

TPL301 PERENCANAAN KOTA

PERTEMUAN 14 : PENYUSUNAN PERATURAN ZONASI

Oleh :

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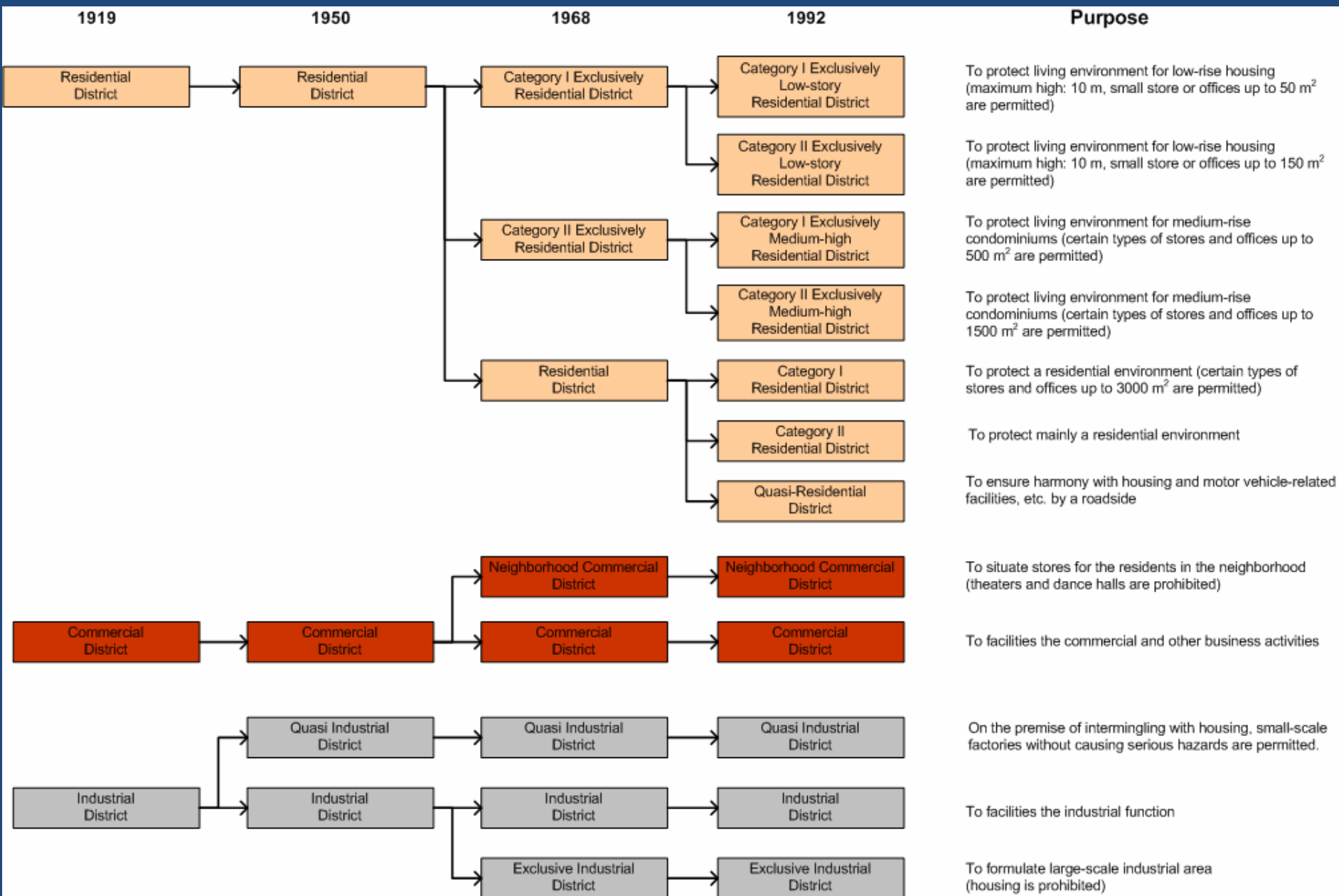
Program Studi Perencanaan Wilayah dan Kota
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CONTOH KETENTUAN PEMANFAATAN RUANG DENGAN ZONING REGULATION

Nama berbeda dengan isi *Zoning Regulation*:

- Peraturan Pelaksanaan dan Pengendalian Pembangunan Kota (*Zoning Regulation*), DKI
- Kebijakan Operasional RUTR Kawasan Bandung Utara
- Petunjuk Operasional RTRWK Bandung
- Petunjuk Teknis RTRWK Cimahi

CONTOH KLASIFIKASI GUNA LAHAN DI JEPANG DAN KETENTUANNYA



CONTOH KLASIFIKASI ZONA

(1)

DIGAMBARAKAN DALAM BENTUK HURUF DAN ANGKA

- R = residential
- C = commercial
- M atau I = Manufacturing atau Industri
- A = agriculture
- P = public use

- R – 1 = residential zone and single district family
- R – 3 = a multifamily residential zone
- M – 1 = a light manufacturing district
- M – 2 = a heavy manufacturing district

CONTOH *KLASIFIKASI ZONA*

(2)

Contoh Zona :

- *A-1 Agricultural district*
- *R-1 One and two-family residential district*
- *R-2 Multifamily residential district*
- *R-3 Mobile home residential district*
- *R-4 Planned unit development district*
- *C-1 Commercial district (low density)*
- *C-2 Commercial district (medium density)*
- *M-1 Light industrial district*
- *M-2 Heavy industrial district*
- *FC-1 Floodplain or conservation district*

Contoh Cakupan Standar/Peraturan :

1. Permitted uses
2. Excluded uses
3. Special rules for uses
4. Accessory uses
5. Conditional uses
6. Special exception
7. Required lot size
8. Required yard size
9. Maximum coverage ratio
10. Minimum building size
11. Height limitation
12. Variances

CONTOH KLASIFIKASI ZONA

NR-1 house in the West End neighbourhood, New Westminster



RS-1 house in the Queen's Park neighbourhood, New Westminster



RQ-1 house in the Queensborough neighbourhood, New Westminster



- **RS-1:** Single Detached Dwelling District
- **NR-1:** Neighbourhood Residential Dwelling District
- **RQ-1:** Queensborough Neighbourhood Residential District
- **RT-1:** Duplex Districts
- **C-1:** Local Commercial Districts
- **C-2:** Community Commercial Districts

CONTOH LEMBAR ATURAN UNTUK SETIAP ZONA (1)



RS-1
Information Sheet (p.1)



NR-1
Information Sheet (p.1)



RQ-1 (p.1)
Information Sheet



RT-1
Information Sheet (p.1)



C-1
Information Sheet (p.1)



C-1 (p.1)
Information Sheet

CONTOH LEMBAR ATURAN UNTUK SETIAP ZONA (2)

512 Community Commercial Districts (Low-Rise)

NEW WESTMINSTER
600
C-2

Front Yard
512.35 No front yard shall be required.

Rear Yard
512.39 A rear yard shall be provided of not less than 10 feet (3.05 metres) in depth except that where a site abuts a lot in an (R) District whether a lane intersection or not or where a site is used for incidental purposes, such rear yard shall be not less than twenty percent (20%) of the depth of the site but need not exceed 25 feet (7.62 metres).

Side Yard
512.40 No side yard shall be required except that:

- a) when a site abuts a lot in an (R) District or is separated by a street or lane intersection, a side yard shall be provided of a width of not less than fifty percent (50%) of the height of the building;
- b) if a side yard be provided where not required by the provisions of this bylaw, such side yard shall be not less than 10 feet (3.05 metres) in width.

Height
512.41 The height of a building shall not exceed 40 feet (12.19 metres) for three stories.

Off-Street Parking
512.42 Off-Street parking shall be provided in accordance with the provisions of Section 150 of this Bylaw.

Off-Street Loading
512.43 Off-Street loading shall be provided and restricted as required by and in accordance with the provisions of Section 160 of this Bylaw.

2002 05 13

New Westminster Zoning Bylaw

512-3

Illustration 3. Zoning bylaw for the C-2, Community Commercial district.

Notes: The intent of this district is to allow only detached dwellings in the Queen's Park, Glenbrook, Victory Heights and Sapperton's residential schools. Secondary suites are allowed if the City's "Requirements for Secondary Suites" are met.

Key Information:
Site Coverage: 35% of lot area
Floor Space Ratio: 50% of lot area
Height: maximum 25 feet to ridge/pole of roof
maximum 35 feet to peak of roof

NEW WESTMINSTER
RS-1
SINGLE DETACHED DWELLING DISTRICTS

1. SITE COVERAGE
Principal building not to cover more than 35% of lot area. Attached structures (e.g. porches, decks) not to cover more than 10% of lot area.

2. FLOOR SPACE RATIO (FSR)
FSR not to exceed 50% of lot area. FSR means the ratio between the total square footage of all floors of the house (Gross area) to the lot area.

Example: $\frac{2,000 \text{ square feet house} + 1,000 \text{ sq ft}}{4,000 \text{ square feet lot area}} = 0.75$

3. YARDS:
Front Yard: not less than 30% of the site depth but need not exceed 20 feet or the average setback of the two adjacent houses on either side.
Rear Yard: not less than 20% of the site depth but need not exceed 25 feet.
Side Yard: for lots with a frontage of 40 feet or more, side yards of not less than 50%, with any side frontage exceeding 5 feet. For lots less than 40 feet, a full minimum side yards are required.

4. HEIGHT
Building Height: maximum 25 feet
Roof Peak: maximum 35 feet
Average or Greater = Greater of (a) or (b)

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Information Sheet

Page 1 of 2

Illustration 4. Information sheet for the RS-1 district.

CONTOH KETENTUAN PEMANFAATAN RUANG DI SINGAPURA

Klasifikasi Zona

Klasifikasi Kegiatan

	Residential	Commercial	Main Shopping	Hotel	Local Shopping	Mixed Use	Community Building	Administrative Area	Industry	Warehouse	Rural Centre & Settlement	Agriculture	Rural Area	Recreation
Master Plan Zone														
Land/Building Use														
Detached House	P	X	X	C	X	X	X	X	X	X	P	C	C	X
Semi-detached House	P	X	X	C	C	X	X	X	X	X	P	C	C	X
Terrace House	P	X	C	C	C	C	C	C	C	X	P	X	X	X
Residential Flat	C	C	P	P	P	C	C	C	C	C	C	X	X	X
Hotel	C	C	C	P	C	C	C	X	X	X	C	X	X	C
Residential Club and Hostel	C	C	C	P	P	C	C	C	C	C	C	C	C	C
Hospital and Related Institution	C	X	X	C	C	C	C	X	X	X	C	C	C	C
Educational	C	C	C	C	C	C	P	C	C	X	C	C	C	C
Shop	C	C	P	C	P	C	C	C	C	C	C	C	C	X
Tyre & Battery and Motor-cycle Repair	X	X	X	X	C	X	X	X	P	C	C	C	C	X
Restaurant	C	C	P	C	P	C	C	C	C	C	C	C	C	C
Market	C	C	C	C	P	C	X	X	C	C	C	C	C	X
Foodshop	C	C	P	C	P	C	C	C	C	C	C	C	C	C
Laundry and Dry Cleaner	C	C	C	C	C	C	X	X	P	C	C	C	C	X
Petrol Filling Station and Auto Service	C	C	C	C	P	C	C	X	P	C	C	X	X	X
Commercial Garage	C	C	C	C	P	C	X	X	P	C	C	X	X	X
Car Park	C	P	P	P	P	P	P	P	P	P	P	C	C	P
Commercial Premises and Office	X	P	C	C	C	C	C	C	C	C	X	X	X	X
Warehouse and Godown	X	X	X	X	X	C	X	X	C	P	X	X	X	X
Non-Residential Club	X	C	C	C	C	C	C	C	C	C	C	X	X	C
Civic, Cultural and Community	C	C	C	C	C	C	P	C	C	X	P	C	C	C
Religious	C	X	C	C	C	C	C	C	C	X	C	C	C	X
Theatre, Cinema and Music Hall	X	X	P	C	P	C	C	X	X	X	C	X	X	C
Amusement Park	X	X	C	C	C	C	X	X	C	X	C	X	X	C
Light Industrial	C	C	X	X	C	C	X	X	P	C	C	C	C	X
General Industrial	X	X	X	X	X	X	X	X	C	C	C	C	C	X
Special Industrial	X	X	X	X	X	X	X	X	C	C	X	X	X	X
Public Utilities	C	C	C	C	P	C	C	C	C	C	P	C	C	C
Extraction of Mineral	X	X	X	X	X	X	X	X	C	X	C	C	C	X
Agricultural	C	X	X	X	X	X	X	X	X	X	P	P	P	X
Sports and Recreation	C	C	C	C	C	C	C	C	X	X	C	C	C	P

"P" = diperbolehkan (*permitted*)
 "C" = bersyarat (*consideration, conditional*)
 "X" = dilarang

Notation: 'P' — Purpose for which buildings and lands may be used.
 'C' — Purpose for which buildings and lands may be used subject to special consideration.
 'X' — Purpose for which buildings and lands may not be used.

CONTOH PENETAPAN ZONA DAN ATURANNYA

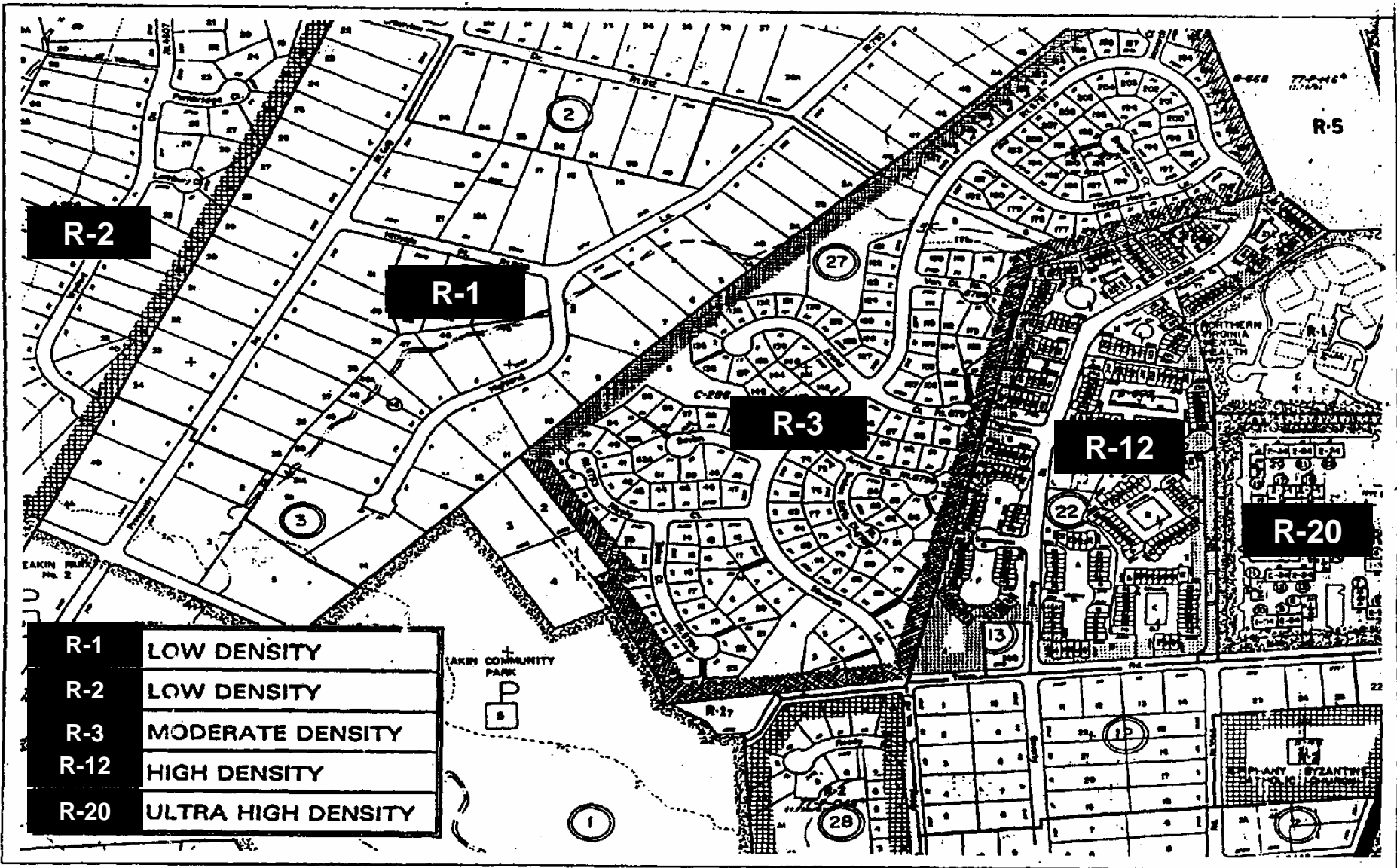


FIGURE 2.4 Zoning map showing zoning transition.

CONTOH KETENTUAN PEMANFAATAN RUANG PER ZONA

NO	SUB KATEGORI PEMANFAATAN	HIRARKI 3								
		RD-1	RR-1	RR-2	RG-1	RG-2	RT-1	RT-2	RS-1	RS-2
A	Hunian									
	Rumah Tunggal	I	I	I	I	I	I	I	I	T
	Rumah Kopel, Rumah Deret	x	x	T	I	I	I	I	I	I
	Apartemen, Kondominium	x	B	B	B	B	B	B	I	T
	Rumah Susun	x	-	T	T	T	I	I	I	T
	Rumah Dinas	I	I	I	I	I	I	I	x	x
	Wisma Tamu (<i>Guest House</i>), sebagai aksesori	x	I	I	I	I	I	I	x	-x
	Kost	x	x	x	I	I	I	I	I	x
	Rumah Usaha sebagai aksesori	I	T	I	I	I	I	I	x	I
	Rumah Jompo	T	T	I	I	x	x	x	x	x
	Panti Perawatan/Rehabilitasi	T	T	T	I	I	I	I	x	x
	Panti Asuhan/Penampungan	T	T	T	I	I	I	I	x	x
	Asrama	x	x	x	T	T	I	I	x	x
Rumah/Hunian Sementara	x	x	B	B	B	B	B	B	B	

RD: Perumahan Kepadatan Sangat Rendah
 RR: Perumahan Kepadatan Rendah
 RG: Perumahan Kepadatan Sedang
 RT: Perumahan Kepadatan Tinggi
 RS: Perumahan Susun

I : Diijinkan
 T: Diijinkan secara terbatas (standar pembangunan minimum,
 pembatasan pengoperasian maupun peraturan tambahan lainnya.
 B: Memerlukan izin penggunaan bersyarat.
 x : Tidak diizinkan

**CONTOH KETENTUAN
INTENSITAS DAN TATA MASSA PEMBANGUNAN PER ZONA**

PERUNTUKAN		KDB MAKS (%)	KLB MAKS (%)	KDH MIN (%)	GSB DEPAN (m)	GSB SAMPING (m)	GSB BLKG (m)	TINGGI BANGUNAN (LT)	
R	RD	RD-1	20	0.4	76	R	R	R	2
	RR	RR-1	40	0.8	64	R	R	R	2
		RR-2	40	0.8	52	R	R	R	2
	RG	RG-1	60	1.2	28	R	R	R	2
		RG-2	60	1.2	10	R	R	R	2
	RT	RT-1	80	1.6	10	R	R	R	2
		RT-2	80	1.6	40	R	R	R	2
	RS	RS-1	50	3	52	R	R	R	6
		RS-2	40	2.4	28	R	R	R	6

CONTOH KASUS (1)

Ketentuan Pembangunan

PERUNTUK AN	KDB MAKS (%)	KLB MAKS (%)	KDH MIN (%)	GSB DEPAN (m)	GSB SAMPIN G (m)	GSB BLKG (m)	TINGGI BANGUN (LT)
R	RD-1	20	0.4	R	R	R	2

Ket: R = menggunakan rumus, baik rumus untuk GSB depan, samping, belakang, maupun KDH.

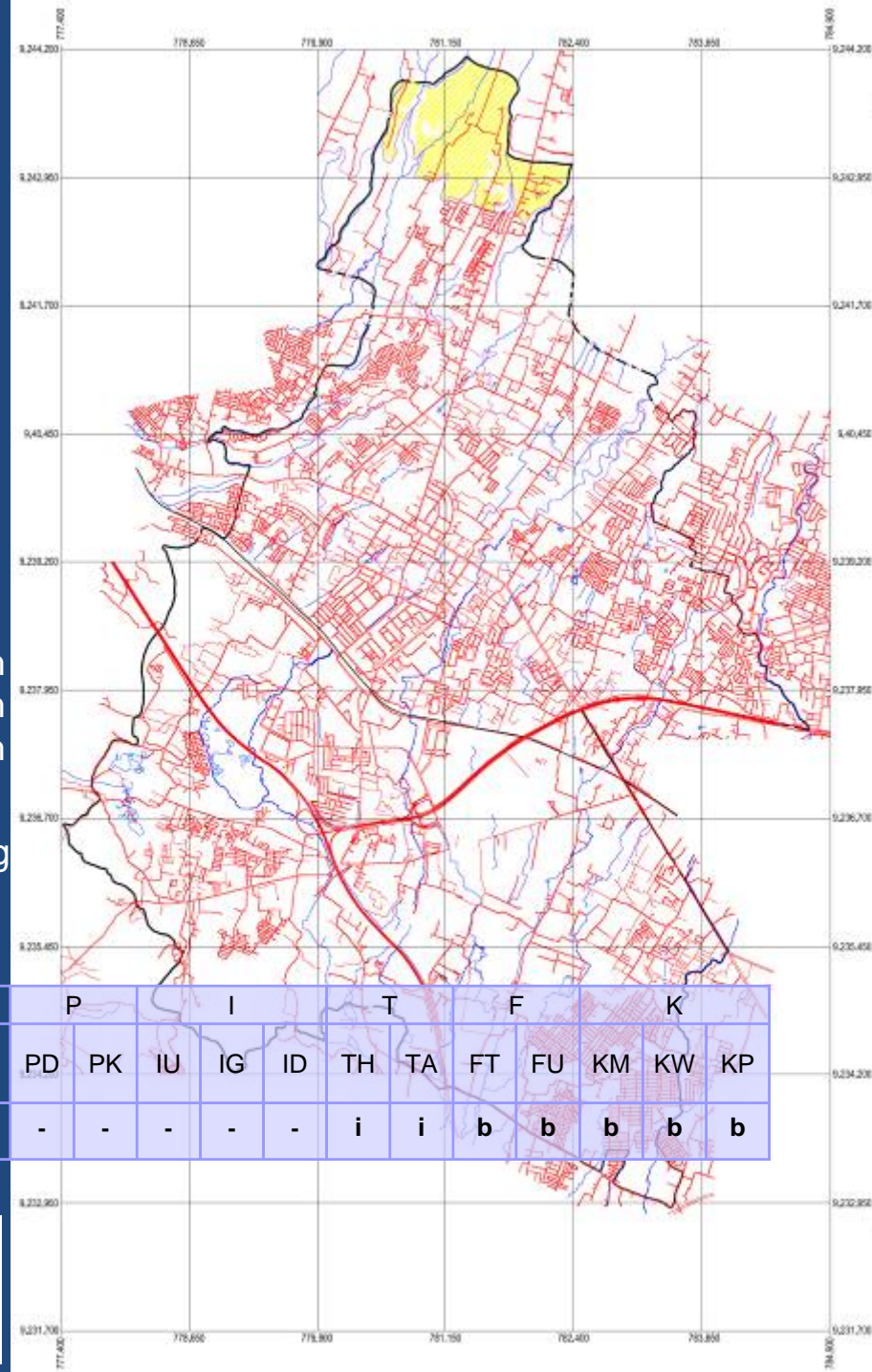
Ketentuan Tambahan

- Salah satu sisi bangunan diperkenankan rapat sejauh 2x GSB, sisi lain mengikuti tabel di atas (tidak berlaku untuk rumah tinggal di kawasan khusus atau bangunan cagar budaya).
- Persil kecil: Jika kedalaman persil < 10m → GSB 4m
Jika kedalaman persil < 8m → GSB 3m
Jika kedalaman persil < 6m → GSB 0m
- Jika nilai GSB pada matriks ketentuan pembangunan lebih kecil dari ketentuan, maka yang dipakai adalah nilai terkecil diantara keduanya.

Ketentuan Perubahan Pemanfaatan Ruang

PERUNTUKKAN TANAH UTAMA	PERUBAHAN PERUNTUKKAN SPESIFIK		R				
			RD	RR	RG	RT	RS
PERUMAHAN	RD	PERUMAHAN KEPADATAN SANGAT RENDAH		-	-	-	-

Ket: i = perubahan diijinkan b = perubahan bersyarat - = tidak boleh berubah



ZONASI Perumahan Kepadatan Sangat Rendah (RD) dan Ketentuan Pemanfaatan Ruangnya di Kota Cimahi.

CONTOH KASUS (2)

Ketentuan Pembangunan

PERUNTUKAN		KDB MAK S (%)	KLB MAKS (%)	KDH MIN (%)	GSB DEPAN (m)	GSB SAMPIN G (m)	GSB BLKG (m)	TINGGI BANGUN (LT)
R	RR-1	30	0.6	R	R	R	R	2

Ket: R = menggunakan rumus, baik rumus untuk GSB depan, samping, belakang, maupun KDH.

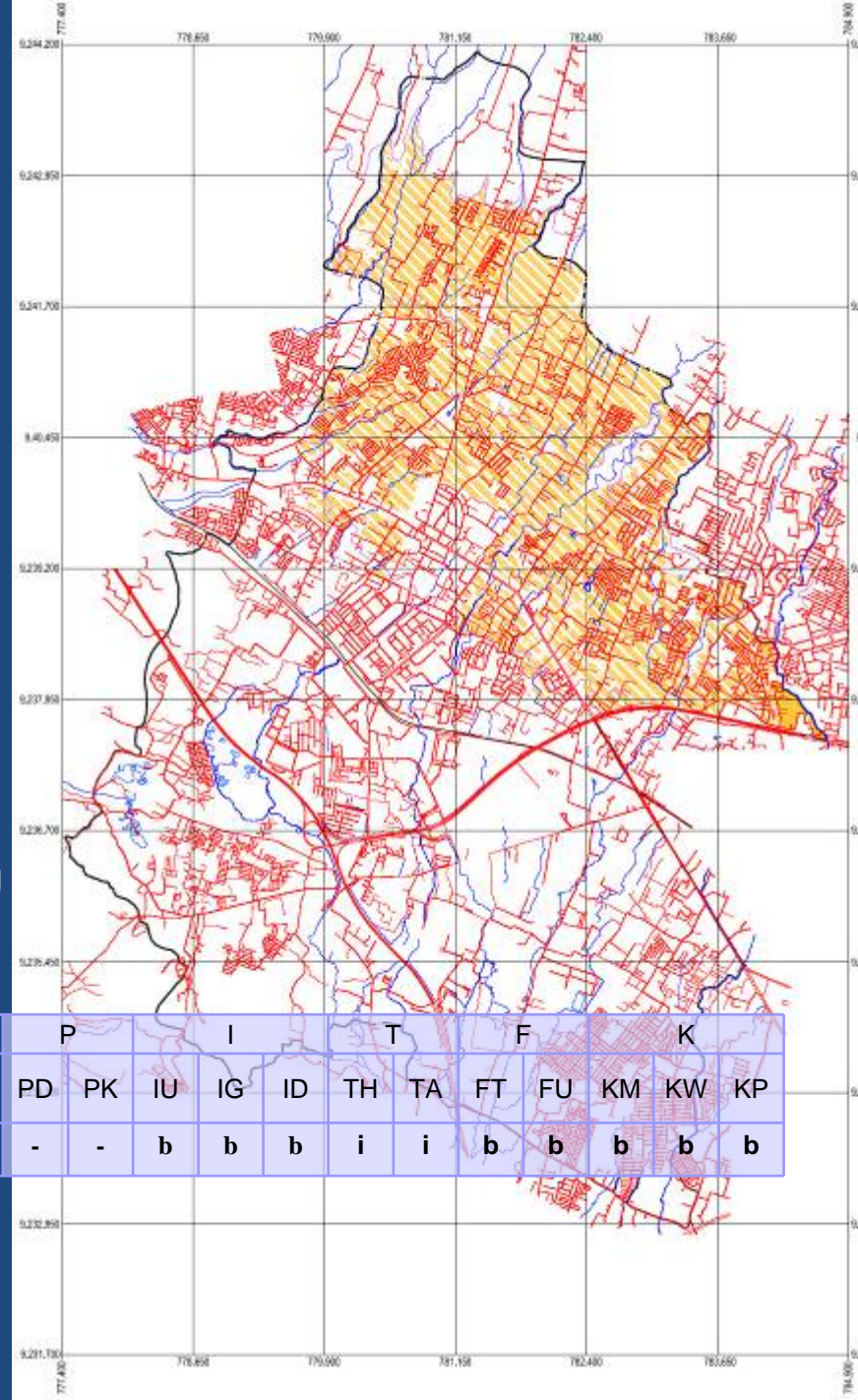
Ketentuan Tambahan

- Salah satu sisi bangunan diperkenankan rapat sejauh 2x GSB, sisi lain mengikuti tabel diatas (tidak berlaku untuk rumah tinggal di kawasan khusus atau bangunan cagar budaya).
- Persil kecil: Jika kedalaman persil < 10m → GSB 4m
Jika kedalaman persil < 8m → GSB 3m
Jika kedalaman persil < 6m → GSB 0m
- Jika nilai GSB pada matriks ketentuan pembangunan lebih kecil dari ketentuan, maka yang dipakai adalah nilai terkecil diantara keduanya.

Ketentuan Perubahan Pemanfaatan Ruang

PERUNTUKAN TANAH UTAMA	PERUBAHAN PERUNTUKAN SPESIFIK		R				
	PERUNTUKAN SPESIFIK LAMA	PERUBAHAN PERUNTUKAN SPESIFIK BARU	RD	RR	RG	RT	RS
PERUMAHAN	RR	PERUMAHAN KEPADATAN RENDAH	i		-	-	-

Ket: i = perubahan diijinkan b = perubahan bersyarat - = tidak boleh berubah



ZONASI Perumahan Kepadatan Rendah (RD) dan Ketentuan Pemanfaatan Ruangnya di Kota Cimahi