

**REVIEW OF THE APPLICATION OF ZONE FACTOR IN
THE URBAN DEVELOPMENT AUTHORITY'S
DEVELOPMENT PLANS: A CASE STUDY OF
MAHARAGAMA URBAN COUNCIL AREA**

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Degree of Master of Spatial Planning Management & Design

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DECLARATION

I declare that this is my own work and this dissertation does not incorporate without acknowledgment of any material previously submitted for a degree or Diploma in any other universities or institutes of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by another person except where the acknowledgment is made in the text.

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CERTIFICATION

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Signature of the Principal Supervisor

Date:

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Abstract

With an emphasis on the Maharagama planning area, this study critically analyzes the technique underlying the Zone Factor (ZF) system implemented by Sri Lanka's Urban Development Authority (UDA) and assesses how well it directs urban growth. The research contrasts the current urban fabric with the predicted developed form, which is determined by zone factor laws, using a thorough scenario-based analysis. To determine the allowable construction floor space under existing zoning, three land parcel scenarios were modeled, exposing notable differences between the goals of policy and the actual situation on the ground. The results show that although the ZF approach is conceptually superior to the conventional Floor Area Ratio (FAR)-based zoning, it still relies too much on population estimates and land use classifications. Important form-based design concepts like walkability, human-scaled development, and spatial coherence are not incorporated. The study emphasizes the necessity of form-centric design principles, community involvement, and parcel-level data. Despite being progressive in theory, it comes to the conclusion that the ZF approach needs structural improvements in order to be in line with resilient, inclusive, and sustainable urban development approaches. There are suggestions made to change Sri Lanka's zoning system to a hybrid approach that strikes a balance between physical form and land usage.

Keywords:

Zone Factor, Form-Based Code, Urban Development, Land Use Planning

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