.5	2.5
Chapel/Mosque			1.2	1.2
Shopping/ Commercial area			2	2
Sporting facilities (football field, tennis court, basket/volley court, swimming pool, gym)			10	10

NB: Police Station Facilities – Driveway/Visitor Car Park/Accident Vehicle Parking/Station Buildings/Parade Grounds/Barracks Buildings.



## 14.3.4 Ghana Prison Service – Space Requirements

### Facility Typologies and Minimum Site Areas

Facility type	Urban/Peri-urban	Rural	Notes
Remand Prisons	10–15 acres	15–20 acres	Close to courts & hospitals.
Camp Prisons	20–40 acres	60–200 acres	Dormitories, workshops, farm.
Medium-Security Prisons	30–60 acres	50–80 acres	Cells, admin, clinic, schools, industries, parade ground.
Maximum-Security Prisons	60–90 acres	80–120 acres	Double perimeter, sentry towers, isolation units, large buffers.
Standalone Prison Farm		20–200 acres	Supports food production & vocational training.

### Perimeter Buffers, Setbacks, and Coverage

- ▲ Secure buffer strip: **30 m urban, 50–100 m rural**.
- ▲ Building setbacks: **10 m** from the inner secure fence.
- ▲ Coverage: **45–55%** of site; remainder for open space, drills, farms, utilities.
- ▲ Drill/assembly ground: Sized to evacuate **100% inmate population** simultaneously.

### Circulation, Roads and Parking

- ▲ Internal road: 12 m.
- ▲ Fire/emergency lanes: 6–9 m around key buildings.
- ▲ Parking: 1 secure bus bay per 500 inmates (min 2 bays)
- ▲ 2–4 truck bays near stores/workshops.

### Fire Safety & Water

- ▲ Hydrants: 10 L/s @ 30 m head for 2 hrs; spacing 100 m along main roads.
- ▲ Boreholes: 1 per 300 persons, EPA/WRC certified.
- ▲ Standpipes for staff clusters: ≤400 m walking distance.

### Utilities & Waste/Energy

- ▲ Sewage: Biogas digester or treatment plant sized to population (250–600 m<sup>2</sup>/1,000 persons).
- ▲ Solid waste: Collection Bay for 3-day storage, truck-accessible.
- ▲ Power: Dual feed + generator backup for life-safety loads.



## Main Blocks (Functional Areas)

### Admin:

- ⤴ Reception: 150–250 m<sup>2</sup>
- ⤴ Visits: 120–200 m<sup>2</sup>
- ⤴ Control room: 30–60 m<sup>2</sup>

### Education/Skills:

- ⤴ Classrooms: 63 m<sup>2</sup> each (35–40 learners)
- ⤴ Library: 63 m<sup>2</sup>
- ⤴ Workshop bays: 100–150 m<sup>2</sup> each
- ⤴ ICT lab: 60–90 m<sup>2</sup>

### Health:

- ⤴ Clinic: 150–250 m<sup>2</sup>
- ⤴ Isolation ward: 12–15 m<sup>2</sup> per bed (10–12 beds)

### Welfare & Faith

- ⤴ Chapel: 120–200 m<sup>2</sup>
- ⤴ Counselling rooms: 12–15 m<sup>2</sup> each
- ⤴ Recreation: 1 multi-use court per 500 inmates

### Industry & Stores

- ⤴ Industrial halls: 300–600 m<sup>2</sup> modular bays
- ⤴ Bulk stores: 100–200 m<sup>2</sup>

### Staff Housing & Interfaces

- ⤴ On-site staff housing: 30–40% of operational staff.
- ⤴ Clusters with 12 m interval, tot-lots, standpipes at ≤400 m walk.

### Security Hardware

- ⤴ Dual perimeter fencing for maximum security; sterile zone 6–10 m between.
- ⤴ Sentry towers at corners and intervals for line-of-sight.
- ⤴ Strict separation of inmate, staff, and visitor circulation.



### 14.3.5 Ghana Immigration Service – Space Requirements

		District/Municipal - (Acre)	Sector - (Acre)	Regional - (Acre)	National/ Accra - (Acre)
1	Barracks	1.5	10.0	10.0	20.0
2	Border Post	1.0	5.0		
3	Training School/firing range			150.0	
4	Regional Headquarters			10.0	
5	National Headquarters				20.0
6	Officers mess/sport complex			5.0	10.0
7	Other ranks mess/sport complex			10.0	10.0
8	Tailoring shop			0.64	
9	workshop			2.0	5.0
10	warehouse			0.64	2.0
11	Hospital/clinic			2.0	5.0
12	Religious Center			1.5	2.0
13	School			5.0	10.0
14	Filling station		1.0	1.0	1.5

A vibrant rural landscape. In the foreground, a lush green field is partially enclosed by a wire fence with wooden posts. A large, conical haystack of golden-brown straw stands prominently on the left. To the right, a field of tall green corn plants is visible. The background is dominated by a steep, densely forested hill under a bright, slightly overcast sky. The overall scene conveys a sense of agricultural productivity and natural beauty.

# **AGRICULTURAL ZONE**



## 15.0 AGRICULTURAL ZONE

Agricultural Zone is a designated area where agriculture is the dominant land use. Activities may include crop farming, animal farming, horticulture and forestry. This zone is categorized into Urban, Peri-Urban and Rural Agriculture.

### 15.1 Urban Agriculture (Ag A) Zone

Urban Agricultural (Ag A) Zone is intended for spaces available within urban settlements that can be used for low-intensity agricultural activities. The Zone may be used for agricultural activities such as fruit-bearing landscaping, backyard gardening, institutional gardening, poultry, and fish farming. This zone may be used to conserve public spaces from encroachments and flooding.

Table 41: Permissible and Prohibited Uses for Ag A

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Public space (parks and gardens)</li> <li>▲ Roof-top gardening</li> <li>▲ Institutional gardening</li> <li>▲ Fruit bearing land scaping</li> <li>▲ Climate adoptive agriculture</li> <li>▲ Backyard gardening</li> <li>▲ Agro-processing industries</li> <li>▲ Poultry farming</li> <li>▲ Fish farming</li> <li>▲ Small-scale animal rearing</li> </ul>	<ul style="list-style-type: none"> <li>▲ Large Scale Industrial Development</li> <li>▲ Intensive, mechanized agriculture</li> <li>▲ Large scale Commercial Development</li> <li>▲ Mass Transport Facilities</li> <li>▲ Large scale animal rearing</li> <li>▲ Bee Keeping</li> </ul>

#### 15.1.1 Planning Standards (Ag A)

Catchment Population	Above 5000
Site Size	0.1-2 acres
Basic Site Facilities	water supply, storage, electricity, pens etc.
Location	Within urban settlements, institutional premises, and public spaces

### 15.2 Peri-Urban Agriculture (Ag B) Zone

Peri urban agriculture (Ag B) Zone is intended to be retained for small scale agricultural use such as grazing and small-scale farming. The Zone seeks to protect water supply catchments and conserve the area from the potential impacts of soil erosion and flooding.

This zone shall be located closer to urban settlements. Medium-scale industrial and commercial activities may be permissible within this zone with approval from the District Planning Authority. Extractive industries where appropriate may be permitted in this zone but subject to Environmental Assessment.



Table 42: Permissible and Prohibited Uses for Ag B

Permissible uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Small scale agriculture</li> <li>▲ Forest</li> <li>▲ Tree crops, tea and coffee plantation</li> <li>▲ Detached or Compound Houses</li> <li>▲ Open Space</li> <li>▲ Cottage Industry</li> <li>▲ Community Facilities</li> <li>▲ Stockyard/ small silos</li> <li>▲ Mechanized agriculture</li> <li>▲ Small and Medium scale animal rearing</li> </ul>	<ul style="list-style-type: none"> <li>▲ Intensive Residential Development</li> <li>▲ Mass Transport Facilities</li> <li>▲ Large Scale Warehousing</li> <li>▲ Large-scale animal rearing</li> </ul>

### 15.2.1 Planning Standards (Ag B)

Catchment Population	Below 5,000
Site Size	≥2 acres
Basic Site Facilities	Water supply, irrigation facilities, electricity, storage, pens etc.
Location	Close to urban settlements

## 15.3 Rural Agriculture (Ag C) Zone

Rural Agricultural (Ag C) Zone is intended to be used for intensive cultivation, animal husbandry, large-scale aqua-culture, and plantation. These areas will normally contain high-quality soils, suitable for intensive farming or farm-related activities. Residential, large-scale commercial, and industrial development would not be permitted to ensure that high-quality agricultural land is put to its best use. This land should be intentionally acquired to maintain the zone. Flood protection works will be permitted in this zone as well as irrigation projects. This zone shall be located further away from urban settlements while considering climate adaptation measures.

Table 43: Permissible and Prohibited Uses for Ag C

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Animal Husbandry</li> <li>▲ Intensive cultivation</li> <li>▲ Plantations</li> <li>▲ Farmhouses</li> <li>▲ Community facilities</li> <li>▲ Public Open Spaces</li> <li>▲ Residential development not more than 10% of the total land space</li> </ul>	<ul style="list-style-type: none"> <li>Large scale commercial development</li> <li>Extractive industries</li> </ul>

### 15.3.1 Planning Standards (Ag C)

Catchment Population	Maximum of 500 persons
Site Size	>5 acres
Basic Site Facilities	Water supply, irrigation facilities, electricity, storage, pens, ranch etc.
Location	Further away from an urban settlement, close to a river or water source.

A rural landscape featuring a dirt road in the foreground, several small huts with thatched roofs, and a large, leafy tree in the middle ground. In the background, there are rolling hills and a hazy sky. The text "RURAL ZONE" is overlaid in the center of the image.

# RURAL ZONE



## 16.0 RURAL ZONE

### 16.1 Rural A (Ru A) Zone

Rural A (Ru A) Zone is intended to be retained for low intensity agricultural use such as animal husbandry, low intensity cropping such as shifting cultivation. Such an area will normally contain fragile lands, and care has to be taken in its use. No intensive urban sprawl/expansion would be allowed. The Zone is intended to protect water supply catchments, buffers and also conserve the area from the potential impacts of soil erosion and flooding.

This zone shall be located within or closer to urban settlements. Large scale industrial and commercial developments are not permissible within this zone except for extractive industries in appropriate circumstance, but these shall be subject to an environmental impact assessment study. The impact assessment should satisfy the District Planning Authority and the Environmental Protection Authority that no long-term negative impact will occur as a result of this activity, or an appropriate mitigation plan has been formulated to address the negative impacts.

Table 44: Permissible and Prohibited Uses for Ru A

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Low Intensity agricultural uses</li> <li>▲ Forestry</li> <li>▲ Horticulture, Animal Husbandry</li> <li>▲ Detached or Compound Houses</li> <li>▲ Public Open Space</li> <li>▲ Cottage Industry</li> <li>▲ Community Facilities</li> <li>▲ Stockyard/ small silos</li> <li>▲ Limited transport Facilities</li> <li>▲ Small Scale agro-processing</li> <li>▲ Farm Houses</li> </ul>	<ul style="list-style-type: none"> <li>▲ Large Scale Industrial Development</li> <li>▲ Intensive, mechanized agriculture</li> <li>▲ Large scale Commercial Development</li> <li>▲ Intensive Residential Development</li> <li>▲ Mass Transport Facilities</li> <li>▲ Large Scale Warehousing</li> <li>▲ Large scale animal rearing</li> </ul>

### 16.2 Rural B (Ru B) Zone

Rural B (Ru B) Zone is intended to be used for intensive cultivation, animal husbandry and plantation. These areas will normally contain high quality soils, suitable for intensive farming or farm related activities. Residential, large scale commercial and industrial development would not be permitted in order to ensure that high quality agricultural land is put to its best use. Flood protection works will be permitted in this zone as well as irrigation projects. This zone shall be located further away from urban settlements.



Table 45: Permissible and Prohibited Uses for Ru B

Permissible Uses	Prohibited Uses
<ul style="list-style-type: none"> <li>▲ Animal Husbandry</li> <li>▲ Intensive Cultivation</li> <li>▲ Plantation, Nurseries</li> <li>▲ Detached &amp; Compound Dwelling</li> <li>▲ Farm Houses</li> <li>▲ Public Space</li> <li>▲ Cottage Industries</li> <li>▲ Community/ Public Facilities</li> <li>▲ Stockyard/ silos</li> <li>▲ Limited Transport Facilities for haulage</li> <li>▲ Irrigation</li> <li>▲ Forestry and industrial forest</li> <li>▲ Hotel</li> <li>▲ Filling stations</li> <li>▲ Forest Reserves</li> </ul>	<ul style="list-style-type: none"> <li>▲ Industrial Development</li> <li>▲ Large Scale Commercial Development</li> <li>▲ Large scale transportation facilities</li> <li>▲ Extractive Industries</li> <li>▲ Massive Residential Development</li> <li>▲ Unregulated mining (Galamsey)</li> </ul>

## 17.0 Planning Standards for Energy-Efficient and Sustainable Building Design

All developments must comply with energy-efficient building standards, demonstrating reduced energy demand through design and site planning. A demonstration of energy efficiency is required to obtain a development permit. For detailed standards, refer to the guidelines by the Energy Commission.

### 17.1 Climate-Responsive Site Selection and Building Design

Building designs must respond to microclimatic conditions (temperature, wind, solar radiation) through site-specific analysis, harnessing beneficial traits (e.g., wind/solar access) and mitigating unfavourable ones (e.g., excessive heat, dust) to reduce thermal discomfort and energy demand. Courtyards or similar features shall be prioritized for passive cooling.

### 17.2 Building Orientation and Form for Solar Gain Management

Buildings must orient the long axis north-south to minimize east-west solar heat gain, with glazing on east/west facades limited unless shaded. Plot sizing in subdivisions must enable north-south orientation through flexible dimensions. Compact building forms with shared walls shall be prioritized to minimize envelope exposure.

### 17.3 Envelope Materials and Passive Cooling Strategies

Building envelopes must use high-thermal-mass materials with insulation and airtightness, incorporating external shading (e.g., overhangs, louvers, vegetation) on east/west-facing glazing



based on local sun angles. Operable openings on multiple facades shall enable ventilation to achieve passive cooling.

## **17.4 Green Roofs, Walls, and Site Features for Urban Heat Island Mitigation**

Urban developments must incorporate green roofs or walls and permeable surfaces with native vegetation to mitigate urban heat island effects and reduce adjacent cooling energy demand.

## **18.0 Miscellaneous Requirements for Site Planning**

### **18.1 Landscaping**

To enhance the appearance of human settlements, all new development in a residential, commercial and industrial zones will be required to provide adequate greenery. Along the major road frontage, landscaping should not be less than 2m wide. This area shall be planted with trees or shrubs which requires a low level of maintenance. Suitable species of plants and trees which could be grown should be in accordance with the guidelines of the Department of Parks and Gardens.

### **18.2 Fences and Walls**

Fences and Walls are permitted along a road frontage and common boundaries. The height of any wall shall not exceed 2m. With the exception of correctional institutions and high security areas, all walls and fences should be constructed inside the property boundary and to standards and specification determined by building regulations. The use of plant material and short walls for fences should be encouraged to enhance the aesthetics of buildings.

### **18.3 Waste Disposal Area**

Development in Residential C and D, Commercial and Industrial zones shall have a site which can contain a refuse container for the storage of rubbish awaiting collection and disposal.

### **18.4 Private Space**

To ensure there are small areas for children to play off the street, every residential dwelling in A, B, and C zones shall have an open space or yard for that purpose.

### **18.5 Siting of outhouses / Outbuilding and Ancillary Structures**

Outhouses may be permitted provided they are located not closer than 2.5m from boundary. Hence, the same provisions apply to ancillary structures such as garages, storage sheds and animal shelters or accommodation. In some cases, outhouses can be attached to the main building



## **18.6 Siting of Swimming Pools and Sub-surface Structures**

No swimming pool or sub surface structure such as reservoir or septic tank shall be constructed closer than 1.5m from a property boundary. The separation distance between a septic tank and a sub-surface water reservoir shall be not less than 10m. Adequate provision shall be made to protect seepage from either structure.

## **18.7 Safety and Fire Fighting**

All public buildings, commercial and industrial premises should be provided with adequate firefighting equipment and fire escape exits and stairways, as set by Ghana National Fire Service.

## **18.8 Advertisement, Signboards and Billboards**

LUSPA should provide guidelines in respect of zoning scheme affecting outdoor advertisement. District Assemblies shall set up by-laws to regulate the dimensions, appearance and position of advertisements, display boards and sites on which the advertisements may be displayed. Planning Permits on advertisement, signboards and billboards will be issued by the Spatial Planning Committee.

## **18.9 Siting of External Toilets**

No outdoor toilet shall be constructed closer than 2m from the side or rear boundary, or 3m from any street boundary. All toilets or urinals shall be enclosed by a structure and roofed.



## APPENDICES

### Appendix 1: Guidelines for Rezoning and Change of Use

#### 1. Introduction

The following guidelines are intended to aid clarify when a developer intends to change the zoning of the whole or part of a piece of land. If the developer wishes to develop a plot of land for a use which is not in compliance with the existing approved land use as given in the Structure Plan, or is within the permitted uses but not in conformity with the designated use as in the approved Local Plan, the developer will need to provide a justification report and seek permission to have the area rezoned. Refer to Land Use and Spatial Planning Regulations, 2019 (L.I. 2384) for further details.

#### 2. Rezoning

##### i) What is Rezoning

Spatial plans are prepared to guide physical development over a period of time. During implementation of the plan a variety of circumstances can lead to a need to revise the plan to reflect changing function or activity on the land, the forces of the market or improving standards for a variety of land users. The changes required may cover a substantial part of the planned area. When a large area is affected or when the changes proposed are not in conformity with the use of the land as approved in the Structure Plan, the zoning for that piece of land will need to be changed. Rezoning may also be referred to change of building heights, the external appearance of buildings, the densities of development among others, as specified in this document.

Rezoning in land use planning is, therefore, the process of changing the approved use of land or the development requirements on land, as set out in the Structure Plan. For example: from residential use to commercial use and vice versa;

##### ii) Who Initiates Rezoning?

- ▲ A person, organization or institution can apply in writing to the District Spatial Planning Committee as prescribed Form 33B
- ▲ The request for rezoning shall be accompanied by a justification report prepared by a Professional Planner
- ▲ The Physical Planner should give notice of the proposed re-zoning to the owners of the abutting land if their addresses are known or can be ascertained; give the owners opportunity to comment on or to make representations; and publish the re-zoning in a newspaper of national circulation.

##### iii) Suitable Period for Rezoning

The District Assembly is expected to take a decision on the application within 60 days after receipt of comments by the applicant.

##### iv) The Need to Rezone

- ▲ the request is intended to make the zoning of the land comply with the Structure Plan for the area; or
- ▲ a special circumstance has arisen that necessitates the change requested



Special circumstances under which an application for re-zoning may be granted include the following:

- ▲ where the main centre for industrial activity relocates to areas with a greater competitive advantage;
- ▲ where minerals in mining areas have been exhausted;
- ▲ where there is a disproportionate change in the dominant land use of the area; and
- ▲ where there is a change in the demographic pattern in the area.

#### v) Persons Authorized to Prepare Rezoning Plans

A Professional Planner is authorized to prepare rezoning plans but the proposal will need to be approved by the Spatial Planning Committee of the relevant District Assembly. During the statutory review and subsequent revision to the Structure Plan, the preparation of the revised plan and any revisions to the zoning affecting the land will be facilitated by the Physical Planning Department of the District Assembly, either being undertaken by the Technical Subcommittee or outsourced. Where developers or land owners propose developments not in conformity with current zoning, they may commission a Professional Planner to prepare proposals for a revision to the zoning as approved in the Structure Plan. The request for rezoning will then be reviewed and approved or rejected by the Assembly through the Spatial Planning Committee.

#### vi) Procedure for Processing Rezoning Applications

The procedure for processing Rezoning Applications made by individuals or organizations is laid out as follows:

Stage	Description	Duration
1	Receive Application	
2	Display in Public Data Room and publication and notices within 7 days	7
	Receive comments and objections within 28 days	21
3	Refer objections if received to applicant within 14 days of expiration of period for submission of comments for response to and comments on the objections.	14
4	DA approves or refuses permit within 60 days after receipt of the comments by the applicant on the objections	18
<b>Total Duration</b>		<b>60</b>
5	Where the Assembly is unable to fully consider the application, a decision on the application shall be deferred, applicant notified and decision taken within 30 days	30
<b>Total Duration</b>		<b>90</b>

### 3. Provision for Continuance of Existing Use

Any activity, structure or building in existence in a zone which becomes a prohibited use after the approval of a Structure Plan or Local Plan shall have the right to continue as such. However, the right to continue the use of land elapses if the right has not been exercised as at the time of the implementation of the current Structure or Local Plan.



## 4. Change of Use

### i) Conditions for Change of Use

An application for a 'Change of Use' will need to satisfy the following criteria:

- a. The type of development is within the permissible uses within the zoning of the area
- b. Does not significantly alter the original intention of the plan or zone.
- c. Has minimal impact on existing services and infrastructure.
- d. Does not cause disruption to the surrounding land uses by way of;
  - ▲ Significantly increasing traffic generation
  - ▲ Significantly increasing noise and or odour
  - ▲ Increasing the risk of fire or explosion
  - ▲ Undermining the image of the area

Where there is an intrusion of privacy, the intrusion must be of net benefit to the community in which the land is located

### ii) Procedures for Change of Use

The procedures for requesting and/or granting a Change of Use are same as that of rezoning outlined above.



## Appendix 2: GLOSSARY OF TERMS

**“AIRPORT”** means a place used or intended for use for the landing or departure of aircrafts and includes facilities for the housing, servicing, maintenance or repair of aircrafts or the assembly of passengers or goods prior to or after disembarkation from an aircraft and management facilities for the landing, departure and related services.

**“AGRICULTURE” means any-**

- c. Animal husbandry, including the keeping and breeding of livestock and bees;
- d. Horticulture
- e. Forestry being the planting or tending of trees in a plantation or forest of trees intended for felling.
- f. Activities carried out for business or subsistence purposes involving the harvesting or cultivation of products from land for processing or consumption.

**“ANIMAL HUSBANDRY” means**

- a. a use of premises primarily and predominantly for the farming of cows, pigs, sheep, goats, poultry or other sorts of livestock farming.

**“BUILDING HEIGHT”** is the vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs.

**“BUSINESS PREMISES”** means any premises used or intended for use as an office in or in connection with –

- a. the carrying out of the business of a bank, building society, financial institution;
- b. intended for the practicing or carrying out by a health practitioner;
- c. the provision of professional services or the giving of professional advice by a person practicing or carrying on a profession; or
- d. a business or commercial purposes.

**“BUS TERMINAL” means**

- a. a place used or intended for use for the assembly and dispersal of passengers prior or subsequent to their transport by bus for the garaging and servicing of bus involved in the transport of passengers to or from that place; or
- b. a place used or intended for use for garaging and servicing of buses. The term includes the use of those premises for any office in connection with the bus station;
- c. for the purpose of this definition the term “bus” means a motor vehicle having a carrying capacity of not less than 9 passengers and used in the road transport for passengers.

**“CAR PARK”** means a place used or intended for use for parking of motor vehicle but does not include a taxi-stand or bus stop.

**“CARRIAGEWAY”** means that part of a road which is, or is intended to be, prepared or set aside primarily for the use of motor vehicles.



**“CEMETERY”** means any designated land used or intended for use for the burial of the human beings after death.

**“CHILD CARE CENTRE” means-**

- a. a kindergarten, crèche or preschool centre, or
- b. any other place used or intended for use for the minding of children for a fee or reward;

**“CLUB”** means premises to which access is restricted to members or guests and intended for use by a club, lodge, or like organization as a place for meetings, of social intercourse among, or entertainment of, the members of the club.

**“COMMUNITY DWELLING”** means any common place of abode for a number of unrelated persons in the nature of a hotel, motel, boarding houses, guest house, hostel or lodging houses, convent where that place is not part of a hospital, or an institution residence.

**“CONSOLIDATION”** refers to merging two or more parcels of land into one unit.

- a. by sale, conveyance, transfer, or partition
- b. by an agreement, dealing or instrument into vivo (other than a lease for any term not exceeding five years without right of renewal).

**“CORNER PLOT” or “CORNER SITE”** means a plot or site, as the case may be –

- a. bounded in part by two or more roads where they intersect or join; or
- b. which lies within a general change of direction of a road abutting it where the change of direction is constituted by an angle of not less than 45 degrees and the angle interior to the site giving effect to the change of direction does not exceed 135 degrees.

**“CREMATORIUM”** means any place used or intended for use for the reduction of the human body to ashes after death, together with any funeral chapel or funeral parlours located on the same land, and used in connection with, that place.

**“DETACHED HOUSE”** means a dwelling house used or intended for use by one or more persons or households for residential purposes.

**“DWELLING HOUSE”** means a separate building comprising one or more dwelling units.

**“DWELLING UNIT”** means a separate building or apart of a building comprising habitable rooms and other spaces

- a. used; or
- b. so constructed or adapted as to be capable of being, or suitable to be used as a separate domicile.

**“EASEMENT /WAYLEAVE”** means the rights to use another person’s land for a stated purpose. It can involve a general or specific portion of the property, and is generally used to allow infrastructure pass across, over or under a private property. A Right-of-Way allowing access across a piece of land is an Easement Right.



**“EDUCATIONAL ESTABLISHMENT”** means

- a. a school,
- b. a public library
- c. a public lecture hall;
- d. an art gallery (other than for business purposes) of museum;
- e. a sheltered workshop;
- f. any other place used or intended for use for the training or teaching of persons.

**“EMERGENCY SERVICES DEPOT”** means any premises used or intended for use as:

- a. a fire station;
- b. an ambulance station;
- c. a first aid station; or
- d. a depot of the State Emergency Service.

**“ERECT”** includes –

- a. erect or commence or continue to erect;
- b. do, or commence or continue to do, any work in the course of, or for the purpose of erecting;
- c. perform any structural work or make any alteration, addition or rebuilding;
- d. move from one position on an allotment to another position on or partly on, the same allotment or another allotment;
- e. re-erect with or without alteration on, or partly on, the same allotment; and
- f. where a building or other structure is located on more than one plot –
  - i. move to another position on the same plots or any of them or to another plot or plots; or
  - ii. re-erect, with or without alteration, to another position on the same plots or any of them, or on another plot or plots.

**“FRONTAGE”** with respect to plot or a site, means –

- a. a boundary, or
- b. that part of a boundary, of the plot or site which coincides with, or with part of, an alignment.

**“GARAGE”** means a place used or intended for use for:

- a. the sale by retail of :
  - i. motor vehicles
  - ii. motor fuel for boats or mowers;
  - iii. lubricating oils and greases;
  - iv. batteries or tyres;
  - v. spare parts and accessories for motor vehicles, boats and
  - vi. motor mowers or any of them; and
  - vii. power and lighting kerosene.



- b. the carrying out of:
  - i. the removal, repair, exchange or fitting of parts to a motor vehicle.

**“GROSS FLOOR AREA”** with respect to a building, planning unit or development for some purposes, means the sum of the floor areas (inclusive of all walls, columns and balconies whether roofed or not) of all storeys in the building, in all buildings contained in the planning unit or all buildings to which that development relates, as the case may be but excluding car parking accommodation, space for loading and unloading commercial vehicles, bank vaults, strong rooms safe deposits.

**HAZARDOUS** means the use of the following:

- Acids
- Ammunition
- Asbestos Productions
- Bleachers
- Calcium carbide
- Celluloid or Celluloid Products
- Chemicals where there is risk of explosion or the escape of toxic
- Gas
- Disinfectants
- Explosives (including firework)
- Fertilizers
- Flammable or combustible liquids by refining and including any production composed of flammable or combustible liquid and resins, waxes or pigments
- Petroleum production and refining
- Organic compound of mercury or cadmium
- Oxygen
- Photographic film other than non-flammable film
- Poisons
- Raw plastic
- Vaccines bearing live virus.

**“HOME BUSINESS”** means an activity carried out for business or commercial purpose in one or more rooms in a dwelling unit which comprises or is contained in a house, or apartment building by one or more of the permanent residents of the dwelling unit where that activity is being carried on provided it.

- a. does not involve the employment of persons other than such residents;
- b. does not involve the use, whether temporarily or otherwise, of more than 25 percent of the floor area of the dwelling unit,
- c. in the particular case does not impose a load on any public utility undertaking greater than that which is reasonably required for the predominant uses, existing or likely, in the immediate locality;



- d. does not interfere with the amenity of the neighbourhood by reason of the emission of noise, vibration, smell, soot, ash, dust, grit, oil, waste water, waste products, radio or electrical interference or others;
- e. does not involve the use or the preference of any activity which characterizes a use of premises for the purpose of some light industry.

**“HOSPITAL”** means premises used or intended for use for the medical or surgical care or treatment of persons resident thereat. The term includes the residential use of any part of those premises by a person conducting or employed at the hospital.

**“INDUSTRY”** means a service industry, general industry, noxious or offensive industry, hazardous industry or extractive industry.

**“SERVICE INDUSTRY”** means the performance in the course of trade or business or any activity included in the list here under:

**List of Service Industries includes but not limited to:**

- Book Binding
- Document Duplicating or Copying
- Dressmaking
- Dry Cleaning or Dyeing
- Engraving by Hand Laundering
  
- Making any of the following:
  - Bread, Cakes, Pastries
  - Canvas Goods, Tents, Camping Soft Goods
  - Clothing, Clothing Accessories
  - Confectionery
  - Dental Good
  - Footwear
  - Jewellery
  - Keys
  - Leather Goods
  - Millinery
  - Optical Goods (being spectacles or the like)
  - Soft Furnishings
  - Toys
  - Furniture
  - Woodworking
  - Block Making
  - Photographic Film Processing



Photographic Plate-making, Etching and like Photographic Processes  
Photographic Sign Making  
Picture Framing  
Plan Printing

Repairing or Servicing any of the following:

Canvas Goods  
Clothing  
Clothing Accessories  
Dental Goods  
Electrical Appliances for Domestic or office use  
Footwear Jewellery  
Leather Goods  
Mower (including motor mowers)  
Toys

**“HEAVY INDUSTRY/INDUSTRIAL” means**

- i. intended for large manufacturing and production activities, involving high energy use, large machinery, raw materials and potentially polluting processes.
- ii. incompatible with residential development
- iii. inherently harmful and likely to destroy life or impair health or;
- iv. capable of causing injury to the well-being of persons or damage to property
- v. Activities such as energy production, manufacture of cement and building materials, manufacture of chemicals and steel and metal production.

**List of Heavy Industry/Industrial**

- Cleaning descaling or treatment of metal or masonry or other articles by abrasive blasting other than by a waste process or other than in a totally enclosed booth or building.
- Cleaning, descaling or treatment of metal in an acid bath conduct of a poultry dressing housing where other than for poultry raised on the same site.
- Conduct of a pre-mix bitumen plant
- Crashing or screening stone, gravel or sand
- Handling gravel, sand or crushed stone by a mechanical installation except where all such or material are fully enclosed.
- Heat treatment in a kiln of minerals (including clay), timber, or the products of power metallurgical processes.
- Hot dip galvanizing incineration where the incinerator or incinerators used is or are capable of consuming in excess of one tone of material per hour and where not in the use of a crematorium.

**Manufacture of**

- Cement of lime



- Soap (where there is an extraction of fat)
- Tar
- Zinc oxide by the continuation of a smelting process
- Preparation of food for animal and not human consumption by cooking, refining,
- Purifying, extracting, smoking, salting, dehydrating, conserving or like means -
- Processing natural rubber
- Processing or treatment of animal, fish or bird carcasses or parts of them by boiling, heating, washing, crushing, burial, tanning or scouring other than in the production of animal by-products including glue.
- Slaughtering of livestock at an abattoir, slaughter-house
- Smelting, alloying or refining of metal, ores or semi-processed ores
- (including the reclamation of metal from scrap)
- Storage of bones hides, skins, or tallow
- Striping, dismantling or breaking up for demolition of any commodity at a junk yard, scrap materials (including meal) dealer's yard, motor vehicle wrecker's boat wrecker's yard or plant wrecker's yard
- Tannery or hide processing.

**"EXTRACTIVE INDUSTRY"** means:

- a. extraction of sand, gravel, clay soil, rock, stone or any similar substance from land, and any treatment including crushing or screening of that substance on, or abutting the land from which that substance is extracted; or
- b. Mining of minerals

**"KIOSK"** means – a temporary building or other structure having a floor area not in excess of 10 square meters; used or intended for use for the sale, or displaying or offering for sale, of goods and services by retail to the general public.

**"LANDSCAPING"** means the treatment of land for the purpose of enhancing or protecting the amenities of a site and the locality in which it is situated by –

- a. screening by fences, walls or other means;
- b. planting of trees, hedges, shrubs or grass;
- c. formation of banks, terraces or other earthworks;
- d. laying out of gardens or courts; or
- e. other amenity features.

**"MARKET"** means a place used or intended for use for the auction or sale of farm produce, manufactured goods and ancillary items.

**"PARK"** means land –

- a. to which the public has rights of access
- b. used or intended for use for recreation and



- c. which
  - ▲ has been ornamentally laid out or prepared;
  - ▲ is maintained to preserve to enhance its natural beauty including its flora, fauna and geological or physiographical feature; or
  - ▲ has been prepared or is maintained as a grassed area either with or without trees or shrubbery.

**“PARKING AREA”** with respect to a use, means that part or those parts of the planning unit for the use (and whether or not within, or partly within, a building or other structure) provided for any one or more of -

- a. the parking of motor vehicle;
- b. the standing of motor vehicles.

**“PLACE OF WORSHIP”** means any premises used or intended for use for public religious activity of a religious organization whether or not those premises are also used for religious instruction:

The term includes: -

- a. the use of those premises for the social or recreational activities of, or conducted by, the relevant religious organization’ and
- b. the residential use by a minister of religions of a building erected on the land contained in those premises, but does not include the use of any child-care centre or educational establishments for religious teaching purpose.

**“PLOT”** means an area of land that has been measured and considered as a unit for a particular purpose.

### **REGULAR SHAPED PLOT**

For some land uses, wide frontage regular plot sizes are required for efficient use of the site, while for others elongated sites are more appropriate. Wide frontages, however, result in extending the infrastructure required to service the plot and greatly add to the cost.

### **IRREGULAR SHAPED PLOT**

Irregular plot sizes are permitted, provided the placing of the proposed construction adheres to building lines requirements, including front back and side and that there is a regular area (square or rectangular with the narrowest side no less than 4m and of not less than 40m<sup>2</sup> upon which a building can be constructed within the building lines specified.

**“PREMISES”** means any -

- a. land;
- b. building
- c. structure other than a building; or
- d. land together with any building or other structure thereon.

**“PUBLIC BUILDING”** means

- a. Any building to which the general public has access and used for state or local



government administration or by some statutory authority, enterprise or organization exercising public functions

- b. Any building used as an office by a member of Central or Local Government representative by way of his/her position in the government administration.

**“PUBLIC SPACE”** means a generally open area accessible to and used by the public including resource lands, urban utility space, riparian buffer zones, natural park areas, forests, urban parks, recreational areas, infrastructure right of way, areas of cultural or historical interests;

**“ROAD CLASSIFICATION”**

- a. Expressway/Freeways/Motorway: Inter-city trunk road system providing through traffic through the city at the same time allowing exits and entrances from and to the trunk road system through interchanges at limited points.
- b. Major Arterials – are an extension of the trunk (inter-city) road system carrying major traffic to and from the Central Business District or other such major district generating major traffic. Direct accesses to/from lots are controlled through service roads.
- c. Minor Arterials – are similar to major arterials, but without median and allow direct access from lots without service roads.
- d. Collectors take off from the arterials to residential/neighbourhood areas. They are the major local routes on which buses ply. District access from lots may be allowed.
- e. Local roads provide direct access to groups of residential or other lots and are purely local in character. From the access ponds may branch off cul-de-sacs or loops on which small groups of residential plots are located.

**“SHOP”** means a place for:

- a. the retail sale of goods other than hot food
- b. use as a post office;
- c. the sale of tickets or as a travel agency;
- d. hairdressing;
- e. the firing out of domestic or personal goods;
- f. display of good for sale;
- g. the firing out of domestic or personal goods;
- h. the reception of goods to be washed, cleaned or where the sale, display or service is to visiting members of the public.

**“SHOPPING CENTRE”** means a group of commercial establishments, owned and managed as a unit with off street parking provided on the property (in direct ratio to the building area and related in size [gross floor area] and type of shops to the trade area that the unit serves) with a floor area of at least 200m<sup>2</sup>.

It also means premises which contain one or more buildings comprising separate areas of occupation and other areas used in connection therewith –

- i. Multiple shops, including those used for the hiring out of goods kept there at;
- ii. business premises;
- iii. a place of assembly;
- iv. a restaurant;



- v. a fast-foods store;
- vi. a public building as referred to in paragraph (b) of the definition “public building”; or
- vii. part of premises used for the purpose of some service industry;

**“SITE”** with respect to a development, means the land within a Planning area on which development is or is proposed to be carried out where that land comprises the whole or part of –

- a. one plot;
- b. more than one plot

**“SITE COVERAGE”** with respect to a development, means the proportion, expressed as a percentage, of the size of the development which the area covered by building or other structures on the site bears to the area of the site; where the area covered by a building or other structure is measured to coincide with the area contained within the projection onto a horizontal plane of the outer limits of the building or other structure to the extent that it is above the level of the adjoining ground.

**“SPORTS FACILITY”** means premise which –

- a. function an integrated unit; and
- b. used or intended of use –
  - i. for or in connection with the conduct of sporting or athletic activities engaged in cumulatively
  - ii. as a place for the assembly of persons for some common subject; and
  - iii. for trade fair or exhibitions, whether or not they are continually used or intended for such a use
  - iv. for any form of entertainment not envisaged by its use as referred to in subparagraphs (i), (ii) and (iii); or the term includes the use of any facilities provided at those premises for the health, comfort or convenience of persons resorting thereto for those activities including any facility providing light refreshments, meals for consumption thereat or elsewhere, professional services by a medical practitioner or physiotherapist, or banking services;

**“STOCKYARD”** means – a place used or intended for use for the reception and holding of livestock pending the transportation or marketing of that livestock.

**“STOREY”** means that space within a building which is situated between one floor level and the floor level next above, or, if there is no floor above, the ceiling or roof above.

**“STRUCTURE”** includes a wall and fence and anything that is affixed to or projecting from a building or other structure.

**“SUBDIVISION”** and similar expressions mean and refer to dividing land into parts, whether the dividing is-

- a. by sale, conveyance, transfer, or partition



- b. by an agreement, dealing or instrument into vivo (other than a lease for any term not exceeding five years without right of renewal) rendering different parts thereof immediately available for separate disposition or separate occupation.

**“TRANSPORT STATION”** means a place used or intended for use for the loading, discharge or transfer of goods of whatever description in the course of the transport of those goods but include an airline station.

The term includes the use of these premises for –

- a. the assembly or dispersal of passengers or good prior to or other transportation;
- b. the ancillary use of an office for work of administration accounting or issue of tickets in connection with the transport station;
- c. the use of facilities for the servicing and maintenance of vehicles associated with and operating from the transport station;

**“USE”** in relation to land also includes the carrying out of excavation work in or under land and placing on land of any material or thing which is not a building or other structure.

**“UTILITY INSTALLATION”** means premises used or intended for a public utility land; such as a transformer, telephone exchange, pumping station, or drainage structure.

**“WAREHOUSE PREMISES”** means –

- a. any builder’s yard or construction contractor’s yard where the activities are carried on within one or more building;
- b. any truck depot or vehicle depot where the storage is carried on within one more building;
- c. any other place used or intended for use for the storage of goods of whatever description in one or more buildings, whether or not any of those goods are sold.

**“WAREHOUSE”** means a building having the character and appearance of an industrial shed or factory building and or intended for use for the sale, or display or offering for sale, by retail of goods being any one or more of the following:

- i. floor coverings and wall tiles;
- ii. furniture;
- iii. non-portable domestic appliance being washing machines, dishwashers, clothes driers, refrigerators, hot-water systems, air-conditioning systems and the like, with or without portable domestic appliance;
- iv. domestic fittings;
- v. building and construction materials with or without hardware;
- vi. food items

**“ZONES”** are described as an area in any region, district or town that has been prescribed pursuant to a spatial development framework, structure plan or local plan and has been given restrictions including building types or size, land use or permitted activity.



# LAND USE AND SPATIAL PLANNING AUTHORITY



Co-funded by  
the European Union



Implemented by:



In cooperation with



MINISTRY OF FINANCE  
Government Of Ghana

