



# Compliance with Planning Standards Related to the Setbacks around Domestic Buildings: Empirical Evidence from Kenya

\* Dr. Wilfred Ochieng Omollo

Department of Planning and Development, Kisii University, Kenya

Email: [wochieng@kisiuniversity.ac.ke](mailto:wochieng@kisiuniversity.ac.ke)



## ARTICLE INFO:

### Article history:

Received 12 December 2019  
Accepted 23 January 2020  
Available online 3 February 2020

### Keywords:

Enforcement;  
Kisii Town;  
Neighbourhoods;  
Planning Standards;  
Setbacks.

## ABSTRACT

*This study investigates the extent to which planning standards that regulate the setbacks around domestic buildings are complied with by developers in Kenya, a case study of Kisii Town. Using proportional random sampling targeting seven neighbourhoods, a sample of 364 was drawn from the target population of 7430 developments. While checklists were used to collect data on the extent of compliance with the planning standards, data were analyzed using means, mode, standard deviation and a one-sample t-test. Results established that most developments disregarded the planning standards on setbacks. Hypothesis tests further reported significant differences between the respective recommended setbacks (front, side and rear) and extent of developers' compliance,  $t(289) = -14.746, p = .000$ ;  $t(289) = -8.937, p = .000$ ; and  $t(289) = -20.3826, p = .000$ . The study concludes that developers flout planning standards owing to insufficient development control by the County Government of Kisii. A recommendation is made for the adoption of locally nurtured standards that addresses the existing socioeconomic attributes as an alternative of relying on those generated at the national level. This study enriches the current body of literature in planning by validating how compliance with planning standards may be statistically assessed.*

This work is licensed under a [Creative Commons Attribution - NonCommercial - NoDerivs 4.0](https://creativecommons.org/licenses/by-nc-nd/4.0/).



This article is published with Open Access at [www.ijcua.com](http://www.ijcua.com)

JOURNAL OF CONTEMPORARY URBAN AFFAIRS (2020), 4(2), 95-108.

<https://doi.org/10.25034/ijcua.2020.v4n2-9>

[www.ijcua.com](http://www.ijcua.com)

Copyright © 2020 Journal of Contemporary Urban Affairs. All rights reserved.

## 1. Introduction

The global urban population has been rapidly escalating since 1950. As a case in point, the population increased from 746 million in 1950 (29.6 per cent of the world-wide population) to 2.85 billion in 2000 (46.6 per cent of the world-wide population) and further projected to 5.06 billion by 2030 (60 per cent of the world-wide population) (UN-Habitat, 2015).

Ritchie and Roser (2020) in actual fact confirm that over 50 per cent of the global population is already residing in urban areas. With this trend in mind, the UN-Habitat (2019) forecasted that by

2050, two-thirds of the global population will be living in urban areas. If this change is not well planned, it is bound to undesirably contribute to challenges such as urban decay (Addedeji & Arayela, 2018), urban sprawl (Fuladlu, 2019), and noncompliance with recommended land use planning standards with a particular reference to the developing countries.

### \*Corresponding Author:

Department of Planning and Development, Kisii University, Kenya

Email address: [wochieng@kisiuniversity.ac.ke](mailto:wochieng@kisiuniversity.ac.ke)

### How to Cite this Article:

Omollo, W.O. (2020). Compliance with Planning Standards Related to the Setbacks around Domestic Buildings: Empirical Evidence from Kenya. *Journal of Contemporary Urban Affairs*, 4(2), 95-108. <https://doi.org/10.25034/ijcua.2020.v4n2-9>