ADHERENCE TO PLANNING REGULATION IN RESIDENTIAL AREAS OF ADO-EKITI, NIGERIA.

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ABSTRACT

This paper examines residents' level of compliance with planning regulations in different residential zones of Ado-Ekiti. Data for the study were collected from 154, 165 and 89 respondents in the high, medium and low densities respectively, as well as 29 in the planned residential scheme using a multistage sampling technique. The data obtained in this study include respondents' socio-economic characteristics such as educational qualification, income, and length of residence in the study area. Data on planning standards with which residents' compliance was measured were obtained from planning agencies in the city. The study showed that respondents' educational qualifications and income varied inversely with residential densities of selected areas. The mean income of residents in the high, medium and low residential densities and planned residential schemes were respectively ₦28,421.14, ₦55,448.29, ₦72,720.76, and ₦54,433.69. The proportion of respondents that violate planning regulations decreased as distance increased from the high to the low residential density. The study established that 63.7%, 40.2%, 18.2% and 3.4% of respondents in the high, medium and low residential densities and planned residential scheme respectively contravened front setback standard. The study showed that the growth of residential areas in Ado-Ekiti especially the low and medium was based on the layout plans prepared by individual families which are not properly coordinated, rather than a comprehensive master plan.The study, therefore, recommends that comprehensive development plans should be prepared to guide development activities in all the residential areas. Similarly, the study advocates that planning agencies should adequately enforce development control to ensure developers comply in Ado-Ekiti.

1.0 Introduction

Land use control and management are universally recognized by planners and other allied professionals as a means of delivering a quality urban environment and making sustainable cities. Thus, development control is often put in place to prevent the abuse and misuse of land and to ensure orderly and compatible land uses (Kio-Lawanson et al., 2016). Landuse or physical development embraces all of the man's activities concerning land. Activities of man on land according to Obateru (2003) include but not restricted to agriculture, residential, commercial, industrial, transportation among several others. Embarking on these activities requires the consumption of natural and physical environmental resources and in most cases, the land uses compete for available space in the urban environment which usually results in conflicts.

In order to safely reduce the effects of man's development activities in the environment and ensure orderliness, developers are to obtain a planning permit from the relevant statutory regulation agency. This is done by submitting development plan proposals to appropriate planning agencies saddled with the responsibility of regulating land use activities. The suitability of the proposal submitted to the planning agency will be measured based on the development plan and planning standards that are guiding the community where the development is to be sited before approval is granted. According to Oduwaye (2009), planning approval is not an end in itself; rather it is a means of managing changes in land use for the

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general benefits of people. Bagoro and Samson (2014) further noted that the value of development controls lies inappropriate implementation of control mechanisms such as zoning, building bye-laws, land use plan or land subdivision guide among others.

According to Afon (2009), implementing and use control and management in cities is not enough to guarantee an orderly physical environment when residents do not adhere strictly to the regulations guiding development operation. This is because an average developer will want to use his landed property to the maximum benefit, without due regard to the planning standards (Oduwaye, 2002; Obabori, Obiuwevbi and Olomu, 2007; Eja, Nwachi, Sunday, Inah and Itah, 2011). It could be posited that where development activities and/or developers are left unchecked, this will not only result in the violation of planning regulations but also lead to chaotic development. Therefore, compliance which is the setting of limits, specifications, and standards for land use development (Muhammad, Mohd and Azlina, 2013) is unavoidable. According to the Organization for Economic Co-operation and Development report (OECD, 2000), regulatory compliance is referred to as obedience by a target population with regulations.

The willingness of residents to strictly adhere to planning regulations in any residential area will to a large extent determine how orderly the physical environment would be (Adeyemi, 2016). This, in some cases, explain why certain residential areas are neat, orderly and conducive for the residents, while in other cases certain areas are dirty, chaotic and not conducive for living. In any case, both residential environments are inhabited by residents who may likely be of different socio-economic status.

Attempts to investigate factors that influence compliance necessitated the work of Mohammad et al (2013) who argued that understanding unauthorized housing requires addressing three sets of factors including socioeconomic motives; urban management practices; and uncertainty of planning standards. Olujimi and Fashuyi (2004) while examining the cases of illegal development in Akure found that the most violated aspect of building regulations is plot coverage, setback stipulation, room size, provision of utilities as well as a change of use from wholly residential use to the incorporation of home-based enterprises. The study also established that about 24.8% of the structures in Akure were illegal. Similarly, Ogundiran and Oyediran (2014) in a study based in Iseyin found that 54% of the residents did not secure permits before commencing development. Some of the factors identified to be responsible for this action include: delay in granting approval, inadequate manpower and lack of equipment to monitor development and ineffectiveness of development control mechanisms. However, these studies did not investigate how residents' level of compliance differs and how development control mechanisms were implemented in the different residential areas of the cities investigated.

Afon (2008) in a study based on Mushin and Ijebu Ode in Lagos and Ogun respectively established that residents' socio-economic characteristics influence perception of development control implementation. It was further noted that residents' socio-economic attributes can as well influence compliance. Similarly, in an earlier study by Arimah and Adeagbo (2000) based on Ibadan, it was noted that residents' level of awareness of development control regulation was high among the residents in the low residential density areas and this decreased as distance increased from low to high residential density. The study also noted that residents' level of awareness in the different residential densities influences compliance with planning regulations. Against the submissions made by Arimah and Adeagbo Leornard (1987), Abubakari and Romanus (2013) and Bagoro and Samson (2014) in their separate studies noted that residents'

level of awareness about development control was high in their respective study areas, but the outcome of these researches indicated that there was no significant correlation between the residents' level of education and compliance with development control regulations. This dissonance further presents a puzzle on the subject of compliance with planning regulation: to what extent is the residents' level of awareness influence compliance in Ado-Ekiti the capital city of Ekiti State.

Using residential zones in primary data collection, according to Beyer (1965); Hebert and Johnson (1978) and Gana (1996) cited in Afon (2005), is said to be reliable because of the following features and consequently, its associated advantages: (i) urban residential zones tend to exhibit more permanent geographical features in terms of locations, structures, housing types, commercial activities amongst others; (ii) these permanent geographic features objectively represent the social, economic and cultural attributes of residents; (iii) each residential zone is likely to internally contain residents' that have homogenous social and economic characteristics and (iv) by grouping urban centre into residential zones, the analysis of who live in each, the perception and compliance to development control associated with each grouping is considerably simplified.

The aim of this study, therefore, is to examine residents' compliance with planning regulation in different residential areas of Ado-Ekiti. Empirically, this study also intends to investigate the influence of socio-economic characteristics of residents on the level of compliance with planning regulations in Ado-Ekiti. This is very important to physical planning and development control operation it will assist policy makers in developing standards for sustainable urban landuse control and management.

2.0 Study Area

Ado-Ekiti is the Capital city of Ekiti State, doubling as the seat of Ado Local Government. Ado Ekiti is located between latitude 7^0 3′ and 7^0 49′ north of the equator and longitude 5^0 7′ and 5^0 7′ of the Greenwich Meridian. It is bounded in the north, west, and east by Irepodun, Ekiti South West and Gbonyin Local Government areas respectively. It also shares a boundary with Ikere, Ise/Orun and Emure Local Government Areas in the south.

Ado-Ekiti covered an area of 2.5 square kilometre (sq. km) in 1956, but by 1996 it had grown to about19.6 sq.km. Presently the city covers an area of 36.7 sq. Km (Olugbenga and Ifesanya, 2015).Ado Ekiti is encompassed by highlands which tend to divide the town into natural sections. For example, Oke-Bola separates Ajilosun, Igbehin and Irona quarters from the town centre; Oke-Ajoba separates Dalimore, Okesha, State Hospital, and Textile area form the centre; while Oke-Imajo separates Odo-Ado, Idemo, Idolofin, and Isolo from Ijigbo and town centre. Specifically, the pattern of development of Ado-Ekiti conforms to the general morphology of typical Yoruba cities. The city is divided into three major discernible residential areas. These are low, medium and high-quality residential areas. Each of these residential areas is inhabited by people of different socioeconomic characteristics (see figure 2.1).

Administratively, Ado-Ekiti started performing a dual function with the creation of Ekiti State in October 1996l. This new status which enhanced the city's population growth further stimulated physical development activities. This is because all Ekiti indigene working in various parts of Ondo State was transferred to Ekiti state on creation. No wonder the city recorded the highest population of 313,690 in Ekiti state (National Population Census, 2006). The population upsurge has further resulted in spatial expansion, structural growth of the city, urbanisation and associated physical environmental problems.

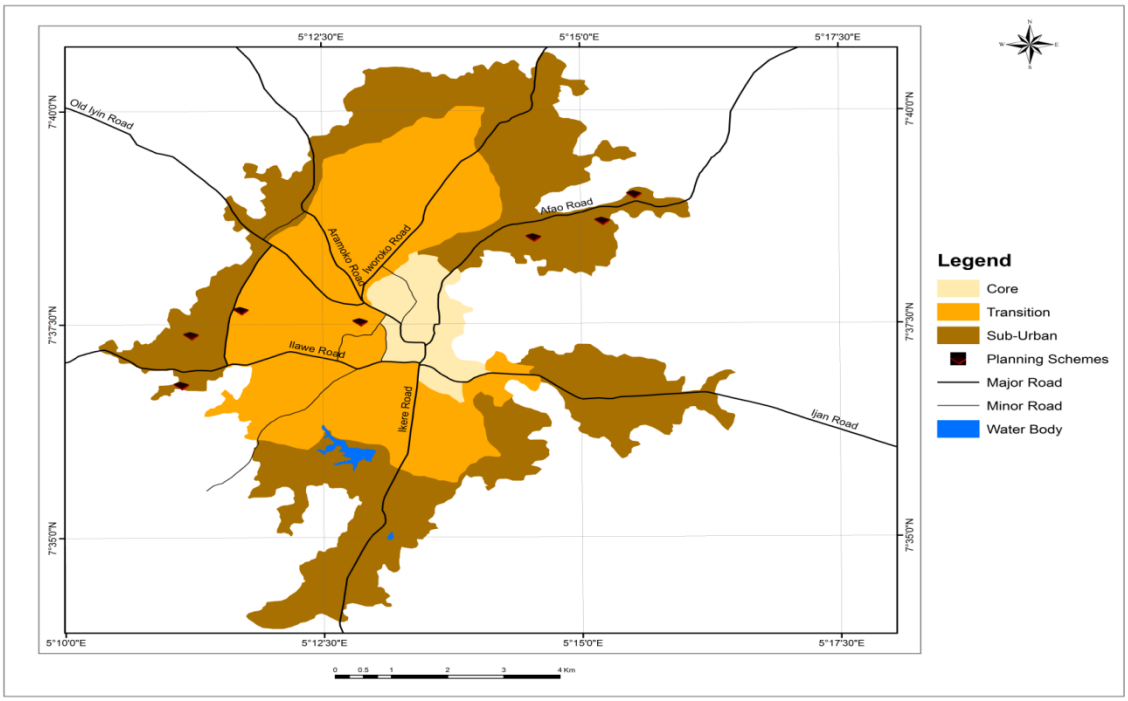

Fig. 2.1: Map of Ado-Ekiti showing the different Residential Zones
Source: Cooperative Information Network (COPINE), OAU. Ile-Ife 2014

3.0 Methodology

Data for this study were obtained directly from residents in Ado-Ekiti. A total of 437 respondents were selected from the four identifiable residential areas using a systematic sampling technique. These were: traditional/core (high), transition (medium), sub-urban (low) and planned residential schemes. The planned residential schemes in this context included public housing estates and GRAs. The first building in each residential area was selected randomly and the subsequent selection of 50th building along the line of movement. In all, a total of 154, 165, 86 and 29 respondents respectively were selected from the core, transition, sub-urban and planned residential schemes for questionnaire administration. Data obtained included residents' socio-economic characteristics which include: education qualification, income and residents' length of stay. The planning standards used to gauge residents' level of compliance were obtained from development control agencies saddled with the responsibility of monitoring development activities in the city. These standards include: percentage of lot size covered by building, building airspace (front, rear, left and right) and height of the building. Data obtained were analysed using frequency distribution, mean and percentages.

4.0 DISCUSSION OF FINDINGS

This aspect of the paper discusses four important issues:

4.1.1 Agencies in Charge of Development Control in Ado-Ekiti

At the time of this study, five agencies were involved in development control activities in Ado-Ekiti. Ado-Ekiti Zonal Planning Office I and Ado-Ekiti Zonal Planning Office II jointly regulate and monitor physical development activities in the high, medium and low residential densities. The Ekiti State Housing Corporation manages and controls development in all the state's housing estates except in the Government Reserved Areas under the supervision of Ekiti State Ministry of Lands, Housing and Urban Development. The Ministry also coordinates development control activities of the zonal planning agencies in the state. The Federal Ministry of Land, Housing and Urban Development enjoyed the sole responsibility of approving and control of developments within its estates and on lands where federal projects are located in the city.

4.1.2 Legal and Institutional Framework for Regulating Development

Activities of planning agencies are guided by laws enacted for that purpose. Eight planning and allied laws were identified and the level of adoption is as presented in Table 4.1. Apart from the fact that professionals in the planning agencies in Ado-Ekiti were not on the same page regarding the adoption of these laws, none of them are being fully implemented in the state. Specifically, the Urban and Regional Planning Law of 1992 has not been properly implemented in the State. This is because all the agencies (Commission, Board, and Local Authority) provided for in the Law to take charge of development control have not been set up. Instead, the responsibility of regulating development activities is assigned to zonal planning agencies over and above the stipulated number in the planning law. Although Ekiti state government had domesticated Decree No. 88 of 1992 to form the state version, which is referred to as Ekiti State Urban and Regional Planning Law No 3 of 2011, its implementation has suffered a setback. This is because section 24 of the Law made provision for the establishment of a Planning Permit and Building Control Agency to

Table 4.1: Legislative Instrument for Controlling Development Activities

S/N	Planning Laws Adopted	Planning Agencies											
		Federal Min. of Lands		**State Ministry of Lands**		**Ekiti State Housing Corp.**		**Ado-Ekiti Zonal Planning I**		**Ado-Ekiti Zonal Planning II**		**Ekiti State Min. of Env.**	
		Fully Implemented	Partly Implemented	Fully Implemented	Partly Implemented	Fully Implemented	Partly Implemented	Fully Implemented	Partly Implemented	Fully Implemented	Partly Implemented	Fully Implemented	Partly Implemented
1	Decree No 88 of 1992	-	X	-	X	-	X	-	X	-	X	-	-
2	State Planning Law of 2011	-	-	-	X	-	X	-		-	X	-	-
3	Land Use Act of 1978	-	X	-	X	-	X	-	X	-	X	-	-
4	EIA Decree No 86 of 1992	-	X	-	X	-	X	-	X	-	X	-	X
5	National Environmental Standard	-		-	X	-	-	--		-	-	-	X
6	Building Adoptive Bye-laws of 1960	-	X	-	X	-	X	-	X	-	-	-	
7	National Environmental Law of 2006	-	X	-	X	-	-	-		-	-	-	X
8	National Highway Code	-	X	-	X	-	-	-		-	-	-	

Source: Author's Field Survey, 2018

X = Applicable

- = Not Applicable

coordinate the activities of local planning agencies within the state. Up till now, this agency has not been put in place. There is discrimination against Ekiti State URP Law No.3of 2011 by the Federal Ministry of Lands, Housing and Urban Development for being a state law. This is an indication that these agencies many at times work at cross purposes to one another a situation that may trigger confrontations between the residents and control agencies workers in the city.

4.1.3 Setback Standards Adopted for Controlling Development in Ado-Ekiti

The minimum front setback from building line to major features/ utilities to be adopted by the planning agencies in Ekiti State as stated in section 34 of Ekiti State Urban and Regional Planning Law No 3 of 2011 is as presented in Table 4.2. A critical observation of this revealed that provisions were not made for left, right and rear airspace setbacks. This situation could result in inconsistency in the manner planning agencies would treat development plan applications.

Table 4.2: Setback Standards according to Ekiti State Urban and Regional Planning Law of 2011

S/N	Types of Utility	Setback (Metres)
1	Stream	30.0
2	Rivers	60.0
3	Dams and large water bodies	100.0
4	Local roads	4.5
5	State road	30.0
6	Federal road	50.0
7	Low tension (domestic) power line	4.5
8	Medium tension power line	15.0
9	High tension power line	45.0
10	GSM cell radio antenna	10.0
11	Optic fibre line	4.5
12	Main water line	15.0
13	Quarry	100.0
14	Railway line	30.0
15	Gas pipeline	30.0

Source: *Ekiti State Urban and Regional Planning Law No 3 of 2011*

4.1.4 Airspace Standards Adopted by the Different Planning Agencies in the Study Area

Information contained in Table 4.3 shows that there were inconsistencies in the airspace standards adopted by planning agencies in the study area. For example, the minimum airspace standards allowable by the Ekiti State Ministry of Lands, Housing and Urban Development were 1.8m for the rear, right and left side of development respectively. Ado-Ekiti Zonal Planning Office I adopted 3m for the rear, and 1.8m on both the left and on the right side respectively, while Ado-Ekiti Zonal Planning II adopted 2m at the rear, 3m left and 3m right. The Federal Ministry of Lands, Housing and Urban Development and Ekiti State Housing Corporation adopted similar setback standards of 3m in the rear, left and right of a residential building. Noteworthy is the fact that all the planned residential schemes in Ado-Ekiti have development plans prepared by the statutory planning agencies in charge to channel the growths and development area concerned. However, the standards for different uses are specified in the plans guiding physical development. This made it easy for the agencies in charge of the schemes to stick to setbacks provided in the plans.

Table 4.3: Setbacks Adopted by the Planning Agencies for Regulating Physical Development in the Study Area

Agencies	Air space (Back)	Air space (left)	Air space (right)	Building line to the edge of the road (Express)	Building line to the edge of the road (Distributor)	Building line to the edge of the road (Local)	Building line to the edge of the road (Access)	Fence line to the edge of the road (Express)	Fence line to the edge of the road (Distributor)	Fence line to the edge of the road (Local)	Fence line to the edge of the road (Access)
Federal Ministry of Lands, Housing and Urban Development	3m	3m	3m	-	6m	6m	6m	44m	**2m**	**2m**	2m
Ekiti State Ministry of Lands Housing and Urban Development (GRA)	1.8m, 3m	1.8m	1.8	50m	6m	4.5	4.5m	45m	**6m**	**1.5m**	1.5m
Ekiti State Housing Corporation	3m	3m	3m	45m	6m	6m	5.4m	12m	**12m**	**2m**	2m
Ado-Ekiti Zonal Planning Office I	3m	1.8	1.8m	45m	30m	4.5m	4.5m	15m	**10m**	**1m**	1.5
Ado-Ekiti Zonal Planning Office II	2m	3m	3m	45m	30m	15m	6m	-	-	**1m**	2.6m

Source: *Ekiti State Urban and Regional Planning Agencies 2018*

4.1.5 Development Plans adopted by the Different Planning Agencies

In order to guide and control the growth of cities, physical development plans are prepared. In Ado-Ekiti, there was no operative master plan prepared to guide the growth of the city. However, different areas were guided by the different layout plans prepared for it. The summary in Table 4.4 shows that the physical development activities in the high residential density were not based on any development plan. The effect of this is the chaotic and haphazard development in the zone. In the medium and low residential densities, the use of various layout plans prepared by individual families predominates. Emanating from the use of layout plans is the problem of coordinating various layout plans of individual families prepared by different professionals for financial gain. This is because land use need differs from one family to the other. Lack of coordination of layout plans will result in haphazard development. Information obtained further shows that the management of physical development activities in the planned residential schemes was done using development plans prepared by the agencies in charge of the zone as a development control guide. These will no doubt affect the level of orderliness in the physical development activities in the zone.

Table 4.4: Development Plans adopted for the Management of Land use Activities in each Zone

Types of Plans	High Density	Medium Density	Low Density	Planned Residential Schemes
Layout prepare by the family	-	X	X	-
Layout prepared by planning agencies	-	-	-	-
Neighbourhood map	-	-	-	X
Master plan	-	-	-	X
Zoning map	-	-	-	X
Action area plan	-	-	-	X

Source: *Ekiti State Urban and Regional Planning Agencies 2018*

- Not applicable

X Applicable

4.2 Socio-Economic Characteristics of the Respondents

The result of the gender distribution of respondents as presented in Table 4.5 indicates that there were more male respondents in Ado-Ekiti which represents 71.2%. This confirmed the finding by Ogunleye (2013) of male dominance over females in residential occupation. In the same vein, 391 respondents in Ado- Ekiti representing 89.5% were married, while 10.5% were not married. The proportions of married respondents based on residential density comprised of 92.2%, 89.0% and 83.1% in the high, medium and low densities respectively, while 96.6% of respondents in the planned residential scheme were also married. Age distribution of the respondents revealed that over half were aged (above 60years). Of the 50.3% whose ages were above 60 years, 28.4% lived in the high density, 16.9% lived in the medium, while the low residential density and the planned residential schemes respectively harboured 2.5% each.

The majority (77.2%) of the respondents had formal education. Despite the high literacy level in the city, a little above half (50.3%) of respondents in the high residential density, had no formal education. This contrasted with the situation in other residential densities as 71.0%, 85.9% and 92.8% in the medium, low and in the planned residential scheme respectively had tertiary education. Following from the respondents' level of education, the study further shows that the high-density area did not only harbor the highest number of respondents whose income was below the poverty line, it also accommodated the highest proportion of respondents in the low-income category. This is because 19.5% and 36.2% of the respondents in the high density earned below ₦18,000 and between ₦18,000 and ₦23,300 respectively. The mean monthly income of respondents in the high, medium and low densities and the planned residential scheme were ₦28,421.14, ₦55,448.29, ₦72,720.76, and ₦54,433.69 respectively; while the overall mean monthly income for Ado-Ekiti was N49,343.69. This indicated that except in the high density, the mean monthly income for each of the residential densities was higher than the national minimum wage of ₦30,000 in Nigeria.

Findings revealed that the majority of the respondents (45.5%) in the high density had lived for more than 30 years in the zone. Respondents who had stayed between 11 and 20 years were highest in the medium and low residential densities. These represented 45.5% and 47.2% respectively. Residents whose lengths of stay were between 1 to 10 years were the highest in the planned residential scheme. This represented 42.8% in the zone. Further analysis shows that the mean lengths of stay of respondents in the high, medium and low densities and planning residential schemes were 29.77, 17.31, 12.27 and 15.29 respectively, while the mean length of stay for Ado-Ekiti was 20.55. This suggests that the mean length of stay in the medium, low and planned residential scheme was less than the mean length of stay for the city.

Table 4.5: Socio-Economic Characteristics of Residents

Socio-economic Characteristics	**Residential Density**			
	High	**Medium**	**Low**	**Planned Res. Scheme**
Gender				
Male	**111(72.1)**	**122(73.9)**	**60(67.4)**	**21(72.0)**
Female	**43(27.9)**	**43(26.1)**	**29(32.6)**	**8(28.0)**
Total	**154(100.0**	**165(100.0)**	**89(100.0)**	**29(100.0)**
Marital Status				
Married	142(92.2)	147(89.0)	74(83.1)	28(96.6)
Single	7(7.8)	18(11.0)	15(16.9)	1(3.4)
Total	154(100.0)	165(100.0)	89(100.0)	29(100.0)
Age of Respondents (Years)				
18-30	2(1.3)	3(1.8)	2(2.2)	0(0.0)
31-60	28(18.2)	88(53.3)	76(85.4)	18(62.1)
Above 60	124(80.5)	74(44.8)	11(12.4)	11(37.9)
Total	**154(100.0)**	**165(100.0)**	**89(100.0)**	**29(100.0)**

Levels of Education				
No formal education	68 (50.3)	12 (8.5)	1 (1.2)	1 (3.6)
Primary	26 (19.3)	12 (8.5)	6 (7.0)	0 (0.0)
Secondary	26(19.3)	17 (12.0)	5 (5.9)	1 (3.6)
Tertiary	15 (11.1)	101 (71.0)	73 (85.9)	26 (92.8)
Total	135 (100.0)	142 (100)	85(100.0)	28 (100.0)
Income Level				
Below (<₦18000)	29 (19.5)	7 (4.4)	2 (2.3)	1 (3.6)
(₦18000-₦23300)	54 (36.2)	19 (12.0)	9 (10.5)	6 (21.4)
(₦23301-₦55000)	56 (37.6)	81 (51.3)	38 (44.2)	7 (25)
Above (>N 55000)	10 (6.7)	51 (32.3)	37 (43.0)	14 (50.0)
Total	149 (100.0)	158 (100.0)	86 (100.0)	28 (100.0)
Residents' Length of Stay				
1-10 years	4 (2.6)	43 (26.1)	40 (44.9)	12 (42.8)
11-20	20 (13.0)	75 (45.5)	42 (47.9)	8 (28.6)
21-30	60 (39.0)	32 (18.4)	6 (5.7)	8 (28.6)
Above 30 years	70 (39.0)	15 (9.1)	1 (1.1)	0 (0.0)
Total	154 (100.0)	165 (100.0)	89 (100.0)	28 (100.0)

Source: Author's Field Survey, 2018

4.3 Residents' Compliance with Planning Standards in Ado-Ekiti

This section discusses the respondents' level of awareness of development control activities and compliance with the provisions of planning regulation in the study area.

4.3.1. Residents' Level of Awareness of Activities of Development Control Agencies in Ado -Ekiti

Statutorily, planning agencies are established to control and coordinate land use activities of both the public and private users to ensure orderly physical development of cities. Based on this, the who be developer is to apply for planning permission before embarking on such development. Information presented in Table 4.6 revealed that 67.7% of the respondents were aware of the activities of development control agencies. The proportion of residents who became aware of development control operations in the high, medium and low residential densities accounted for 57.8%, 63.0%, and 88.1% respectively. 93.1% of the residents in the planned residential schemes were also aware of land use regulation operations in the city.

Table 4.6: Residents' Level of Awareness of Activities of Development Control Agencies in Ado-Ekiti

Awareness	High density	Medium density	Low density	Planned res. Scheme	Total (%)
Yes	89(57.8)	104(63.0)	76(88.1)	27(93.1)	296(67.7)
No	65(42.2)	61(37.0)	10(11.9)	2(6.9)	141(32.3)
Total	**154(100.0)**	**165(100.0)**	**86(100.0)**	**29(100.0)**	**437(100.0)**

Source: Author's Field Survey, 2018

4.3.2. Residents' with Development Approval before building Construction

The Nigerian Urban and Regional Planning Law No. 88 of 1992 and Ekiti State Planning Law No. 3 of 2011 make it mandatory for any developer to obtain land use development plan approval before construction. The summary in Table 4.7 revealed that only 38.9% of respondents in Ado-Ekiti complied with this regulation. In the high residential 87.0% of the respondents violate this regulation. The reason for this is that most of the buildings in the zone predate modern urban and regional planning. The proportion of residents who contravened seeking of planning permit before construction decrease as distance increase from the high to low residential densities. This is because 44.2% and 55.8% in the medium and low residential

zones respectively complied. All residents in the planned residential schemes obtained a planning permit before embarking on building construction.

Table4.7: Residents' with Development Plan Approval before Construction in Ado-Ekiti

Awarenes s	High density	Medium density	Low density	Planned res. Scheme	Total (%)
Yes	20(13.0)	73(44.2)	48(55.8)	29(100.0)	170(38.9)
No	134(87.0)	92(55.8)	38(44.2)	0(0.0)	267(61.1)
Total	**154(100.0)**	**165(100.0)**	**86(100.0)**	**29(100.0)**	**437(100.0)**

Source: *Author's field survey, 2018*

4.3.3. Residents' Level of Compliance with Development Control Regulation in the Different Residential Zone of Ado-Ekiti

In the study area, 69.0% of the respondents violated permissible land coverage. The proportion of buildings which covered above 50.0% permissible standard decreased as distance increased from high to low densities. This was because 80.4%, 66.4%, 34.4% and 44.8% of buildings in the high, medium and low densities and planned residential schemes respectively covered above 50.0% of the plot sizes.

The minimum front setback adopted by Planning Agencies in Ado-Ekiti for high density was 4.5m. Based on this, 63.7% of the respondents in the zone contravened the front setback standard. The proportions of contraveners in the medium and low densities accounted for 40.2% and 18.2% respectively. Most of the residents who contravened front setback standards in the medium density extend their development by constructing shops for commercial purposes. Only one building in the planned residential scheme had less than 6m front setback.
The data obtained from the planning agencies in Ado-Ekiti revealed that the minimum rear setback standard that was adopted in the city was 1.8m in the high and 3.0m in other residential densities. Going by this standard, 68.2% of the respondents in the high density contravened the standard. The proportions of buildings which contravened 3.0m rear setbacks standard were highest in the medium density. Most of the buildings in the zone which contravened had additional buildings attached, in the form of boys' quarters. This could be to provide more housing accommodation for residents and in consequence violated rear setback standard. It represented 33.0% in the zone, while it accounted for 27.0% in the low density respectively. Only 1 building in the planned residential scheme violated the rear airspace standard of 3.0m.
In Ado-Ekiti, except in the housing estates, the minimum setback according to the State Ministry of Physical Urban and Regional Planning was 1.8m for all residential areas, while 3.0m was the standard in the estates. Based on this, 51.7%, 56.1% and 15.6% of the buildings in the high, medium and low densities respectively, contravened the setback standard. One respondent which represented 3.4% in the planned residential scheme violated the left airspace standard.

Findings indicated that almost half (47.4%) of the respondents in the high density contravened 1.8m right airspace standard. The proportion of respondents in this category in the medium and low densities was 20.0 and 25.8% respectively. Slightly higher than two-tenths of the respondents in the planned residential scheme contravened 3m right airspace standard.

It was established that 22.2% of building heights in Ado-Ekiti were less than 3.0 metres. The proportion of buildings in each residential density with height less than 3m reduced as distance increased from the high to low densities. This was because 46.4%, 12.2% and 6.8% of the building height in the high, medium and low densities respectively, were less than 3.0m. The result also showed that no building height in the planned residential scheme was less than 3.0m. In some cases, the agencies in charge of planned residential schemes embarked on direct housing construction which was sold to members of the public. The houses built through this process followed the stipulated standard for the scheme. This is part of the reasons why a high level of compliance to standards was recorded in the zone.

In the study area, 28.2% and 4.3% of the windows in the high and medium densities respectively were less than 1.2 metres. No window in the low density and the planned residential scheme was less than 1.2m in height.

Findings showed that the proportions of respondents that contravened door standards reduced as distance increase from the high to low densities. This was because 48.6%, 12.0% and 2.3% of the respondents in the high, medium and low densities respectively violated door standard. In the high density, old buildings were prevalent. Most of the buildings had been built before the introduction of modern urban and regional planning regulations and based on the resource available at that time. This could have been responsible for the high level of non-compliance.

Table 4.8: Residents' Level of Compliance with Airspace Standards in Ado-Ekiti

Airspace Standards	High density	Medium-density	Low density	Planned res. Scheme
Plot coverage	19.6	33.6	64.6	55.2
Front setback	36.3	59.8	81.8	96.6
Rear setback	31.8	67.0	73.0	96.0
Left side setback	48.3	43.9	84.4	96.6
Right setback	52.6	48.5	30.4	79.3
Building height	53.6	87.8	93.2	100.0
Window size	51.4	88.0	97.7	100.0
Door size	51.8	75.7	100.0	100.0

Source: Author's Field Survey, 2018

5.0 CONCLUSION AND RECOMMENDATION

It must be emphasized here that development control is one major tool through which orderliness can be achieved in the development of cities. However, development control cannot achieve its aim unless developers adhere to planning standards and regulations in the development plans guiding the city.

It was documented in this study that variations exist in the residents' socio-economic characteristics across the different residential zones of Ado-Ekiti. The high residential density harbored residents with the lowest level of educational qualification and income and these increased as distance increased from high to low residential density.

The study also found out that residents violate planning regulations, irrespective of the zone of habitation. Although the level of compliance differs from one residential zone to the other, the highest was recorded in the planned residential scheme, while the least compliance was in the high residential zone.

The study established that there was no comprehensive master plan prepared to guide the growth and development of Ado-Ekiti. Instead, the physical development activities, especially in the medium and low residential zones, were based on the layout plans prepared by individual families which were not properly coordinated. It was also discovered that all the public housing estates (planned residential schemes) hada detailed layout plan prepared to channel growth in the zone, while the high-density residential zone developed organically without any layout plan. It is clear that without a development framework, physical development activities in cities would not be orderly. To manage land use development and ensure adequate compliance, this study, therefore, recommends that:

i. Development plans should be prepared to channel and guide the physical development activities of both public and private individuals in all the residential densities in the city.
ii. In other to achieve an orderly environment, extensive redevelopment and rehabilitation programmes should be embarked especially in the high residential zone where most of the buildings and infrastructures are degraded because of the high level of violation of planning regulation.
iii. Standards for planning and regulations are essential in guiding development, but these must not only be affordable by developers, but it must also be developed in accordance with social, economic and environmental situation of the different residential zones in the city concerned.
iv. The study reveals that residents' level of awareness of development control regulation was high, but there were levels oflow compliance. There is, therefore,the need for enforcement. In essence, planning agencies in the city should be properly equipped to effectively implement planning regulations in all the residential areas.
v. The planning agencies must formulate uniform standards to be followed by individual families when preparing layout and ensure proper integration for coordination
vi. Despite the high level of awareness by the residents, planning law violations were recorded in all the residential densities. Apart from the fact that there were no development plans to guide and channel physical development activities, especially in the high, medium and low residential densities, development control was not properly enforced by the planning agencies. To ensure a high level of compliance, development control must be properly enforced by the planning agencies in the study area. Equally, the residents need to be further educated on the effects of contravening planning regulations as most of these result in serious environmental problems.

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